

**Planning Committee:** 23 May 2006

**Item Number:** 04

**Application No:** W 06 / 0408

**Registration Date:** 03/03/06

**Town/Parish Council:** Warwick

**Expiry Date:** 28/04/06

**Case Officer:** Martin Haslett

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**Land at, Gog Brook Farm, Stratford Road, Warwick, CV34 6DU**

Erection of 128 dwellings FOR Taylor Woodrow Developments Ltd

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This application is being presented to Committee due to the number of objections received.

### **SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** No comments received.

**Barford PC (adjoining):** "Notwithstanding the fact that this project has outline planning permission, the JPC regards it as a gross overdevelopment and wishes to be assured that sufficient attention has been paid to tree planting and open spaces. Further it has anxiety over the impact of the increased traffic on the road infrastructure outside the development and doubt the efficacy of traffic calming measures within it."

**Neighbours:** 5 letters of objection, on following grounds:

- density too high, completely out of keeping with the area;
- large blocks of flats not suited to their positions on narrow side roads, would cause overlooking and loss of privacy, loss of sunlight and daylight, seriously out of character with the area;
- density would cause serious traffic problems, difficulties for emergency vehicles, and serious lack of parking;
- lack of car parking to serve the new development, cars would overflow into the existing development;
- concern about flooding;
- proposals not in accordance with original plans for area.

**WCC(Highways):** no objection, subject to conditions on design and construction of roads.

**WCC(Archaeology):** no objection, subject to a programme of archaeological work.

**Warwick Society:** concern over height of 2-bedroom flat blocks, should not be more than 3 storey, possible traffic noise from proposed elevated section of A46, lack of information on landscaping.

**Severn Trent Water:** no objection subject to details of foul and surface water drainage.

## **RELEVANT POLICIES**

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
- DP5 - Density (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP10 - Flooding (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

## **PLANNING HISTORY**

The site lies to the south of the existing residential development in South West Warwick and was included within the area of outline planning application W02/0474. Although considered some time ago, this planning permission has not yet been issued (and the legal agreement has not been signed) because there has not been agreement on how the flooding issues would need to be addressed. After negotiations with the Environment Agency, the flooding issues have now been resolved and the previous applications are due to be issued.

The applicants wished to make progress with the next phase of the development in advance of the issue of the previous permissions and they therefore made a separate full planning application for the area which lies outside the floodable area, which is the current application. Although made as a full application, even this proposal could not be issued without the signing of a legal agreement to cover issues of affordable housing, education and library contributions, town centre highway improvements, public open space and community facilities. As the applicants knew the outline permission was close to being resolved, they submitted the current application in the hope of converting it into an application for the approval of reserved matters before the grant of permission, so that it would be covered by the previous legal agreement. The final moves of this course of action have yet to take place at the time of writing this report.

There have been 2 previous detailed applications for this land, (W05/1493 and W05/1841) both of which have been withdrawn. In both cases the applicants had been advised by officers of the Planning department that the proposals showed development in too dense a form and that some redesign was required. This advice has been followed in submitting the current application.

## **KEY ISSUES**

## **The Site and its Location**

The land lies to the south of the existing development on South West Warwick and is flat and open, without any particular features.

The application site has been drawn so as to include only the land outside the floodable area and hence the red line on the plan cuts across the residential area with proposals shown for the remaining part of the development area, although this is not included in the planning application. To the east, the site adjoins the proposed local centre and to the west it bounds an employment area, which forms a buffer to the A46 road.

## **Details of the Development**

It is proposed to erect 128 new dwellings, which would take the form of the following:

- 2 bedroomed 3 storey apartments;
- 2 bedroomed 2 storey flats over garages;
- 2 bedroomed 2 storey houses;
- 3 bedroomed 2 and 2.5 storey houses;
- 4 bedroomed 2 storey houses;
- 5 bedroomed 2 and 2.5 storey houses;
- 4 bedroomed 3 storey houses.

There would also be a play area, next to the local centre, details of which would form a separate application.

The plans are shown in two phases, for Persimmon Homes and for Taylor Woodrow and include some affordable units. The overall requirement for affordable dwellings has been covered in the original legal agreement (on the point of issue) so that irrespective of the precise number shown on these phases, the overall allocation of affordable houses, across the development as a whole, will be 30%.

## **Assessment**

The issues to be addressed are the density and design of the proposals and their impact on the adjoining, existing residents.

The proposals have been designed in the light of government advice and include a mixture of house types, from flats to 4-bedroomed houses. The overall density is about 35 dwellings per hectare, comfortably above the advised minimum density of 30 dwellings per hectare, but not high compared to some modern developments. It is nevertheless higher than the density of the immediately adjoining development, which mainly consists of semi-detached and terraced houses, with a density of around 30 dwellings per hectare. In view of the importance of making most efficient use of available land resources, I do not consider that the proposals are unreasonable in density terms. This issue also has to be considered in relation to the overall target of 1200 dwellings for South West Warwick, which, since completion is

now quite near, can be calculated. The overall number of dwellings currently proposed is considerably less than the target for the entire development, so densities need to be reasonably high in order to meet the target.

Neighbours are also concerned about the development being out of keeping with the area, and that the blocks of flats would be detrimental to their amenities. I recognise that the development is not what they had expected on the adjoining land and that flats do not feature in their immediate vicinity. Nevertheless, flats have been included in previous phases of the South West Warwick development and the plans as now submitted, with the height reduced to 3 storeys, is in my opinion acceptable. Residents are also concerned about car parking, which they say is insufficient on the existing development and must therefore be an even greater problem on the proposed higher density development. I recognise that the provision for parking spaces is less than would have been the case some years ago, but the number of spaces is slightly in excess of the recommended average of 1.5 spaces per dwelling as advised in PPG3 Housing. In these circumstances I am unable to agree with the neighbours' objections.

I therefore recommend that permission be granted, but this permission will need to be subject to a legal agreement to cover affordable housing, education and library contributions, town centre highway improvements, public open space and community facilities, if the proposals have not become reserved matters following the grant of outline permission by the time of the Committee meeting.

### **RECOMMENDATION**

GRANT, subject to the conditions listed below and a legal agreement to require 30% affordable housing, education and library contributions, town centre highway improvements, public open space and community facilities.

### **CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 12082-05-1B, 33478-03A & 33473-01J and specification contained therein, submitted on 3 March and 11 April 2006 unless first agreed otherwise in writing by the District Planning Authority. (Attention is drawn to the fact that only the red-lined area on plan 33478-03A is approved under this permission.) **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 No development shall take place until the applicant has secured the

implementation of a written programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the District Planning Authority. **REASON** : To ensure any items of archaeological interest are adequately investigated, recorded and if necessary, protected, in order to satisfy the requirements of Policy ENV22 of the Warwick District Local Plan.

- 4 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 5 A landscaping scheme for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 6 The layout of the estate roads, including footways, cycleways and verges, shall not be other than in accordance with the standard specification of the Highway Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 7 The layout of the estate roads, including footways, cycleways, verges, private drives and the means of accessing individual plots, shall not be designed other than in accordance with the principles and guidance set out in 'Transport and Roads for Developments: The Warwickshire Guide 2001.' **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.

### **INFORMATIVES**

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development achieves acceptable standards of layout and design and does not give rise to any harmful effects which would justify a refusal of permission and the proposals

are considered to harmonise with the existing residential development to the north of the application site.

The proposals are therefore considered to comply with the policies listed.

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