

Planning Committee: 24 May 2016

Item Number: 7

Application No: [W 16 / 0463](#)

Town/Parish Council: Offchurch
Case Officer: Rob Young

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Registration Date: 10/03/16

Expiry Date: 09/06/16

**Land at Fosse Wharf Farm, Fosse Way, Offchurch, Leamington Spa, CV33
9BQ**

Erection of an agricultural building (1,650 sqm) and glasshouse (17,400 sqm)
with associated vehicular access and landscaping FOR Blackdown Growers
Marketing Ltd

This application has been requested to be presented to Committee by Councillor Doody.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The application proposes the erection of two buildings. The first is a glasshouse measuring 17,400 sqm for crop growing. The second is an agricultural building measuring 1,650 sqm to accommodate equipment, picking and packing machines and cold stores, plus ancillary facilities such as offices and toilets. Vehicular access is proposed to be provided via the existing Blackdown Growers site to the south, which has an existing access road onto the Fosse Way. The application also proposes landscaping, focusing along the boundary with the canal.

The applicant advises that the proposed development is for the benefit of a recently established international partnership, Valspan Growing Group (VGG), which groups together companies from different parts of the world, including businesses in the UK. Blackdown Growers are part of VGG and they currently operate from a number of sites in the locality, including on land immediately to the south of the current application site. Blackdown Growers produce specialised horticultural crops for the food industry.

The applicant advises that VGG needs new glasshouse development in order to protect delicate crops from bad weather and to reduce food imports and improve food security.

Since the original submission of the application a range of further information has been submitted in relation to highways, landscaping and biodiversity. This includes an amended landscaping scheme and a biodiversity impact assessment and associated proposals for biodiversity enhancements on land to the west of

the application site. The applicant has also confirmed no solar panels will be installed on the buildings.

THE SITE AND ITS LOCATION

The application site is situated within open countryside approximately 300m south-east of the Fosse Way, within the parish of Offchurch. The site comprises a large agricultural field surrounded by hedgerows. The field appears to have been recently ploughed with little evidence of any significant vegetation other than along the hedgerows around the peripheries of the site.

The site is situated immediately to the south of the Grand Union Canal. A narrow strip of woodland separates the site from the canal. This part of the canal runs on an embankment, such that ground levels drop down from the canal to the northern boundary of the site, before gradually rising again in a southerly direction across the site.

Other than the canal, the site is surrounded by agricultural land. Blackdown Grower's North Fosse Farm site occupies adjoining land to the south. This includes a large glasshouse and other agricultural buildings. The nearest dwellings are situated approximately 250m to the north-west (the cluster of dwellings alongside the Fosse Way bridge over the canal), approximately 300m to the south-west (The Fosse, adjacent to the Warwickshire Exhibition Centre) and approximately 550m to the north (the cluster of dwellings around Bunkers Hill Farm).

A stream runs along the southern boundary of the site. Parts of the site towards both the northern and southern boundaries are situated within Flood Zones 2 and 3. The site is also situated within the Fosse Pastures and Wood potential Local Wildlife Site and adjacent to the Grand Union Canal potential Local Wildlife Site.

PLANNING HISTORY

There have been no previous planning applications relating to the application site.

RELEVANT POLICIES

- The National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)

- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- SC0 - Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW1 - Development in Areas at Risk of Flooding (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW2 - Sustainable Urban Drainage (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE4 - Landscape (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE5 - Protection of Natural Resources (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE7 - Use of Waterways (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Parish Council: No comments received.

Public Response: 4 objections have been received, raising the following concerns:

- Harm to the rural character of the countryside;
- This part of the Fosse Way will become lined with large greenhouse complexes;

- Harm to countryside views from the adjacent canal;
- The photographs in the Landscape and Visual Impact Assessment are inaccurate;
- Loss of privacy to surrounding dwellings due to the increased workforce in the fields;
- Increased noise and disturbance from forklifts loading and unloading;
- Increased traffic;
- It is inconceivable that a development of this size would not significantly increase traffic, as has been suggested by the applicant;
- Detrimental to highway safety;
- HGVs associated with the existing Blackdown Growers operation already cause problems on the Fosse Way, including mistakenly entering adjacent sites;
- This is a vast commercial business with a large distribution centre rather than an agricultural development;
- Adverse impact on the operation of the adjacent offices and exhibition centre;
- Increased surface water run-off;
- The proposals will worsen existing flooding issues affecting the adjacent site;
- Question the agricultural need for the development, given that there is little evidence that Valspan Growing Group is a legitimate organisation with a genuine business plan to justify the proposals;
- Concerns that the buildings will become a derelict eyesore if the project does not prove to be financially viable;
- Concerns about bio-security;
- With the proposed solar panels the development is more of a commercial solar farm than an agricultural development;
- A similar agricultural building has recently been erected on the Blackdown Grower's existing North Fosse Farm site immediately to the south and this opens to question whether the proposed agricultural building is needed;
- Blackdown Growers have historically been granted permission to convert agricultural buildings to light industrial and storage and distribution uses;
- Glare from sunlight reflecting off this expanse of glass;
- Harm to the safe operation of the adjacent equestrian facility due to glare "spooking" horses; and
- Ecological harm.

The applicant has submitted 5 letters of support from fruit and vegetable suppliers, citing benefits such as reducing reliance on imports, reducing food miles, enhancing food security and meeting the demands of consumers.

Cllr Doody: Requests that the application is referred to Committee. Raises concerns that the proposed development would be out of context considering a similar development next door was refused. Also raises concerns about additional traffic.

Canal and River Trust: No objection, following the receipt of further information, subject to conditions.

Inland Waterways Association: Object on the grounds that the proposed development will be visually intrusive due to it's size and height when seen from the canal or the towpath. Despite the slight fall in ground levels, the existing

vegetation will not be sufficient to hide the majority of the structure, particularly from autumn through to spring. We would expect extra planting with evergreens would be required alongside the existing tree and understorey belt. We are also concerned that this plan contains a strong element of back-door provision of warehousing and a solar farm far in excess of that which would be required for a simple, if large, glasshouse development.

Warwickshire Wildlife Trust: The site was identified as a potential Local Wildlife Site, however, it was never subject to assessment against the Local Wildlife Site criteria. The Trust understands that the site was recently ploughed and therefore this section of the pLWS is now recorded as 'destroyed' in the records.

Nonetheless, the site is likely to have some biodiversity value and therefore should be subject to a Biodiversity Impact Assessment in order to ensure that the site contributes to the enhancement of the natural environment as required by the NPPF (paragraph 109).

The Trust recommends that this application is deferred or refused until a suitably completed BIA is submitted which demonstrates no net loss to biodiversity.

WCC Archaeology: No objection, subject to a condition to require a programme of archaeological work.

WCC Landscape: Raise no objection, following the receipt of amended landscaping details. Advise that the proposed planting will take some time to become established, but should eventually provide some screening. Request that blackberry is removed from the planting plan and that a condition is imposed to require a landscape maintenance / management plan.

WCC Ecology: Raise no objection, following the receipt of an acceptable biodiversity impact assessment and biodiversity enhancement proposals. Advise that the development will result in a gain in biodiversity with the enhancement of the field west of the application site to semi-improved grassland. Recommend various conditions.

WCC Highways: No objection, following the receipt of further information.

WCC Flood Risk Management: No objection, following the receipt of further information. Recommend a condition to require drainage details.

WDC Community Protection: No objection, following the receipt of further information. Recommend a condition to require drainage details.

ASSESSMENT

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

- the principle of development;
- impact on the living conditions of nearby dwellings;
- landscape impact;
- ecological impact;

- highway safety;
- drainage and flood risk; and
- impact on the canal.

Principle of development

The development is for agricultural purposes and planning policies are generally permissive of such development within the rural area. Objectors have raised concerns about the industrial nature of the proposed agricultural operation, but planning policies do not differentiate between different types of agricultural development when considering their acceptability in principle within a rural area. The substantial glasshouse that is proposed is clearly unsuitable for any purpose other than agriculture and therefore must be considered appropriate within the rural area, subject to the consideration of other detailed matters such as landscape impact that will be considered in the following sections of this report. The associated agricultural building is necessary to house equipment and ancillary activities associated with a glasshouse of this size and consequently this is also considered to be acceptable in principle.

Objectors have also queried whether there is a genuine agricultural need for the development, citing concerns about the legitimacy of the proposed operator (Valspan Growing Group). Considering the information submitted by the applicant, and the involvement of Blackdown Growers who have a number of similar glasshouse operations in the locality, these concerns are considered to be unfounded. It is clear that this is a genuine agricultural development.

Impact on the living conditions of nearby dwellings

The application site is situated some distance away from the nearest residential properties (250m). As a result the proposed built development and associated activities would not have a significant impact on those properties.

Landscape impact

In considering the landscape impact of the proposals, it is important to bear in mind that, whilst occupying a substantial area in terms of footprint, the glasshouse is a relatively low structure, being 4.6m high to the ridge. The proposed agricultural building is taller, being 7.35m high to the ridge, but this is comparable to the size of other agricultural buildings in the locality. That said, the proposals would undoubtedly have an adverse impact on the rural landscape as it would involve the erection of a large expanse of buildings within a field that is currently undeveloped.

In order to mitigate the landscape impact a landscaping scheme has been proposed which indicates a substantial landscape belt along the northern boundary and parts of the eastern and western boundaries. This includes tree planting together with understorey planting. This focuses on screening views from the north as this is the most sensitive side of the site due to the close proximity to the canal.

Whilst the canal runs in close proximity to the northern boundary, it is at a higher level to much of the application site and there is a strip of woodland

providing a good degree of screening alongside the southern bank of the canal. The proposed landscaping along the northern edge of the application site would add to this existing screening, such that any views of the proposed buildings from the canal and towpath are likely to be limited. The same screening and topography would limit views of the buildings from the dwellings north of the canal.

The proposed buildings would also be visible in the landscape from the east, west and south. There are no short distance public views from these directions, although the buildings would be visible from public vantage points further away, including from nearby roads and footpaths as well as from dwellings. Given the distances involved, it is not considered that this would amount to such a harmful landscape impact as to justify refusing planning permission for a form of development (agricultural) which is generally considered to be acceptable in the rural landscape.

In this regard it is important to note that this is not a pristine landscape devoid of buildings that warrants any special protection, over and above general landscape protection policies. On the contrary, there are some notable examples of large scale agricultural and former agricultural buildings in the immediate vicinity of the application site. This includes the existing large scale glasshouse and agricultural buildings at North Fosse Farm and the large scale former agricultural buildings occupied by the Warwickshire Exhibition Centre.

It is also important to consider the cumulative impact of this form of development, bearing in mind the presence of a similar large scale glasshouse on land to the south of the current application site. There is also another similar glasshouse development on land further south along the Fosse Way. Objectors have raised concerns about this part of the Fosse Way becoming "lined with large greenhouse complexes". However, this would be only the third such glasshouse in a 2km stretch of the Fosse Way. Furthermore, one of the existing glasshouses is 2km from the application site and would not be in the same field of view as the proposed development. Therefore it is not considered that the cumulative impact of the proposals would justify a refusal of planning permission on landscape grounds.

All things considered, it is concluded that the proposals would have an acceptable landscape impact, bearing in mind the fact that planning policies are generally permissive of such agricultural buildings in the countryside.

Ecological impact

Whilst the site is situated within a potential Local Wildlife Site, much of the site area has recently been ploughed and this will have reduced its ecological value. This is confirmed by the comments of Warwickshire Wildlife Trust, who have this section of the potential Local Wildlife Site recorded as "destroyed". Nevertheless, there are areas of higher ecological value along the hedgerows around the periphery of the site and on adjacent land.

A biodiversity impact assessment has been carried out and this calculates that there would be a loss of biodiversity as a result of the proposed development. The applicant proposes to offset this biodiversity loss by carrying out

enhancements to the field to the west of the site to turn this into semi-improved grassland. The County Ecologist advises that this enhancement will result in a net gain in biodiversity.

With regard to protected species, the County Ecologist has recommended that a condition is imposed to require the submission of a Construction and Environmental Management Plan to set out how these will be safeguarded during the development. Subject to this condition it is considered that the proposals would not harm protected species.

For the above reasons it has been concluded that the proposals would have an acceptable ecological impact.

Highway safety

Objectors have raised concerns about an increase in HGVs accessing the site and associated problems on Fosse Way. However, following the receipt of further information from the applicant the Highway Authority have raised no objection. Vehicular access is proposed to be provided via the existing North Fosse Farm site to the south, which has an existing access onto Fosse Way capable of handling HGVs. However, as there has been no objection from the Highway Authority, it is considered that the proposed access arrangements are appropriate and that the proposals would be acceptable in terms of highway safety.

Drainage and flood risk

Whilst parts of the site are situated within Flood Zone 3, the proposed buildings are situated largely within Flood Zone 1, with a small area of the glasshouse extending into Flood Zone 2. Flood risk has been considered by the County Council as Local Lead Flood Authority and WDC Community Protection who have both raised no objection to the proposals. Therefore the development is considered to be acceptable from a flood risk point of view.

An objector has raised concerns relating to existing drainage / flooding problems at the dwelling and business premises on land approximately 250m to the south-west of the application site at The Fosse / Warwickshire Exhibition Centre. However, a condition is recommended to require a drainage scheme to be submitted for approval and this will ensure that sustainable urban drainage features are incorporated to limit surface water run-off to greenfield rates. This will ensure that the proposals will not worsen existing drainage issues off-site.

Impact on the canal

The impact on views from the canal is considered under the "Landscape impact" section above. In terms of other impacts on the canal, the Canal and River Trust have made comments in relation to excavations close to the canal embankment and drainage. However, they have raised no objection to the application and consider that all issues can be satisfactorily addressed by conditions. Suitable conditions have been recommended accordingly and therefore it has been concluded that the proposals would have an acceptable impact on the canal.

Other matters

An objector has raised concerns in relation to bio-security. This is not a planning issue. Nevertheless, the applicant has advised that they are not involved in trials of genetically modified crops and do not intend to be in the future.

Objectors have raised concerns about glare from the expanse of glass within the glasshouse. The applicant has advised that they will use second hand glass to construct the glasshouse and this will help to reduce the potential for glare. Taking this into account, and considering the significant distance between the site and the nearest sensitive receptors, it is not considered that a refusal of planning permission would be justified on the grounds of glare.

Objectors have raised concerns about this being more of a solar farm than a glasshouse, due to the fact that solar panels are mentioned in the application documents. In response, the applicant has advised that they have no intention of creating a solar farm and have advised that no solar panels will be installed, unless the Council require them under Local Plan Policy DP13.

Given the proposed uses of the buildings the development is unlikely to generate a significant demand for energy. Therefore it would not be appropriate to impose a requirement for on-site renewable energy production in this case, in accordance with Local Plan Policy DP13 and the associated SPD.

Given the concerns that have been raised by objectors, the Council could impose a condition withdrawing permitted development rights to prevent solar panels being installed without the need for planning permission at a later date. However, this would run counter to a key aim of national and local planning policies in terms of promoting renewable energy. Furthermore the installation of solar panels on an existing building is unlikely to result in any significant harmful impacts in this location and consequently there are no planning grounds for imposing such a restriction.

SUMMARY / CONCLUSION

The proposed agricultural development is considered to be acceptable in principle in this location. The proposals would have an acceptable impact on the living conditions of nearby dwellings and on the rural landscape. Furthermore the proposals are considered to be acceptable in terms of drainage and flood risk and in terms of highway safety. Finally, it has been concluded that the proposals would have an acceptable ecological impact and an acceptable impact on the adjacent canal. Therefore it is recommended that planning permission is granted.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location

plan and approved drawing(s) 101A, 662A/1 & 2016-001, and specification contained therein, submitted on 10 March 2016.

REASON: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 The development shall be carried out only in full accordance with sample details of the facing and roofing materials which shall have been submitted to and approved in writing by the local planning authority.

REASON: To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.

- 4 Prior to the commencement of development a scheme for the offsetting of biodiversity impacts at the site shall be submitted to and approved in writing by the local planning authority. The offsetting scheme shall include:

- (a) the identification of receptor site(s);
- (b) details of the offset requirements of the development in accordance with the recognised offsetting metrics standard;
- (c) the provision of contractual terms to secure the delivery of the offsetting measures; and
- (d) a management and monitoring plan (to include for the provision and maintenance of such offsetting measures for not less than 25 years from the date of this permission).

The offsetting scheme approved under this condition shall be implemented in strict accordance with the approved details.

REASON: To ensure no net loss of biodiversity in accordance with the NPPF.

- 5 No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced unless and until adequate steps, which shall have been previously approved in writing by the local planning authority, have been taken to safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837 – 2012 Trees in Relation to Design, Demolition & Construction) to all retained trees and hedgerows on the site, or those trees and hedgerows whose root structure may extend within the site. In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any retained trees or hedgerows; no equipment, machinery or structure shall be attached to or supported by any retained trees or hedgerows; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury

to the trees or hedgerows by interference with their root structure and no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the trees or hedgerows.

REASON: To protect those trees and hedgerows which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

- 6 No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in strict accordance with the approved details before the development is completed. The scheme to be submitted shall:

(a) undertake infiltration testing in accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site;

(b) demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753 as well as CIRIA C697, C687 and the National SuDS Standards;

(c) limit the discharge rate generated by all rainfall events up to and including the 100 year plus 30% (allowance for climate change) critical rain storm to a maximum of 7.4l/s (Qbar Greenfield runoff rate) for the site (as a minimum, the developed site must not exceed the run-off from the undeveloped site and must not increase the risk of flooding off-site);

(d) demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments';

(e) demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements (calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods); and

(f) confirm how the on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters.

REASON: To ensure that adequate drainage facilities are available and to minimise flood risk, in accordance with the National Planning Policy Framework and Policy DP11 of the Warwick District Local Plan 1996-2011.

- 7 The development hereby permitted shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. In discharging this condition the local planning authority expects to see

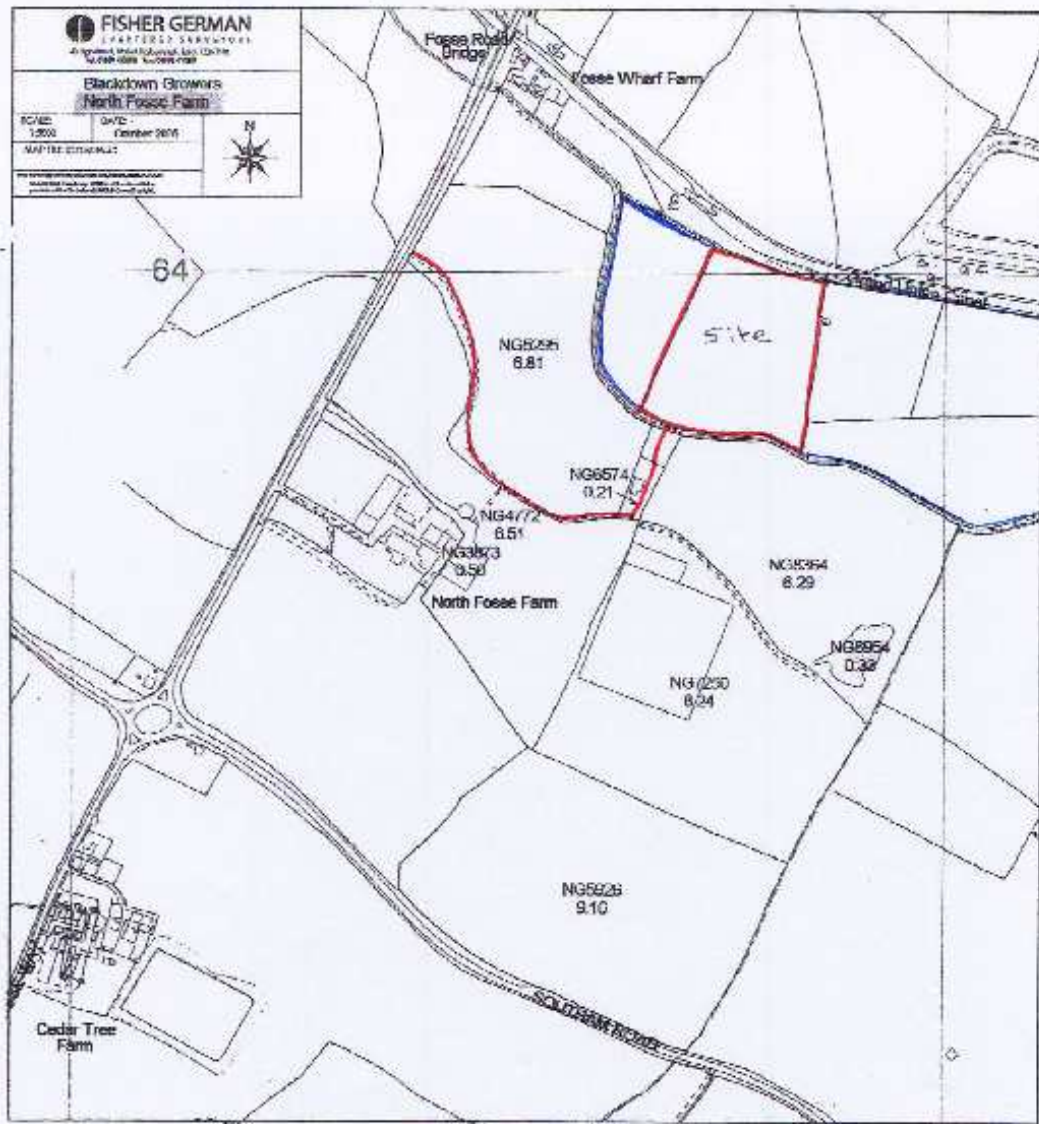
details concerning pre-commencement checks for protected and notable species and subsequent mitigation as deemed appropriate. In addition this should include details of appropriate working practices and safeguards for other wildlife and habitats that are to be employed whilst works are taking place on site. The approved Construction and Environmental Management Plan shall thereafter be implemented in full. **REASON:** To ensure that protected species are not harmed by the development, in accordance with Policy DP3 of the Warwick District Local Plan.

- 8 No development shall take place until a Method Statement detailing all proposed earthmoving, excavation, demolition and construction works within 20 metres of the toe of the adjacent Grand Union Canal embankment, including identification of potential adverse impacts on the canal embankment arising from such works and the proposed means of mitigating any such impacts, has first been submitted to and approved in writing by the local planning authority. The development shall thereafter only be carried out in strict accordance with the approved Method Statement and the mitigation measures identified therein. **REASON:** In the interests of minimising the risk of creating land instability which would adversely affect the structural integrity of the adjacent Grand Union Canal and canal embankment, in accordance with the NPPF.
- 9 No development shall take place within the application site, unless and until a programme of archaeological works and investigations has been secured and initiated in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. **REASON:** In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.
- 10 All existing tree(s) and shrub(s) on the site shall be retained and shall not be cut down, grubbed out, topped, lopped or uprooted without the written consent of the local planning authority. Any tree(s) or shrub(s) removed without such consent or dying, or being severely damaged or diseased or becomes, 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 with tree(s) and shrub(s) of such size and species details of which must be submitted to and approved by the local planning authority. 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 trees and shrubs 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 DP1 and DP3 of the Warwick District Local Plan

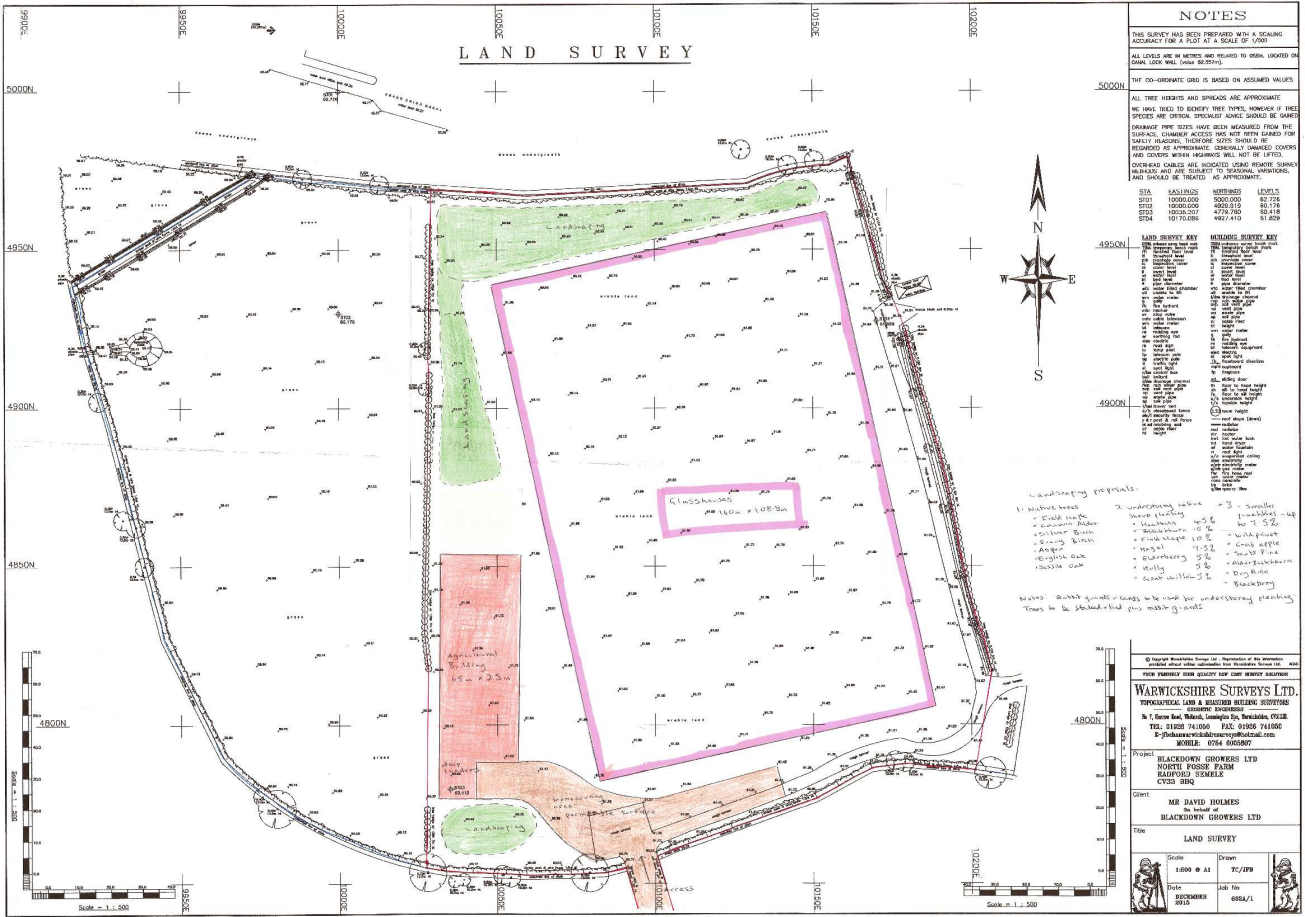
1996-2011.

- 11 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which shall have 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. 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 similar size and species, unless the local planning authority gives written consent to any variation. 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 DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.
- 12 The development hereby permitted shall not be occupied until a Landscape Management Plan has been submitted to and approved in writing by the local planning authority. This shall include details of how the proposed landscaping will be maintained following planting, including details of weed control and replacement of plant failures. The approved Landscaping Management Plan shall thereafter be implemented in strict accordance with the approved details. **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 DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.

SITE LOCATION - Context



SOIL - WHIMPLE 3 - (572 F)



NOTES

THIS SURVEY HAS BEEN PREPARED WITH A STANDARD ACCURACY FOR A PLOT AT A SCALE OF 1:500
 ALL LEVELS ARE IN METERS AND RELATED TO OSGM, LOCATED ON OSN1 COORDINATE GRID (OSN1 BATHYMETRY).
 THE 2D-ORIENTED GRID IS BASED ON ASSIGNED VALUES.
 ALL THE HEIGHTS AND SPACINGS ARE APPROXIMATE.
 NO WORK DONE TO REMOVE TREE TYPES, HOWEVER IF TREE SPECIES ARE OTHER SPECIFIC ADVICE SHOULD BE GAINED.
 CHANGE IN TREE TYPES HAVE BEEN RECORDED FROM THE SURVEY. CHANGE ACCESS HAS NOT BEEN GAINED FOR FULLY REASON. HEIGHTS SHOWN SHOULD BE RECORDED AS APPROXIMATE. GENERALLY GRADED COURTS AND COURTS WITH HEIGHTS WILL NOT BE LISTED.
 OVERHEAD CABLES ARE NOTED ON THE FRONT SURVEY. HEIGHTS ARE NOT LISTED AS SPACINGS, INFORMATION SHOULD BE RECORDED.
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STATION	EASTING	NORTHING	LEVEL
SP1	10000.000	5000.000	82.776
SP2	10000.000	5000.000	82.776
SP3	10000.000	5000.000	82.776
SP4	10000.000	5000.000	82.776

LAND SURVEY KEY	BUILDING SURVEY KEY
1. Boundary	1. Boundary
2. Fences	2. Fences
3. Paths	3. Paths
4. Grass	4. Grass
5. Trees	5. Trees
6. Buildings	6. Buildings
7. Walls	7. Walls
8. Windows	8. Windows
9. Doors	9. Doors
10. Roofs	10. Roofs
11. Chimneys	11. Chimneys
12. Gables	12. Gables
13. Porches	13. Porches
14. Balconies	14. Balconies
15. Stairs	15. Stairs
16. Driveways	16. Driveways
17. Garages	17. Garages
18. Paved areas	18. Paved areas
19. Unpaved areas	19. Unpaved areas
20. Other	20. Other

Planting proposals:
 1. Native trees
 2. Foliage trees
 3. Evergreen trees
 4. Shrubs
 5. Grasses
 6. Hedges
 7. Fences
 8. Paths
 9. Driveways
 10. Garages
 11. Paved areas
 12. Unpaved areas
 13. Other

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 E: info@warwickshiresurveys.co.uk
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Client: MR DAVID HUGHES
 BLACKDOWN GROWERS LTD

Title: LAND SURVEY
 Scale: 1:500 @ A1
 Drawn: TC/JPB
 Date: 20/06/2015
 Job No: 6864/1

