

Planning Committee: 10 January 2023

Item Number: 5

Application No: [W 22 / 1038](#)

Town/Parish Council: Baginton

Case Officer: Helena Obremski

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Registration Date: 20/06/22

Expiry Date: 19/09/22

Land at Rosswood Farm, Coventry Road, Baginton, Coventry, CV8 3AD

Application for outline planning permission with all matters reserved save for access, for the demolition of existing bungalow and agricultural units, and the erection of up to 63 residential dwellings (Use Class C3), with public open space, parking and associated works. FOR Seven Capital plc

This application is being presented to Committee due to an objection from the Parish Council having been received and because a S106 agreement is required.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to the conditions listed at the end of this report and a Section 106 Agreement to secure the necessary financial contributions/obligations in relation to health services, sports facilities, education services, libraries, sustainable travel packs, provision of public open space, public rights of way, road safety initiatives, biodiversity offsetting, private amenity space offsetting and affordable housing.

Planning Committee are also recommended to delegate authority to the Head of Development Services to finalise the terms of the Section 106 agreement including any variation to, or clarification of, the sums requested where the revised sums meet the relevant statutory test.

Should a satisfactory Section 106 Agreement not have been completed by 7th February 2023, Planning Committee are recommended to delegate authority to the Head of Development Services to REFUSE planning permission on the grounds that the proposal makes inadequate provision in respect of the issues the subject of that agreement.

DETAILS OF THE DEVELOPMENT

This is an outline planning application with all matters reserved apart from access, for the demolition of the existing bungalow and agricultural units, and the erection of up to 63 residential dwellings, with public open space, parking and associated works.

A number of changes have been made to the scheme, including a reduction in the number of proposed units from 66 to 63 dwellings, amendments to ensure compliance with the required distance separations and garden sizes. The drainage basin has been reduced in size to provide more usable public open space and various minor amendments have been made to the areas of public

open space in order to address comments made by the Green Spaces Officer and WCC Landscape.

THE SITE AND ITS LOCATION

The site forms approximately half of allocated housing site H19 and is an undeveloped greenfield site, which is currently utilised as paddock land and is occupied by a bungalow and agricultural units. This is the southern section of the allocated housing site and the northern half of the allocation benefits from planning permission for 88no. units (W/20/0808).

To the east the boundary is an established native hedgerow which includes a limited number of hedgerow trees. Immediately opposite the site is Coventry Airport, which benefits from outline planning permission for a 'gigafactory' (W/20/1370) for the production of batteries for electric vehicles. To the south of the site lies a garden centre and to the west lies open countryside.

Baginton is classified as a growth village in which the application site is included, with existing residential development to the north east of the site. The Conservation Area boundary wraps around the north of the allocated site and Green Belt land surrounds the site.

RELEVANT PLANNING HISTORY

W/20/0808 - planning permission granted for the proposed development of 56 no. affordable dwellinghouses, consisting of mixed tenure of Social Rent and Shared Ownership on land adjacent to Coventry Road, Baginton (northern half of H19 allocation, adjacent to the application site).

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- DS1 - Supporting Prosperity
- DS2 - Providing the Homes the District Needs
- DS3 - Supporting Sustainable Communities
- DS4 - Spatial Strategy
- DS5 - Presumption in Favour of Sustainable Development
- DS11 - Allocated Housing Sites
- PC0 - Prosperous Communities
- H0 - Housing
- H1 - Directing New Housing
- H2 - Affordable Housing
- H10 - Bringing forward Allocated Sites in the Growth Villages
- H4 - Securing a Mix of Housing
- SC0 - Sustainable Communities
- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice
- TR2 - Traffic generation
- TR3 - Parking
- HS1 - Healthy, Safe and Inclusive Communities

- HS4 - Improvements to 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
- HE1 - Protection of Statutory Heritage Assets
- HE2 - Protection of Conservation Areas
- HE4 - Archaeology
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- NE4 - Landscape
- NE5 - Protection of Natural Resources
- DM1 - Infrastructure Contributions
- DM2 - Assessing Viability
- Guidance Documents
- Open Space (Supplementary Planning Document - April 2019)
- Affordable Housing (Supplementary Planning Document - June 2020)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Distance Separation (Supplementary Planning Guidance)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Parking Standards (Supplementary Planning Document- June 2018)
- Air Quality & Planning Supplementary Planning Document (January 2019)
- Baginton and Bubbenhall Neighbourhood Plan 2018-2029
- G1 - Protecting and Enhancing Local Landscape Character
- G2 - Protecting and Enhancing Local Biodiversity, Wildlife and Habitats
- G3 - Managing Flood Risk
- G4 - Traffic Management and Transport Improvements
- BAG1 - Land North of Rosswood Farm
- BAG3 - Protecting and Enhancing Baginton Village
- BAG6 - Green Infrastructure

SUMMARY OF REPRESENTATIONS

Baginton Parish Council: Objection:

- General recommendations are for rural growth villages to expand by no more than 10% per decade i.e. 35 houses for Baginton.
- Overdevelopment and represents a 35% increase in total housing numbers for the village. This is the equivalent of taking a third of the current houses in the village and placing them onto this single site. The Parish Council has great concerns that this will lead to an unacceptable demographic change that will be detrimental to the village, along with permanently changing the character of our rural village.
- Recently released 2021 Census data shows that the Coventry population was 30000 less than the ONS predicted in 2014, so the Coventry housing numbers and those overspill houses that WDC have been asked to accommodate are now called into doubt. Baginton Parish Council questions

the justification for any increase in housing numbers over the 80 agreed for this site in the Local Plan, especially in light of the much reduced ONS figures.

- Lack of school places for children from Baginton. This year, two children did not get places in our priority catchment school due to it being oversubscribed and had to go to appeal.
- The application shows densely packed houses with in-line parking on most drives. The Parish Council is concerned that in-line drives frequently lead to on-road parking and overspill into adjacent roads, hindering emergency services and refuse collection.
- We appreciate that the developer has reduced housing numbers to provide more garden space, visitor parking etc. but the reduction in housing numbers is just too small.
- A total of 80 was agreed in the Local Plan, Neighbourhood Plan and by the independent inspector.
- No reason has been provided for a 54% increase in that figure and cannot be supported.

Councillors Redford and Wright: Objection:

- Overdevelopment - represents a 35% increase in housing numbers for the village, this is the equivalent of taking one third of the current houses in the whole of the village and placing them onto this single site.
- The Governments recommendation is for rural growth villages to expand by no more than 10% per decade ie; 35 houses.
- The Inspector concluded that 80 houses would make a significant and adequate contribution to meeting housing needs for the District. The recently released 2021 Census data shows that the Coventry population figures was 30000 less than predicated by the ONS in 2014. This would suggest that the overspill houses WDC have been asked to accommodate are now in serious doubt.
- The size of the development significantly outstrips the present infrastructure for healthcare and schools. The schooling issue is of particular concern especially as WCC have no plans to address this deficiency. This year two children did not get places in their priority catchment school, due to it being oversubscribed.
- Shows densely packed homes with the affordable houses within the site grouped together within an apartment building, which is totally inappropriate and goes against WDC's own policies.

Severn Trent: No objection, subject to advisory note.

Housing: Makes suggestions regarding affordable housing mix.

SWFT: No financial contribution required.

Environment Agency: No objection, subject to condition.

Sports and Leisure: No objection, subject to contributions of £4,522 towards outdoor sports facilities, £52,797 towards indoor sports facilities and £70,949 towards grass pitch facilities.

NHS Coventry and Warwickshire: No objection, subject to contribution of £53,589 towards improvements to doctors surgeries.

WCC Infrastructure: No objection, subject to £1,185 towards improvements to libraries, £664,605 towards improvements to education facilities, the provision of sustainable travel information to new residents or a contribution of £630 for WCC to provide these, £3,150 towards road safety initiatives, £944.82 towards improvements to public rights of way and a monitoring fee TBC.

WCC LLFA: No objection, subject to conditions.

Environmental Health: No objection, subject to conditions.

WCC Archaeology: No objection following submission of additional information.

WCC Ecology: No objection, subject to conditions and biodiversity offsetting contribution.

WCC Highways: No objection, subject to conditions.

WCC Landscape: Objection:

- lower density of development required, with more landscaping;
- lack of landscaping mitigation;
- attenuation feature will dominate available public space;
- little scope to include informal play areas;
- requests additional street trees.

Open Space: Comments:

- typologies plan will be required as part of S106 Agreement and necessary to calculate off-site commuted sums for improvements to nearby open spaces;
- welcomes increase of open space on site;
- objects to provision of LAP on site and applicant has not met required buffer zones around play areas to allow for free play;
- SuDS basin dominates the open space provision, it must fully integrate with the wider public open space provision - at the reserved matters stage the applicant must ensure that this feature brings wider amenity benefit to the site and that it is integrated into the POS scheme to deliver maximum benefit in terms of landscaping, amenity, ecology and drainage to the site;
- queries location of benches, railings around play area, bin stores, maintenance of public open space, footpaths along shared surfaces, location of parking;
- visuals or wireframes would be useful for LVA.

Tree Officer: No objection, subject to condition.

Warwickshire Fire and Rescue: No objection, subject to condition and compliance with building regulations.

Waste Management: No objection, comments that bin collection points need to be hard standing and they will need to be a substantial size.

Conservation Officer: No objection, given the current approval on the adjacent site. Recommends that dwellings do not contain a mixture of render and brick, as this would be unprecedented in Baginton with buildings traditionally comprised of either brick or render – not a combination of both. A palette/brochure of proposed materials should be submitted during the reserved matters application if approval is forthcoming.

Warwickshire Police: No objection, makes comments on location of play areas which need careful consideration.

Coventry Airport: No objection.

Public Responses:

4 Objections:

- our tight knit community run village will not survive this level of destruction;
- lack of infrastructure to support additional properties, namely schooling;
- exceeds number of homes allocated in local plan when combined with neighbouring site which will impact on local services;
- proposed layout is dense, unimaginative and better suited to an urban environment than to our beautiful semi-rural location;
- if approved the development will compromise the character of our local countryside;
- the roads and shops of Baginton are inadequate to support the additional traffic that the new houses would inevitably bring.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- the principle of the development;
- whether it is appropriate to permit more dwellings than the Local Plan allocation;
- the impact on the character and appearance of the surrounding area and conservation area;
- archaeological impact;
- residential amenity;
- car parking and highway safety;
- landscaping and impact on trees;
- drainage and flood risk;
- ecological impact;
- mix of market housing;
- provision for affordable housing; and
- section 106 contributions.

Principle of the development

The site comprises part of an allocated residential housing site within the Local Plan. Therefore, residential development is considered to be acceptable in principle.

Whether it is appropriate to permit more dwellings than the Local Plan allocation

This is part of an allocated housing site in the Local Plan. The Local Plan indicates that 80 dwellings would be an appropriate number of dwellings across the whole site, however it is important to note that this is not a maximum. The application site forms approximately half of the allocated housing site, so it can be broadly assumed that the Local Plan suggests 40 dwellings would be appropriate, whereas the application is for 63, resulting in an overprovision of housing by 58%. Taking the site as a whole, but noting that the permission for the northern half of the site has not yet been implemented, if this does come forwards, the total number of units across the site would be 119 units, creating an overprovision by 49%.

The explanatory text to Local Plan policy DS11 states that the sites were assessed against a number of criteria and an estimated figure for the number of dwellings for each site is shown. It also states that it is recognised that this figure may vary dependent on detailed planning at the application stage.

When considering the additional numbers above the allocation, Officers note that Strategic Policies DS2 and DS3 of the Local Plan seek to support the provision of homes that are required within the District as identified within the Objectively Assessed Housing Need. These policies also require development schemes to provide an appropriate level of affordable housing and a mix of new homes of all tenures.

The above policies are based upon the Government objective of significantly boosting housing supply. Furthermore, Policy DS6 identifies a minimum of 16,776 new dwellings during the local plan period of 2011 to 2029. Current rates of new development require the provision of 1,098 dwellings per year for the remaining Local Plan period until 2029.

Policy DS7 sets out the methodology for the provision of new housing over the plan period. The figures set out that the plan period has a significant number of site completions, extant permissions, existing commitments and new dwellings proposed through the sites that are allocated within the plan.

In addition to the identified sites, an additional 1010 dwellings have been earmarked within the Local Plan housing figures that would potentially come forward through windfall sites.

The Parish Council and Local Councillors have stated that the proposal is overdevelopment of the site, and represents a 35% increase in housing numbers for the village, which is the equivalent of taking one third of the current houses in the whole of the village and placing them onto this single site. They note that the Government's recommendation is for rural growth villages to expand by no more than 10% per decade ie; 35 houses. They also reference that the Inspector concluded that 80 houses would make a significant and adequate contribution to meeting housing needs for the District during the Local Plan examination. Objectors consider that the recently released 2021 Census data shows that the Coventry population figures was 30000 less than predicated by the ONS in 2014, which suggests that the overspill houses WDC have been asked to accommodate are now in serious doubt.

Whether the development is considered to constitute 'overdevelopment' is a judgement that should be made on whether the development is acceptable in planning terms rather than simply because the numbers are higher than the estimated number of dwellings in the Local Plan. The Local Plan estimates are based on less thorough assessments than are expected at planning application stage and therefore if it can be demonstrated that the number of dwellings proposed across the two sites is acceptable then the number itself should not be a reason to refuse the application. The approval of W/20/0808 which had an overprovision of 29% of the suggested number of units for that half of the allocation demonstrates this point.

With regards to the 2021 Census data, it is noted that Coventry's population was less than the ONS had previously predicted. However, it must also be noted that the population of Warwickshire and Warwick District is higher than estimates. With the publication of the new census data, the ONS now has a new benchmark against which to take an informed estimate of population in Coventry moving forward.

The planning policy decisions resulting in the adoption of the current Warwick District Local Plan have already been made, Green Belt boundaries already amended where relevant and in most cases, planning permissions issued. Therefore, the ONS figures will not mean changes to the adopted Local Plan. However, the Council are reviewing the Local Plan and are preparing a South Warwickshire Local Plan (SWLP) with Stratford-on-Avon District. Therefore, what is more significant is how this plays forward for the SWLP to 2050, both in terms of the recalculated levels of local housing need for Warwick District (known as the "Objectively Assessed Need") and in terms of calculating any unmet need from Coventry. This will all be considered on a sub-regional basis through a Housing & Economic Development Needs Assessment (HEDNA) that is currently being produced by independent consultants. The census results will now enable the HEDNA to be completed shortly and it is expected that this will in turn inform the estimates of the amount of growth that we will need to plan for in the SWLP.

The new census information is important as the Council develops a new Plan for the district up to 2050. In the meantime, the current adopted Local Plan will continue to remain in force.

In essence, the additional 23 dwellings proposed on this site could be considered as a windfall insofar as they would be additional dwellings not identified within the allocation but capable of being satisfactorily assimilated onto the site which is located within a sustainable area. There would be 10 of these homes which would come forwards as affordable units, which is a notable benefit.

Objections have raised concerns regarding the ability for local infrastructure to cope with the pressure of additional dwellings. However, no objections have been raised from statutory consultees that the additional pressure would not be able to be mitigated for. Various contribution requests have been made by the relevant consultees to mitigate the impacts of the development in this regard, which will be captured within a S106 agreement. These include contributions towards improvements to doctors surgeries and education facilities, which were noted as primary concerns by objectors.

Other benefits are capable of accruing as a result of the increased number of dwellings proposed relative to those estimated at the time of the allocation. Within the context of the Government objective to significantly boost housing supply, the provision of additional dwellings in a sustainable manner within a high quality development is considered to be a positive outcome which as set out above increases the provision of affordable housing and a wider tenure mix in a manner which may not otherwise be the case and in accordance with the relevant policies to suit the housing requirements of a variety of people. Therefore, Officers consider that the site is located in a sustainable area and the additional 23 dwellings would not result in an overprovision that would be detrimental to the overall strategy of the plan.

Residential Amenity

Warwick District Local Plan policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or visual intrusion. The Residential Design Guide provides a framework for policy BE3, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45 degree line taken from a window of the nearest front or rear facing habitable room of a neighbouring property.

Relationship to existing residential properties

Whilst not yet implemented, the permission for residential development to the north of the application site is a material consideration. The rear gardens of some properties and the side boundaries of two properties interface with the application site. It must be noted that the proposed development is submitted in outline, therefore the final layout will be considered at the reserved matters stage. However, the indicative outline shows that the development would have an acceptable relationship with the approved dwellings to the northern portion of the site.

Environmental Health Officers have assessed the application and confirm that a construction management plan would be required to protect the amenity of nearby properties from construction work. This is considered to be reasonable and necessary for the purposes of the development and has been secured by condition.

Proposed Living Conditions

As amended, the proposed indicative layout shows that the proposed development would provide adequate living conditions for the future occupiers of the dwellings; the dwellings meet with the Council's minimum standards in terms of distance separation between properties, providing satisfactory light, outlook and privacy to habitable spaces. Furthermore, the proposal also provides the minimum size private amenity spaces for each garden in accordance with the requirements of the Residential Design Guide.

Environmental Health Officers note that the proposed development is located in close proximity to a number of noise sources that could adversely impact on future residents of the proposed dwellings including aircraft noise associated with Coventry Airport and road traffic from Coventry Road. The Environmental Health Officer had various queries regarding the noise report which was submitted with the application. However, they confirm that they are satisfied that these details could be dealt with by way of a planning condition requiring a supplementary noise assessment report and scheme of mitigation to be submitted to and approved by the local planning authority. This has been added.

The proposal is therefore considered to be in accordance with Local Plan policy BE3.

Impact on the character and appearance of the surrounding area and conservation area

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. Furthermore, Warwick District Council's Local Plan 2011 - 2029 policy BE1 reinforces the importance of good design stipulated by the NPPF 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. Finally, the 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Local Plan states that development will not be permitted if it would lead to substantial harm to the significance of a designated heritage asset. Where the development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal. The explanatory text for HE1 clarifies that in

considering applications relating to Conservation Areas, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting, or the Conservation Area. Local Plan policy HE2 supports this and states that it is important that development both within and outside a conservation area, including to unlisted buildings, should not adversely affect its setting by impacting on important views and groups of buildings within and beyond the boundary.

BBNDP policy BAG3 states that development proposals within the village envelope of Baginton, including small infill sites and extensions to existing properties, must be sited and designed sensitively so as to respect and enhance their setting and, where appropriate, the Conservation Area. Development should be of a suitable scale, height and massing which responds to the built form of surrounding properties. Properties should be small in scale and no more than two stories in height; use appropriate local materials and detailing wherever possible, sympathetic to the design of properties in each identified character area; have appropriate regard for their impact, where appropriate, on key village views; include suitable landscaping and boundary treatment which is appropriate to the character of a rural Warwickshire village such as provision of low brick walls and hedges; have appropriate regard for their impact, where appropriate, on listed buildings, other heritage assets and their settings.

More specifically, in relation to this allocated housing site, BBNDP policy BAG1 states that proposals must consider, assess and address the following: the requirements of the Local Plan and in particular Policy H10 - Bringing forward Allocated Sites in the Growth Villages; the need to provide a landscape buffer of native trees to the west of the site and, wherever possible, the replacement of present fence boundaries with native hedging, and; an approach to design that recognises that an entrance to the village from the south is being defined; attention is required to integration with the existing settlement, and good accessibility to village services and facilities should be achieved with footpath and cycleway enhancements.

Objections to the development suggest that the development is too densely packed, with 'inline parking' leading to overspill on adjacent roads. Members of the public suggest that if approved the development will compromise the character of the local countryside.

The Conservation Area boundary is over 120 metres from the northern boundary of the application site. The approval of the housing site to the north will act as a buffer between the proposed development and Conservation Area.

The Conservation Officer was consulted and confirms that given the current approval on the adjacent site, he has no objection to this application. They recommend that dwellings do not contain a mixture of render and brick, as this would be unprecedented in Baginton with buildings traditionally comprised of either brick or render – not a combination of both. This recommendation has been passed onto the applicant and would be a matter which would be dealt with at the reserved matters stage of the proposal.

The details regarding the layout and design of the dwellings will be secured at the reserved matters stage, however, as amended the layout shows that the

landscape buffer required by the Neighbourhood Plan can be accommodated. Furthermore, the provision of the public open space and drainage basin to the south western corner of the site means that the built development would be effectively stepped away from the rural interface, which is considered to be an appropriate solution.

WCC Landscape have raised some concerns regarding the development, suggesting that the attenuation feature will dominate the public space. However, the plans have been subsequently amended to show that the drainage basin would be substantially smaller. The County Landscape Officer has requested a lower density of housing, with additional landscape mitigation, informal play areas and additional street trees. However, it must be remembered that this is an allocated housing site, within a growth village and to reduce the density of development which otherwise accords with the relevant Local Plan policies would represent an ineffective use of land in a sustainable location. Furthermore, the indicative layout shows tree lined streets on the main roads within the site and suitable landscape buffers to the west and southern boundaries which meet with the requirements of the Neighbourhood Plan.

Comments from the Parish Council regarding with 'inline parking' leading to overspill on adjacent roads are noted, however, tandem parking is the layout of parking sought within the Garden Suburbs principles which is identified as high quality layout and design. Other concerns identified by objectors are noted, however, for the aforementioned reasons, the principle of development as shown on the indicative plans is considered to be acceptable.

On this basis, the development would preserve the character of the Conservation Area and is considered to comply with the aforementioned policies.

Archaeological Impact

WCC Archaeology have commented on the application and note that the proposed development lies within an area of significant archaeological potential located just to the south of the probable extent of the medieval settlement at Baginton. Roman activity is known from the surrounding area with the Lunt Roman Fort Scheduled Monument located approximately 550m to the north of the proposed development site. Roman settlement remains have also been identified to the east of Coventry Road approximately 250m and 150m north east of the site and also 320 m to the north.

A programme of archaeological evaluation undertaken prior to the determination of an application to develop land immediately adjacent and to the north of this proposal has identified evidence for Middle Iron Age and Roman period occupation of the site. In addition, the site of an Anglo Saxon settlement to the west of Baginton Church has been identified about 280m to the north west of the site and an Anglo Saxon Cemetery 220m to the north east.

A report detailing the results of a geophysical survey has been submitted with this application. Whilst the geophysical survey did not identify any magnetic anomalies which could be interpreted with any confidence as being archaeological in origin it is noted within the report that the strong ferrous

response detected across parts of the site may have masked weaker anomalies should they be present.

As acknowledged within the Archaeological Desk-Based Assessment which has also been submitted with this application there is a potential for this site to contain within it archaeological remains dating to the Roman, Saxon and medieval periods. The significance of any archaeological remains, should they be present, was unknown based on the initial information provided.

WCC Archaeology therefore concluded that the archaeological implications of the proposal could not be adequately assessed on the basis of the available information and requested that a programme of archaeological evaluation to be undertaken before any decision on the planning application is taken.

Trial trenching was carried out at the site which identified a small concentration of heat shattered stones and three pieces of flint debitage, but no further features were identified. The County Archaeologist has confirmed that the submitted evaluation is satisfactory and recommends that the archaeological contractor arrange for the deposition of the site archive, as agreed with the project design.

The County Archaeologist confirms that the proposed development is unlikely to have a significant archaeological impact and has no objection to the application. The proposal is therefore considered to be in accordance with Local Plan policy HE4.

Car parking and highway safety

Neighbourhood Plan policy G4 states that development proposals should consider, assess and address their potential to benefit highway safety and in particular, at an appropriate scale, examine:

1. Highway schemes that will improve use by and safety for pedestrians and cyclists;
2. Public and community transport improvements;
3. Additional parking provision that could benefit community facilities;
4. The impact of traffic flows through the village centres.

WCC Highways have assessed the proposal and note that the application is outline only and therefore the indicative site layout has not been assessed as part of this appraisal. The Highway Authority has considered the site access and impact of the development proposals on the surrounding Highway Network.

The proposal is supported by a Transport Statement which considers the impact of the development on the surrounding network. The Transport Statement has been reviewed and the conclusions reached within the statement are agreed by the Highway Authority. The proposals provide pedestrian connectivity to the village and bus services which are considered satisfactory. Concern has been raised that the existing road network will not be able to cope with the additional

demands from the proposed housing development, however, it is considered that it has been demonstrated by the applicant that the proposal would have an acceptable impact on the highway network.

A Routing Agreement will be required which direct construction traffic away from the village, which can be secured by condition. Conditions are also recommended regarding the proposed access arrangements and laying out of footways and estate roads. These have all been added.

Regarding the parking provision, the indicative layout shows that adequate parking can be provided in line with the Council's Vehicle Parking Standards.

The proposal is therefore considered to be in accordance with the aforementioned policies.

Landscaping and impact on trees

BBNDP policy G1 states that landscaping schemes should be designed to incorporate certain landscape design principles wherever possible to ensure opportunities are maximised for supporting local biodiversity, and to ensure new development responds positively to this high quality local environment. Native planting is encouraged and primary hedges and tree cover should be retained.

12 trees and 1 hedge would be removed to facilitate the development. All of these are classified as category C, of low quality. There is scope for ample replacing of these in terms of the number of trees, which would also be of improved quality in comparison to those which are existing.

The Council's Tree Officer has assessed the application and states that the tree report submitted with the application is sound and has carefully analysed the impact on trees. The Tree Officer considers that subject to a condition for the provision of a comprehensive arboricultural method statement, the development is unlikely to impact on trees of amenity value.

It is concluded that important landscape features will be protected. The proposal is therefore considered to be in accordance with Local Plan policy NE4.

Drainage and flood risk

The application site is located within Flood Zone 1, with a low probability of flooding.

Neighbourhood Plan policy G3 states that all new development must use above ground sustainable drainage systems (SuDs) providing attenuation to greenfield runoff rates. Development should set back development 8m from watercourses to allow access for maintenance and restoring the natural floodplain. Proposals should ensure all SuDS features are located outside of the 1 in 100 year plus climate change flood extent; and open up culverted watercourses and removing unnecessary obstructions.

Initially the LLFA had concerns regarding the development and objected to the proposal on the basis of inadequate information to show that the surface water drainage details were adequate. Additional information was provided by the applicant, which was assessed by the LLFA who deem this to be acceptable.

They now have no objection to the proposed development, subject to conditions for the provision of a detailed surface water drainage scheme and associated maintenance plan. This will ensure that suitable sustainable drainage systems in accordance with the requirements of the Neighbourhood Plan and Local Plan are provided. The drainage basin has however been reduced in size, and therefore the LLFA have been reconsulted on these plans. Members will be updated on this matter prior to the meeting, including conditions to be added regarding this matter.

It is noted that the Environment Agency has no objection to the proposal, subject to conditions which have been added.

A condition has also been added for compliance with Local Plan policy FW3 regarding water efficiency.

The proposal is therefore considered to be in accordance with Local Plan policies FW1, FW2 and FW3.

Ecological impact

Neighbourhood Plan policy G2 states that the Neighbourhood Area supports a range of protected and vulnerable species and development proposals should address, with mitigation where appropriate, their impact on these and related habitats. Positive measures may include, for instance, the use of swift bricks, bat and owl boxes, ensuring that converted buildings provide nesting and roosting spaces and other new features of wildlife value.

WCC Ecology have assessed the application and initially had concerns regarding the information submitted and biodiversity impact resulting from the scheme. Following discussions with the Ecologists, an updated BIA calculation which has been assessed by WCC Ecology, it is concluded that there would a net biodiversity loss of 2.46 units. Offsetting for this will be captured within the S106 Agreement.

WCC Ecology also recommend conditions which secure the provision of a Construction and Environmental Management Plan, a Landscape and Ecological Management Plan, and a lighting scheme.

The above conditions and recommendations are considered to be appropriate and reasonable. The proposal is considered to be in accordance with Local Plan policies NE1 and NE2.

Housing mix

Affordable Housing

Local Plan policy H10 states that "Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where the housing mix of schemes reflects any up-to-date evidence of local housing need through a parish or village Housing Needs Assessment, including those of neighbouring parishes. Beyond meeting this need, or in the absence of a local Housing Needs

Assessment, the scheme reflects the needs of the district as set out in the latest Strategic Housing Market Assessment."

The Housing Needs Survey Report for Baginton Parish Council (2018) concludes that the following housing is needed in Baginton:

- 2no. two bedroom housing association rented properties;
- 1no. three bedroom housing association rented property;
- 2no. two bedroom starter/shared ownership properties;
- 1no. three bedroom starter/shared ownership property.

The Officer Report for application W/20/0808 for the northern half of the H19 housing allocation confirms that the above needs were met by the previously approved scheme which is a material consideration. It is however noted that this approved scheme has not yet come forwards and been implemented.

As the application is submitted in outline, the final mix of housing is not yet confirmed. There would however be 41% affordable housing provided on site, which equates to 26 units, as follows:

- 25% First Homes = 7 units
- 60% Social Rent = 16 units
- The remaining 3 units would then be split between Affordable Rent and Shared Ownership, likely to be at 2/1 respectively

It is considered that the aforementioned identified housing need would be accommodated within the proposed mix.

On 24 May 2021, the Government published a Written Ministerial Statement (WMS) amending national planning policy to introduce a new affordable housing product, known as First Homes. The WMS set out key First Homes criteria and eligibility, as well as new requirements for their delivery through planning obligations, and confirmed these changes would take effect from 28 June 2021. The revised PPG confirms that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes.

The Council at present does not have a requirement within the Affordable Housing SPD for First Homes, as the WMS came forwards after its adoption. The PPG is however a material consideration and as the Council does not currently have a policy statement on the requirement for First Homes, therefore the split as set out above accords with the current national guidance set out within the PPG.

On this basis, whilst the comments from the Council's Housing Team are noted, the aforementioned affordable housing tenure split is considered to be acceptable and will be captured with the S106 agreement.

The following mix of affordable housing is proposed:

Bedrooms	Total	% Proposed	WDC Requirement	Difference
1-bedroom	4	15.38%	30-35%	-14.62%

2-bedroom	13	50%	25-30%	+20%
3-bedroom	8	30.77%	30-35%	0%
4-bedroom	1	3.85%	5-10%	-1.15%

The Council's Housing Team has confirmed the government's welfare reforms have had an impact upon social housing demand in terms of the size of properties for which people are eligible. As a result, the need in terms of rented accommodation is currently greater for one and two bedroom properties and this is borne out by the SHMA.

The Council's Housing Team have confirmed that they wish to see a small proportion of affordable two-bedroom bungalows on larger sites to address needs from older people and provide opportunities for downsizing. The calculation on this site of now 63 instead of 66 would suggest 1 bungalow which may be impractical.

Seeking to balance these factors as well as proposing even numbers for specific property types, the Council's detailed preference for the scheme matches the applicant's proposal in terms of housing mix.

On this basis, the proposed affordable housing mix is considered to be acceptable.

Councillors raised concerns regarding the spread of the affordable housing across the site. However, the site layout plan has been amended to show the affordable units spread out more evenly across the site than as first proposed and it must be noted that the application is submitted in outline and therefore the final layout will be assessed at the reserved matter stage.

Market Housing

The following mix of market dwellings is proposed:

Bedrooms	Total	Percentage	WDC requirement	Percentage Difference
1 bedroom	0	0%	5-10%	- 5%
2 bedroom	8	21.62%	25-30%	-3.38%
3 bedroom	25	67.57%	40-45%	+22.57%
4+ bedroom	4	10.81%	20-25%	-9.19%

The mix of dwellings should be in general accordance with the SHMAA, which at present is not achieved at the site, with a notable under provision of 1 bedroom properties and significant over provision of 3 bedroom properties. The applicant's comments within the submitted information that the local needs survey and lack of accommodation for locals to downsize into represents material circumstances to deviate from the position of the SHMAA. However, as set out above, the identified need with the Local Housing Needs Survey has been addressed through the affordable housing provision. Furthermore, the allocation in Baginton forms part of the District's housing needs and whilst the Council would wish to see the development meets the needs of the local housing survey

principally (which it would do), the intention is also to increase the population within the village and these needs should be met.

On this basis, Officers consider it reasonable and necessary to add a condition which requires that the development accords broadly with the SHMAA in terms of market housing mix.

Section 106 contributions

The proposed development would create additional demand for local services and to mitigate this, contributions towards community facilities would be required. Negotiations into the levels of contributions are still ongoing and must be resolved to the satisfaction of the Local Planning Authority before a decision can be issued.

Having considered the available evidence, the requested contributions which are outlined below are considered to be in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010. A development of 63 dwellings on this site would have a material impact on or need for health services, sports facilities, education services, libraries, sustainable travel packs, provision of public open space, public rights of way, road safety initiatives, biodiversity offsetting, and affordable housing.

This is a particular issue given the cumulative impact that is expected from the substantial level of housing growth proposed across the District. It is reasonable to expect a development of this size to contribute towards the additional costs associated with meeting these increased demands. The relevant consultees are currently seeking to identify specific projects and locations where this money would be spent. Therefore it is considered that appropriate contributions are necessary to make the development acceptable in planning terms and subject to being directly related to the development, and are fairly and reasonably related in scale and kind to the development (as required by Regulation 122).

The necessary contributions identified would be secured through an appropriate Section 106 Legal Agreement. At the time of writing, the following requests have been received:

- Public open space maintenance and offsite contribution,
- £53,589 towards improvements to doctors surgeries,
- £944.82 towards improvements to public rights of way,
- £1,185 towards improvements to libraries,
- £664,605 towards improvements to education services,
- £630 towards sustainable travel promotion (or developer to provide to future occupants),
- £3,150 towards road safety initiatives,
- £4,522 towards outdoor sporting improvements,
- £52,797 towards indoor sporting improvements,
- £70,949 towards grass pitch improvements,
- Biodiversity Offsetting scheme, with contribution capped at £87,312
- Affordable housing of 40% of the dwellings
- Monitoring fee for County Council, based on set calculation: £500 + (5 hours x £40 Officer time x Number of triggers),

- Monitoring fee for the District Council - based on set calculation (see Developer Contribution SPD)

Any additional requests or amendments to the list above will be reported in the update sheet.

The aforementioned contributions are considered to address concerns identified by objectors regarding lack of sufficient infrastructure provision to support the proposed development.

The applicant has agreed in principle to all of the above Section 106 contributions.

Open Space

Neighbourhood Plan policy BAG6 states that proposals for new public open space should adopt the Green Infrastructure (GI) approach and be designed to provide open space, sport and recreation uses which:

- Are accessible to all; and
- Safeguard and enhance the natural and historic environment; and
- Protect priority species and enhance habitats and sites of special biodiversity interest.

There has been negotiations between the applicant and Green Spaces Officer in order to deliver suitable open space for the site, which meets the needs of future occupants. However, this is a fairly unique site in that it is in a semi-rural location, but will benefit from multiple high quality public open spaces within walking distance of the site, notably the Gateway South Community Park and playing fields immediately to the north of the allocation. The approved development to the north of the site and delivery of public open space as part of this development is also a material consideration.

Initially, concern was raised regarding the scale of the drainage basin, which took up most of the public open space serving the site. This has since been halved in size and an area of formal gardens now replaces this. The drainage basin would provide a pleasing visual feature which has biodiversity enhancements, whilst the formal garden area allows space for relaxation and enjoyment. Various minor details has been requested such as the location of benches, railings, footpaths etc, however, these details would be secured at the reserved matters stage.

The Green Spaces Officer has confirmed that subject to the formal gardens area being suitably designed with landscape features (and not just a grassy area), that the open space provision within the site boundaries is acceptable. There would need to be a financial contribution to mitigate the under provision on site in comparison to the requirements of the Public Open Space SPD, however, this principle was applied to the northern half of the allocated site, so is acceptable. It is the Green Spaces Officer's recommendation that a typologies plans is a requirement of the S106 Agreement and that the offsite contribution is secured once the detailed layout is finalised.

Climate Change

Local Plan policy CC1 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 the following adaptation measures where appropriate:

- 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;

As stated above, the requirements of policy FW3 have been controlled by condition. It is also noted that the site is located in the lowest area of flood risk. The remaining points can be secured by condition, which has been added.

The development is therefore considered to be in accordance with policy CC1.

Air Quality

Warwick District Council has adopted an air quality and planning supplementary planning document (AQ SPD) (2019) to tackle the cumulative air quality impacts of new development in the district. The AQ SPD establishes the principle of Warwick District as an emission reduction area and requires developers to use reasonable endeavours to minimise emissions and, where necessary, offset the impact of development on the environment. The guidance sets out a range of locally specific measures to be used to minimise and/or offset the emissions from new development. The proposed development would be classified as a minor scheme under the AQ SPD and therefore Type 1 mitigation measures will be necessary. The applicant's planning statement proposes the installation of 1no. electric vehicle charging point per dwelling which would be sufficient to satisfy Type 1 air quality mitigation requirements. The provision of electric vehicle charging points has been secured by condition.

Other matters

The proposed development site currently comprises of enclosed fields to the north and a farmhouse, outbuildings, workshops, driveways, and parking areas situated at the south of the site. The applicant has submitted a combined Phase I and II investigation report that considers the history and previous land uses of the proposed development site as well as the surrounding area. The initial conceptual site model (CSM) identifies a number of potential pollutant linkages and recommends that these are assessed further with an intrusive site investigation. The results from the site investigation have identified elevated concentrations of lead, polycyclic aromatic hydrocarbons (PAHs), and petroleum hydrocarbons within made ground in the vicinity of the workshop buildings at the south-western area of the site. Ground gas monitoring in this area has also identified carbon dioxide concentrations >10%. On this basis, the report has

recommended that further investigation is undertaken upon demolition of the existing buildings to confirm the depth of the made ground, collect additional samples of strata beneath the existing structures, and to determine the extent of the made ground material. The report also recommends that additional ground gas monitoring is undertaken. The Environmental Health Officer agrees with the recommendations of the report and advises that this is secured by a planning condition, which has been added.

Severn Trent, Warwickshire Police and Warwickshire Fire and Rescue have no objection to the proposal, subject to conditions and informative notes, which have been added.

The Council's Waste Management Team have no objection to the application, but note that the bin storage would need to be on hardstanding and collection points would need to be fairly sizeable. This would be a matter to be dealt with at the reserved matters stage.

Conclusion

It must be noted that the application is submitted in outline, with all matters reserved apart from access. WCC Highways have confirmed that the proposed access to the site and associated transport movements has an acceptable impact on highway safety. Notwithstanding this, the applicant has provided an updated indicative layout which demonstrates that the development would have an acceptable impact in terms of landscape character, design and amenity. Furthermore, the indicative layout demonstrates that adequate parking can be provided which meets with the Council's standards. All other matters can be suitably controlled by condition or will be determined at the reserved matters stage. It is noted that there would be an over provision in the number of units in comparison to the guide set out within the Local Plan. However, as the proposal has demonstrated that the site can accommodate the number of dwellings without a detrimental impact on the wider area, these additional units are considered as a material benefit.

The application is therefore recommended for approval.

CONDITIONS

- 1 Details of the following reserved matters for the development shall be submitted to and approved in writing by the local planning authority before any part of that phase of the development is commenced:-
 - the layout of the phase and its relationship with existing adjoining development;
 - the scale of the buildings;
 - the appearance of the buildings; and
 - the landscaping of the site.

The development shall be carried out in full accordance with these reserved matters as approved. **Reason:** To comply with Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

- 2 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. **Reason:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 3 The development to which this permission relates shall begin within three years of the date of this permission or within two years of the final approval of the reserved matters, whichever is the later. **Reason:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 4 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan PL001 and specification contained therein, submitted on 20th June 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.
- 5 The development hereby permitted shall not commence unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall provide for: the parking of vehicles of site operatives and visitors; site working hours and delivery times; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction, together with any details in relation to noise and vibration; and a scheme for recycling / disposing of waste resulting from demolition and construction works; a construction phasing plan; and a HGV routing plan. A model CMP can be found on the Council's website (https://www.warwickdc.gov.uk/downloads/file/5811/construction_management_plan) or by searching 'Construction Management Plan'. The development hereby permitted shall only proceed in strict accordance with the approved CMP. **Reason:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies BE3, TR1 and NE5 of the Warwick District Local Plan 2011-2029.
- 6 Prior to the commencement of the development hereby approved (including all preparatory work), an Arboricultural Method Statement, including a tree protection plan, for the protection from harm during the development of all the trees identified for retention shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved Arboricultural Method Statement. **Reason:** In order to protect and preserve existing trees within the site which are of

amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.

- 7 The development hereby permitted, including site clearance work, shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the District Planning Authority. In discharging this condition the LPA expect to see details concerning pre-commencement checks for badger, bats, breeding birds and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The agreed Construction Environmental Management Plan shall thereafter be implemented in full. **Reason:** To ensure that protected species are not harmed by the development, in accordance with the National Planning Policy Framework (NPPF), ODPM Circular 06/2005 and Policies NE2 and NE3 of the Warwick District Local Plan 2011-2029.
- 8 The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles and hedgehog houses). Such approved measures shall thereafter be implemented in full. **Reason:** To ensure a net biodiversity gain in accordance with NPPF.
- 9 Notwithstanding details contained within the approved documents, prior to commencement of development, a Sustainability Statement including an energy hierarchy scheme and a programme of delivery of all proposed measures shall be submitted to and approved in writing by the Local Planning Authority. The document shall include;
- a) How the development will reduce carbon emissions and utilise renewable energy;
 - b) Measures to reduce the need for energy through energy efficiency methods using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
 - c) How proposals will de-carbonise major development;
 - d) Details of the building envelope (including U/R values and air tightness);
 - e) How the proposed materials respond in terms of embodied carbon;
 - f) Consideration of how the potential for energy from decentralised, low carbon and renewable energy sources, including community-led initiatives can be maximised;
 - g) How the development optimises 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,

No dwelling/ building shall be first occupied until the works within the approved scheme relating to that dwelling/building have been completed 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 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).

10 1. With the exception of demolition, no development shall take place until: -

a) A supplementary site investigation has been undertaken in accordance with the recommendations of the approved geo-environmental assessment report. The investigation must be comprehensive enough to enable:

- A risk assessment to be undertaken relating to human health
- A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected
- An appropriate gas risk assessment to be undertaken
- Refinement of the conceptual model
- The development of a method statement detailing the remediation requirements

b) A method statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters using the information obtained from the site investigation, has been submitted to the local planning authority. The method statement shall include details of how the remediation works will be validated upon completion. This should be approved in writing by the local planning authority prior to the remediation being carried out on the site.

All development of the site shall accord with the approved method statement.

2. If during development, contamination not previously identified, is found to be present at the site then no further development shall take place (unless otherwise agreed in writing with the local planning authority for an addendum to the method statement). This addendum to the method statement must detail how this unsuspected contamination shall be dealt with.

3. Upon completion of the remediation detailed in the method statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved method statement. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.

- 11 The development hereby permitted shall not commence unless and until a hard and soft landscaping scheme has been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made for direct run-off of water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations. **Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

- 12 Prior to the occupation of the dwellings hereby permitted, one 3.7kW (minimum) electric vehicle recharging point per dwelling with a dedicated parking space and one per 10 unallocated residential spaces shall be installed. Prior to installation, the following details shall be submitted to and approved in writing by the Local Planning Authority (LPA): (1). Plan(s)/ drawing(s) showing the location of the electric vehicle recharging points; and (2). A technical data sheet for the electric vehicle recharging point infrastructure confirming the charging speed in kWh. Thereafter the electric vehicle recharging points shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded).

Reason: To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the

Warwick District Local Plan and the Air Quality and Planning
Supplementary Planning Document.

- 13 The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site, has been submitted to and approved in writing by the local Planning Authority. The approved scheme shall be implemented in full prior to occupation of any dwelling to the satisfaction of the Local Planning Authority.

Reason: In the interests of Public Safety from fire and the protection of Emergency Fire Fighters.

- 14 Prior to occupation of any part of the approved development, a verification report demonstrating completion of the works set out in an approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. **Reason:** To ensure the protection of Controlled Waters (notably the underlying Secondary A and Principal aquifers) and to confirm any remedial works where required are completed to a satisfactory standard.

- 15 As part of a future reserved matters application pertaining to scale and/or layout, a supplementary noise assessment and scheme of mitigation including detailed arrangements to protect residents of the development from excessive road traffic and excessive aircraft noise entering habitable rooms, and shielding garden areas from excessive road traffic noise, shall be submitted to and approved in writing by the local planning authority. Once approved the scheme shall be implemented in accordance with the approved details and shall be retained thereafter. **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.

- 16 The development shall not be occupied until the vehicular access into the application site have been provided, as shown indicatively on Drawing Number PL003 Rev J and constructed to the standard specification of the Local 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.

- 17 The mix of type and size of market dwellings submitted as part of any reserved matters application must accord with the recommendations contained within the most up to date version of the "Warwick District Council Provision of a Mix of Housing" SPG. **REASON:** To ensure that the housing meets the needs of the District as required by Local Plan Policy DS7 and the NPPF.

- 18 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:** To ensure that a footways, verges and footpaths are constructed to a satisfactory standard when the development is completed thereby enabling safe and convenient access to and egress from the site in the interests of the safety of road users and pedestrians in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.
- 19 No dwelling shall be occupied until the estate roads (including footways) serving it have been laid out and substantially constructed to the satisfaction of the Highway Authority in accordance with the details approved in writing by the Local Planning Authority. **Reason:** To ensure that a estate roads are constructed to a satisfactory standard when the development is completed thereby enabling safe and convenient access to and egress from the site in the interests of the safety of road users and pedestrians in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.
- 20 The development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit 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 manufacturer's specifications. **Reason:** To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029.
- 21 No lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures (including details of hours of operation) shall have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details. In discharging this condition the District Planning Authority expects lighting to be restricted around the boundary edges/hedgerows and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats and other nocturnal wildlife. **Reason:** To ensure that protected species and habitats to be retained are not harmed by the development in accordance with National Planning Policy Framework (NPPF), ODPM Circular 06/2005 and Policy NE2 of the Warwick District Local Plan 2011-2029.
- 22 The existing tree(s) and shrub(s) indicated on the approved plans to be retained shall not be cut down, grubbed out, topped, lopped or uprooted. Any tree(s) or shrub(s) removed, dying, or being severely

damaged or diseased or becoming, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, [as soon as practicable/ within the next planting season] with tree(s) and shrub(s) of the same size and species as that originally planted . All tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces). **Reason:** To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.
