

Application No: [W 21 / 0550](#)

Town/Parish Council: Kenilworth
Case Officer: Dan Charles

Registration Date: 23/03/21
Expiry Date: 22/06/21

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Land at Glasshouse Lane, Kenilworth

Reserved Matters approval for 99 no. dwellings, with associated infrastructure and landscaping. FOR Mr and Mrs Steele

This application is being presented to Committee due to the number of objections and an objection from the Parish/Town Council having been received.

RECOMMENDATION

Planning Committee are recommended to approve the Reserved Matters subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

This application seeks the approval of reserved matters relating to the appearance, layout, landscaping and scale of the development, following the grant of outline permission on 16 April 2021 under reference W/19/1200. The site forms part of the strategic extension to the East of Kenilworth.

The proposal is for the erection of 99 dwellings together with all ancillary works. The proposal incorporates 40% affordable housing equating to 40 units across the scheme.

A single point of vehicular access to the site from Glasshouse Lane via a new junction was approved at outline stage to serve the site. An emergency access is shown from Crewe Lane which would be restricted from normal vehicular traffic but would be available for use by pedestrians and cyclists.

THE SITE AND ITS LOCATION

The site is open agricultural grassland together with the garden land associated with the existing dwelling known as Southcrest to the eastern area of the site. The existing dwelling is to be demolished as part of the application proposal.

The predominant boundary features of the site are made up of mature hedgerows with dense tree planting. Within the site are some areas of hedgerow, although incomplete and not forming a full field boundary. The area around the dwelling is bounded by a domestic form of hedgerow.

To the north of the site lies Crewe Lane with the Golf Club beyond. The site boundary to Crewe Lane is a deep planting belt of trees behind a grass verge.

To the south of the site is the land allocated and with permission for the construction of the new secondary school which is now at an advanced stage of the build.

To the east of the site the boundary abuts the wider H40 allocation that is currently subject to outline planning permission for up to 620 dwellings together with a one-form entry primary school. The reserved matters application for this site is currently pending.

To the western boundary, the site abuts Glasshouse Lane with the boundary formed by a mature hedgerow. Glasshouse Lane abuts a row of properties known as Denewood Way that are set behind a mature planting belt.

PLANNING HISTORY

W/19/1200: Outline application for demolition of existing dwelling house and outbuildings; residential development of up to 99no. dwellings including the creation of a new vehicular access, open space, landscaping and surface water attenuation(all matters reserved except access): **GRANTED 17.12.2020.**

RELEVANT POLICIES

- National Planning Policy Framework

Warwick District Local Plan (2011-2029)

- DS1 - Supporting Prosperity
- DS3 - Supporting Sustainable Communities
- DS5 - Presumption in Favour of Sustainable Development
- DS6 - Level of Housing Growth
- DS10 - Broad Location of Allocated Sites for Housing
- DS11 - Allocated Housing Sites
- DS15 - Comprehensive Development of Strategic Sites
- PC0 - Prosperous Communities
- H0 - Housing
- H1 - Directing New Housing
- H2 - Affordable Housing
- H4 - Securing a Mix of Housing
- H15 - Custom and Self-Build Housing Provision (Warwick Local Plan - 2011-2029)
- SC0 - Sustainable Communities
- BE1 - Layout and Design
- BE2 - Developing Strategic Housing Sites
- BE3 - Amenity
- BE5 - Broadband Infrastructure
- BE6 - Electronic Communications (Telecommunications and Broadband)
- TR1 - Access and Choice

- TR2 - Traffic generation
- TR3 - Parking
- HE1 - Protection of Statutory Heritage Assets
- HE2 - Protection of Conservation Areas
- HE4 - Archaeology
- HS1 - Healthy, Safe and Inclusive Communities
- HS3 - Local Green Space
- HS4 - Improvements to Open Space, Sport and Recreation Facilities
- HS5 - Directing Open Space, Sport and Recreation Facilities
- HS6 - Creating Healthy Communities
- HS7 - Crime Prevention
- CC1 - Planning for Climate Change Adaptation
- CC3 - Buildings Standards Requirements
- FW1 - Development in Areas at Risk of Flooding
- FW2 - Sustainable Urban Drainage
- FW3 - Water Conservation
- FW4 - Water Supply
- NE1 - Green Infrastructure
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- NE4 - Landscape
- NE5 - Protection of Natural Resources
- DM1 - Infrastructure Contributions
- DM2 - Assessing Viability

Kenilworth Neighbourhood Plan 2017-2029

- KP4 - Land East of Kenilworth
- KP8 - Traffic
- KP9 - Cycle Routes
- KP11 - Footpaths
- KP12 - Parking Standards
- KP13 - General Design Principles
- KP14 - Non-Designated Heritage Assets
- KP15 - Environmental Standards of New Buildings
- KP18 - Green Infrastructure
- KP19 - Local Green Space
- KP20 - Street Trees
- KP21 - Flooding

Guidance Documents

- East of Kenilworth Development Brief (Supplementary Planning Document - March 2019)
- Custom & Self Build Housing (Supplementary Planning Document - July 2019)
- Air Quality & Planning (Supplementary Planning Document - January 2019)
- Public Open Space (Supplementary Planning Document - April 2019)
- Parking Standards (Supplementary Planning Document - June 2019)
- Residential Design Guide (Supplementary Planning Document - May 2018)
- Developer Contributions (Supplementary Planning Document - July 2020)

- Affordable Housing (Supplementary Planning Document - January 2008)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Objection. Lack of information on low energy housing or sustainable development. Concern over safe access/egress to the site with the access crossing a cycle path. Fails to provide true housing mix with lack of bungalows. Affordable housing not spread through site and only indicates 30%. (**Officer Note:** Plans revised to improve affordable housing layout and 7 bungalows included in the updated layout. Proposal is for 40% affordable.)

WDC Arboricultural Officer: Planting plans indicated are non-controversial and trees are well sited.

WDC Waste Management: Original comment was one of objection due to lack of bin collection points. Revised plans address these concerns.

WDC Safer Communities, Health and Community Protection: Original submission one of holding objection. Following submission of details required by condition on the outline planning permission, no objection subject to a condition for final details of noise.

WDC Open Space: Level of open space acceptable. Typologies should include allotment provision. (**Officer Note:** Revised plans received to address Open Space Officer comments).

WCC Highways: Following revisions to plans to overcome original objection, no objection subject to conditions.

WCC Ecology: Ecological requirements secured at outline stage. Seek some minor revisions to some elements of planting but otherwise no objection.

WCC Landscape: Landscape proposals are broad brush and further detail will be required of final planting mix etc. Concern over use of ornamental street trees.

Public Response: A total of 8 comments received, 6 of objection and 2 neutral.

Objection Comments

- Area already subject to ongoing development including HS2 resulting in impact to the rural landscape and destruction of trees and wildlife.
- Increased noise, pollution and disturbance.
- Increase in traffic.
- Harm to character of area.
- Lack of infrastructure to support new development.
- No need for additional housing.
- Access is harmful to highway safety.
- Land should have been returned to Green Belt if not needed for school.
- Houses are too close together.

- Insufficient tree planting.

Neutral Comments

- Adequate S106 funding must be available to enable highways works to Crewe Lane/Hidcote Road/Glasshouse Lane improvement works to be completed. Would prefer to see an alternative site access.

ASSESSMENT

As this is an application for the approval of reserved matters, it is not possible to reconsider the principle of development. This was considered in the assessment of the outline planning application and was found to be acceptable. The outline planning permission approved the vehicular access to the site from Glasshouse Lane.

Consideration of the current application can only include issues related to the detailed appearance, landscaping, layout and scale of the 99 dwellings proposed.

In view of the above, the main issues relevant to the consideration of this application are as follows:

- Housing Mix
- Design and Layout;
- Impact on Visual Amenity and the Character of the Surrounding Area
- The Impact on Residential Amenity;
- Highway Safety;
- The Ecological Impact of the Proposals;
- Sustainability;
- Drainage and Flood Risk;
- Trees and Hedgerows; and
- Health and Wellbeing.

Assessment of the Proposed Housing Mix/Provision

Paragraph 50 of the NPPF states that local planning authorities should plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community. It goes on to state that local planning authorities should identify the size, type, tenure and range of housing that is required in different locations.

Policy H4 of the Local Plan requires residential development to include a mix of market housing that contributes towards a balance of house types and sizes across the district in accordance with the latest SHMA and as summarised in the most recent guidance document 'Provision of a Mix of Housing' (June 2018), based on current and demographic trends, market trends and the needs of different groups in the community. This development provides:

Market Housing

The proposed market housing mix for this phase of development is as follows:

Bedrooms	Total	% Proposed	WDC requirement	Difference
1 bedroom	2	3.4%	5-10%	-1.6%
2 bedroom	15	25.4%	25-30%	0%
3 bedroom	27	45.8%	40-45%	+0.8%
4+ bedroom	15	25.4%	20-25%	+0.4%

The market housing mix generally accords with the Housing Mix as set out within the Housing Mix SPD with a small shortfall of 1 bed units. Having considered this in the context of the development, the overall provision remains well balanced and there is no significant deviation from the requirements.

I am therefore satisfied that the housing mix is appropriate.

Additionally, careful consideration has been given to the location of all house types and tenures across the whole development, which is considered to represent a good spread of dwelling sizes across the development site.

In making this assessment, I consider the overall housing mix is generally in conformity with the guidance (2018) and this development is therefore acceptable.

Affordable Housing

The proposed affordable housing mix for this phase of development is as follows:

Bedrooms	Total	% Proposed	WDC Requirement	Difference
1-bedroom	12	30%	30-35%	0%
2-bedroom	15	37.5%	25-30%	+7.5%
3-bedroom	11	27.5%	30-35%	-2.5%
4-bedroom	2	5%	5-10%	0%

This proposal would provide 40% affordable housing comprising the mix of dwelling sizes set out in the above table.

The Affordable Housing Mix does not fully comply with the mix as set out within the SPD. There is a focus on smaller units of accommodation with more 2 bedroom units that are the most in-demand properties for affordable housing together with a small shortfall of 3 bedroom units. However, the mix for both 1 and 4 bedrooms complies with the SPD requirements. Overall, Officers are satisfied that the scheme is acceptable.

The layout plan illustrates how the affordable housing would be distributed across the site and for this development, the even distribution of affordable housing is welcomed. Where located in clusters, care has been taken to ensure that the tenures are mixed to prevent social exclusion. It is also noted that the applicants

propose tenure blind dwellings that are the same as the market range of dwellings so that they are not visually different.

The scheme also incorporates a total of 7 bungalows, 5 market units and 2 affordable units which further contributes to a well-balanced housing scheme.

Officers consider that the proposed housing mix is acceptable.

Design and Layout

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions.

The East of Kenilworth Development Brief sets out a range of design criteria that any development of the site must achieve.

Policy KP13 of the Kenilworth Neighbourhood Plan states that all development proposals should achieve a standard of design that is appropriate to the local area. The Policy sets out a framework for guiding design of new developments. In addition, Policy KP4 of the Neighbourhood Plan relates specifically to the East of Kenilworth Urban Extension.

Warwick District Council's Local Plan 2011 - 2029 policy BE1 reinforces the importance of good design stipulated by the NPPF insofar as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area.

The Warwick District Residential Design Guide sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing important features; respecting the surrounding buildings and using the right materials.

In addition, a range of principles for new development are set out with Policy KP13 of the Kenilworth Neighbourhood Plan that set out a framework for setting a benchmark for good design that maintains the special characteristics of Kenilworth whilst not stifling innovation in new design.

The site contains a mix of predominantly 2 storey dwellings with the addition of 7 units of single storey accommodation and 2 units of two and a half storey accommodation with the upper floor served by dormer windows. The properties are a mixture of detached, semi-detached and terraced properties across the site.

The scheme has a central “spine” road forming the primary route into the site with secondary routes branching off into areas of highway leading onto private drives. The central road has been designed to a 20mph limit to ensure that traffic speeds throughout the development remain low.

The central road has trees flanking the route to give a green aspect to the scheme which supplements the additional planting throughout the scheme that builds on the existing mature tree and hedge boundaries across the site.

Areas of green space are provided through the site giving informal open areas together with an equipped play area that is well located within the site. These areas are also supplemented by the open areas of the ponds on the southern boundary together with the existing ecological buffer located to the south-eastern boundary of the site. To the north, the existing tree belt is fully retained and is proposed to include a foot/cycle route spanning the length of the northern boundary. This then links into a route running down the western boundary to provide a pleasant route for future occupiers to use.

Overall, the scheme has been well-designed to take into account the existing landscape features and the design brief, and to maximise the aesthetic appearance of the site.

Officers are therefore satisfied that in overall design terms, the scheme is acceptable.

Impact on Visual Amenity and the Character of the Surrounding Area

Policy BE1 of the Warwick District Local Plan states that new development should positively contribute to the character and quality of its environment. The policy requires the provision of high quality layout and design in all developments that relates well to the character of the area.

The East of Kenilworth Development Brief sets out a range of design criteria that any development of the site must achieve in order to maintain a high level of visual amenity and to protect the character of the surrounding area.

Policy KP13 of the Kenilworth Neighbourhood Plan requires new development to have a positive response to the site characteristics and surroundings.

Views from outside the site are mitigated by existing mature boundary planting along the public highways of Glasshouse Lane and Crewe Lane with views predominantly from the access point at Glasshouse Lane. The immediate feature within the access areas is a proposed pond for the SUDS provision on the site. This feature has the benefit of providing a soft edge to the development with the proposed dwellings set back from the entrance.

In addition, the site boundaries are proposed to be retained and supplemented with additional planting where necessary. To the southern boundary of the site, the boundary is proposed to be a new hedgerow to connect into an area of retained hedgerow to the eastern side of the site area.

It is noted by Officers that the site will be read against the backdrop of further residential development on the parcel of land to the immediate east of the application site together with the significant new development of the school buildings immediately to the south and this is an important consideration when considering the visual impact of this development.

When viewed from within the site, the development would be seen as a natural continuation of the existing urban extension and would not be out of character or unacceptable development within the context of the site.

The scheme provides appropriately sized areas of open space that form an integral element of the overall proposal. The result of the increased green spaces is a development that seeks to significantly bolster the amount of tree planting within the site and the retention of the existing areas of trees to the northern boundary that form part of the open green space within the development that give an overall feeling of a development site that is sensitive to the edge of the settlement and creates a greener and 'leafy' form of development that is appropriate for this location.

Links are shown from the site to Crewe Lane to the north, Glasshouse Lane to the West and the residential development to the East. In addition, the main vehicular access is proposed to have a foot/cyclepath link to the adjacent high school access giving an acceptable pedestrian/cycle link into the school. Overall, Officers are satisfied that the scheme represents a well-linked proposal that interacts with the land parcels that it abuts giving a range of options for pedestrians and cyclists to access the site and surrounding area.

The submitted landscaping scheme builds upon the existing landscape features to the boundaries of the site and increases the overall amount of landscaping within the site. The site boundary benefits from an existing mature tree belt to the north and western boundaries and all of these trees are to be retained. Planting across the rest of the site creates a green and pleasant development. Officers are satisfied that the scheme proposed is acceptable in those regards.

Impact on Residential Amenity

Policy BE3 of the Warwick District Local Plan states that new development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents.

Policy KP13 of the Kenilworth NDP requires all new development to achieve a standard of design that is appropriate to the local area and demonstrate that the impact on the residential amenity of existing and future residents is assessed and addressed.

Impact on Existing Properties

To the immediate west of the site lie the properties known as Denewood Way. These properties are set back behind an access drive and screened from the site

by the existing boundary treatment separating the dwellings from the application site. In addition, the dwellings that flank the western boundary are also set behind an access drive and front onto the existing mature planting belt.

The separation distances, notwithstanding the intervening features is greatly in excess of the required separation distances. Officers are therefore satisfied that the development would not result in demonstrable harm to the amenity of these properties. On the northern boundary, the site abuts the boundary of the Reservoir House which is set well back from the road. The intervening features include a deep tree belt affording significant separation between the dwellings and this property

The ample landscaping and public open space areas assists in ensuring the new development provides a high quality residential environment that does not have any detrimental impact on the amenity of existing properties.

Future Occupants

The dwellings have been designed to meet or exceed the required separation standards between the proposed properties across the site. In addition, all garden areas greatly exceed the minimum standards as set out within the Residential Design Guide.

In terms of noise impact, the outline application was submitted with a noise survey uses benchmark data for the noise report with regards to the future use of the adjacent site for the new Kenilworth School.

The Environmental Health Officer reviewed the document at outline stage and noted the increased potential use of the sports fields due to the combination of two existing schools onto one site. Following discussions, the scheme was considered acceptable subject to a final noise report to demonstrate that the scheme would meet the standards set within the outline report. Whilst not a matter specifically for this reserved matters application, it is noted that the EHO has agreed with the details submitted to discharge the condition on the outline permission. Officers are therefore satisfied that the scheme is acceptable.

It is also noted that the dwellings to the north of the site are in fairly close proximity to Crewe Lane. As part of the East of Kenilworth proposals, Crewe Lane is to be stopped up and become a no through road with access provided to the existing dwellings and golf course only. On this basis, Officers are satisfied that the reduction in traffic as a result of these changes would result in a significant reduction in potential noise sources.

The development is considered to provide a high quality environment which achieves the Council's design guidelines.

The amount of open space and landscaping proposed across the development meets with the required standards within the Open Space SPD and would create an overall sense of spaciousness which would enhance the sense of place and

overall amenity value for future residents. Officers are satisfied that the development accords with Policy BE3 of the Local Plan.

Highway Safety

Policy TR1 of the Warwick District Local Plan requires all developments provide safe, suitable and attractive access routes for all users that are not detrimental to highway safety. Policy TR3 requires all development proposals to make adequate provision for parking for all users of a site in accordance with the relevant parking standards.

The East of Kenilworth Development Brief places significant emphasis on providing a detailed and effective solution for all transport methods associated with the site and seeks to ensure that sustainable transport methods are prominent within any development proposals.

Policy KP5 of the Kenilworth Neighbourhood Plan states that in considering proposal for new developments that result in additional traffic, priority should be given to pedestrians and cyclists, improve safety and assist traffic flow whilst also accommodating the needs of public transport.

The proposed development is to be served by a single access point from Glasshouse Lane that extends through the proposed development akin to a spine road with minor roads serving the dwellings accessed from this road. The access point was approved at outline stage and this remains unchanged.

The original response of the Highways Authority was one of objection due to concerns about the internal layout. On this basis, the applicants reviewed the response and submitted revised plans to overcome the reasons for objection.

The main concerns were regarding vehicle tracking and visibility within the site. The revised plans have been assessed by the County Highways Officer who has noted that there are still some minor areas that will need to be assessed through the submission of a Road Safety Audit during the adoption process and if any queries are identified, this may require amendments to the plans. For the purposes of this application, Officers note that the general principle of the layout is acceptable and no objection is raised from the County Highways Officer subject to conditions and associated notes.

Subject to the imposition of appropriate conditions, no objection is raised on highway safety grounds and the proposal is considered to comply with Policies TR1 and TR3 of the Local Plan.

Impact on Ecology/Protected Species

Policy NE3 of the Warwick District Local Plan states that development proposals will be expected to protect, enhance and/or restore habitat biodiversity and where this is not possible, mitigation or compensatory measures should be identified accordingly.

The County Ecologist reviewed the scheme at outline stage and is satisfied that the scheme is generally in accordance with the indicative plans submitted at that stage. The outline proposal was subject to conditions to secure the appropriate management plans as well as a Section 106 obligation for Biodiversity Offsetting. Therefore, no objection is raised to this Reserved Matters proposal.

The Ecologist has noted that there are some minor species identified for use that would not be the most appropriate and they have suggested an alternative species. Officers are satisfied that these changes can be identified to the applicants to supplement the existing planting scheme with the use of an appropriately worded note.

Overall, Officers are satisfied that the development is acceptable having regard to Policy NE3 of the Local Plan.

Other Matters

Sustainability

Following the Local Authority declaring a climate emergency, the Council is taking steps to becoming a net-zero carbon organisation. In addition, all efforts are to be made to reduce overall carbon emissions across the District are as close to zero as possible by 2030.

Policy KP15 of the Kenilworth Neighbourhood Plan states that development proposals are encouraged to adopt higher environmental standards of building design and energy performance.

Policy CC1 of the Local Plan states that all development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of adaptation measures such as

- a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
- b) optimising the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading, in accordance with Policy NE1;
- c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3;
- d) minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including SuDS in accordance with Policy FW2.

Applicants will be required to set out how the requirements of the policy have been complied with including justification for why the above measures have not been incorporated.

In addition, Policy CC3 requires major allocated sites to consider the potential for the use of large scale decentralised district heating networks.

At the outline stage, the applicants provided an energy statement within their Design and Access Statement submission regarding energy saving etc. matters. The key aspect that the applicants are seeking to achieve is the adoption of an energy efficiency measures to meet or exceed the Building Regulations together with the use of low energy white goods and light fittings. In terms of renewable energy, the scheme proposes the use of photovoltaic panels as the preferred method and the applicants anticipate that this could result in a 15% reduction in carbon emissions.

Following this, a condition was imposed to secure a range of detailed energy saving measures to comply with Policies CC1 and CC3.

It is noted that the delivery of the new homes would be after the adoption of the new updated Building Regulations that set a much higher requirement for sustainability in new homes. It is a requirement of the Building Regulations that all new homes would have to achieve this standard.

Overall, the requirements of the existing condition will secure the required sustainability measures as set out within CC1. It is considered appropriate to impose a further condition that requires the submission of a compliance report for the dwellings to demonstrate how the sustainability measures identified within the Sustainability Statement have been incorporated into the new dwellings. This will ensure that the requirements of CC1 have been satisfactorily met or exceeded across the site.

Subject to the compliance condition, Officers are satisfied that the scheme is acceptable.

Drainage

In terms of surface water drainage, the site is within Flood Zone 1 which is identified as the areas of lowest risk from flooding. Drainage is to be dealt with on-site using Sustainable Urban Drainage systems (SuDs) and 2 ponds are identified within the site for this purpose. These have been designed in accordance with the drainage strategy for the site that ensures run-off does not exceed existing green field rates plus allowance for climate change.

The Lead Local Flood Authority considered the scheme acceptable at outline stage subject to a condition to secure the final detail of the scheme. The plans submitted for the reserved matters align with the drainage strategy that is considered acceptable has raised no objection to the scheme.

The proposed surface water run-off will be mitigated through the Sustainable Urban Drainage Systems which will ensure that surface run off is minimised.

In terms of foul sewage, it is indicated that the dwellings are proposed to connect to the mains sewers in the local area. This would be subject to separate approvals with Severn Trent. It is appropriate to attach a condition seeking the details of the drainage to be submitted and approved.

Trees and Hedgerows

Policy KP20 of the Kenilworth NDP states that development proposals should avoid or minimise the loss of mature trees that contribute to the street scene and combat pollution improving air quality. Where trees are lost, the NDP requires a landscape scheme to make provision for replacements of the same or similar species planted in locations that also contribute to the street scene.

The Tree Officer considered the proposal at outline stage and was satisfied that where trees are to be removed, these have been thoroughly assessed and a robust justification has been provided to justify the loss of the trees.

The site is currently an open field with limited vegetation located within the site area other than on the boundaries.

A significant part of the proposal is to enhance the tree planting on the site as part of the development to create a softening effect to provide an appropriate environment for the new housing that will also mitigate the potential impact on the open countryside. This has the added benefit of significantly increasing the level of tree planting within the site and this is to be welcomed from both an aesthetic view point as well as a biodiversity view point.

The maintenance of trees etc is secured by conditions attached to the outline planning permission to ensure that any trees that are removed or die are replaced with appropriate species to ensure that the scheme retains its character.

The overall scheme results in a substantial increase in tree planting across the site and Officers consider this to be acceptable.

Health and Wellbeing

The submitted plan demonstrates that the site contains appropriately sized areas of open space for use by future occupants and this complies with the requirements of the outline planning permission. The areas of land set out for open space meets the requirements for all types of open space provision.

The final detail of equipment within the open space areas will be secured as part of the Section 106 Agreement secured on the outline application. This would be assessed by the Councils Open Space Team for acceptability as part of the adoption process.

The development follows Secured by Design principles which will assist in minimising the potential for crime and improve community safety for future residents.

Conclusion

The proposed development seeks to deliver 99 new dwellings as granted under the original outline planning application for the site.

The proposal represents a high quality scheme which is acceptable in overall terms including in respect of the integration of built development within the surrounding landscape and the site provides additional benefits in securing appropriate linkages with the adjacent sites to provide a comprehensive development across the overall allocation.

For the above reasons, Officers recommend that the Reserved Matters submission be approved subject to the conditions listed.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s);

A1824_001 Location Plan
P21-2961_004C Planning Layout
P21-2961_006B Materials Plan
P21-2961_007B Boundary Treatments Plan
P21-2961_011A Building Heights Plan
P21-2961_013A Open Space Plan
P21-2961_01E Detailed Soft Landscape Proposals (Sheet 1 of 2)
P21-2961_02E Detailed Soft Landscape Proposals (Sheet 2 of 2)
P21-2961_05C Landscape Composite Plan
P21-2961_G001A Southcrest Farm Design Statement
P21-2961_G002 House Type Pack
AH006_002_Rev-Regulating_Plan_HiRes (002)

Together with the specification contained therein, submitted on 31 March 2022 and 28 July 2022.

Reason: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

- 2 No development above slab level shall be permitted unless and until a noise mitigation mark up plan for the proposed layout indicating the relevant facades and boundary fences where noise mitigation measures are proposed in pursuance of Condition 19 of outline planning permission W/19/1200 has been submitted to and approved in writing by the Local Planning Authority. Thereafter the mitigation measures shall be completed in full accordance with the approved details.

Reason: To ensure that future occupants do not experience unacceptable levels of noise, in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

- 3 The development shall not be occupied until it has been laid out in general accordance with drawing no. Drawing no. Site-SK-001 Rev C Planning Layout.

Reason: In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

- 4 The construction of the estate roads serving the development including footways, verges and footpaths shall not be other than in accordance with the standard specification of the Highway Authority.

Reason: In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

- 5 No structure, tree or shrub shall be erected, planted or retained within the junction, FSSD or pedestrian visibility splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

Reason: In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

- 6 The accesses to the site shall not be constructed in such a manner as to reduce the effective capacity of any drain or ditch within the limits of the public highway.

Reason: In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

- 7 Prior to first occupation, a plan will be required to be submitted detailing the provision and placement of 20mph Zone signs at the entrance into the 20mph areas of the development for the approval of the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

- 8 No development above slab level shall be commenced unless and until a Sustainable Energy Compliance Statement to demonstrate how sustainability measures will be incorporated into the final construction of the dwellings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how all proposed measures have been incorporated into the proposed dwellings.

No dwellings shall be first occupied until the works within the approved scheme have been completed for each dwelling in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with any relevant manufacturer's specifications.

REASON: To ensure the creation of well-designed and sustainable buildings and in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2019).
