

Planning Committee: 24 June 2014

Item Number: **5**

Application No: W 14 / 0407

Town/Parish Council: Warwick
Case Officer: Penny Butler
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Registration Date: 16/04/14
Expiry Date: 16/07/14

Land North of Harbury Lane, Heathcote, Warwick. CV34 6TB

Application for the approval of the reserved matters of appearance, landscaping, layout and scale, for the development of 220 no. dwellings with details of associated public open space, children's play area, landscaping, materials and boundary treatments (outline permission W/13/0607) FOR Barratt Homes

This application is being presented to Committee due to an objection from Whitnash Town Council having been received.

RECOMMENDATION

Planning Committee are recommended to GRANT the reserved matters application, subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal is for the approval of the reserved matters of appearance, landscaping, layout and scale, for the development of 220 dwellings, associated public open space, children's play area, landscaping and boundary treatments, which was granted outline permission in 2013 (W/13/0607).

The site layout comprises a main through road leading north to south from Heathcote Lane to Harbury Lane, with a link to Gallagher Way in the east. There is a further loop road within the estate with cul de sacs leading off. Three areas of public open space are proposed, one including a Local Equipped Area for Play (LEAP) at the western corner of the site, adjacent to the Europa Way roundabout, one on the other side of Hawkes Farm which would include an attenuation pond, and one at the north-eastern corner of the site. Dwellings are a mix of bungalows, two storey dwellings (some with accommodation within the roof space) and two storey flats. The proposals are as follows:

Market Housing

HOUSE/FLAT/ BUNGALOW	BEDS	TOTAL	PROPOSED %	WDC REQUIRE %	DIFFERENCE
Flat	1	8	6	7	-1%
House	2	23	17	26	-9%

House	3	58	44	43	+1%
House	4 & 5	43	33	24	+11%
TOTAL		132	100	100	

Affordable Housing

HOUSE/FLAT/BUNGALOW	BEDROOMS	TOTAL	
Flat	1	12	
Bungalow	2	8	
House	2	38	
House	3	26	
House	4	4	
TOTAL		88	

The Design and Access Statement submitted with the application describes how the development contains a hierarchy of roads and pathways designed using a variation in width and materials to encourage low speeds, has a comprehensively designed landscaping scheme, with public open space placed for ease of use, dwellings that will follow a scale that is in keeping with the adjacent landscape, and a wide range of house types which will create a broad based community and will allow families to move within the scheme as needs and aspirations change with time.

THE SITE AND ITS LOCATION

The site lies to the south of Warwick and Whitnash and is currently rough grassland and relatively flat. It covers a total of 9.85 hectares and comprises a roughly triangular shaped field bounded by tree and hedgerow planting. There is a group of protected oak trees on the northern boundary. To the north, the site is bounded by Heathcote Lane beyond which lies the Heathcote Industrial Estate, to the east is Macbeth Approach and a mix of residential and employment/ commercial development on Warwick Gates, and the southern boundary follows Harbury Lane but omits buildings at Hawkes Farm and Longacre. These properties project into the site on the Harbury Lane frontage. The site occupies the land between two arms of the Harbury Lane/Europa Way/Gallows Hill roundabout.

On the opposite side of Europa Way to the west and south are predominantly arable fields, although the land to the south includes farm buildings, a caravan site and fishing ponds. Outline planning applications are currently under consideration for this land, following the withdrawal of similar applications last year, with the land parcel opposite on Harbury Lane included in the Draft Local Plan as a site for residential development. Land to the north-west, on the opposite side of Europa Way is arable land and also included in the Draft Local Plan as a mixed residential/business development site. To the west of this area is the Banbury Road,

beyond which lies the historic Castle Park. On the opposite side of Heathcote Lane to the north are industrial and business uses. The application site is allocated employment land under the current Local Plan. The entire site is Grade 2 (Very Good) agricultural land.

PLANNING HISTORY

Outline planning permission (W/13/0607) was granted in 2013 for the development of up to 220 dwellings with access details provided. A Section 106 legal agreement linked to this permission secured contributions towards healthcare (surgeries, acute and community care), indoor and outdoor sports facilities, highway improvements, education, footpath improvements, off-site parks/gardens and allotments, school transport, sustainability packs, a play area and monitoring. Prior to this, outline planning permission (W/01/1605) was granted in 2002 for Phase 2 of the Gallagher Warwick Business Park.

RELEVANT POLICIES

- Warwick District Local Plan 2011-2029 Publication Draft - published April 2014.
Relevant policies: DS2, DS3, DS5, DS6, DS7, DS10, DS11, HO, H1, H2, H4, SC0, BE1, BE2, BE3, TR1, TR2, TR3, TR4, HS1, HS4, HS5, HS6, HS7, CC1, CC2, CC3, FW2, FW3, FW4, HE1, HE6, NE2, NE3, NE4, NE5, W1, DM1.
- SSP1 - Employment Allocations (Warwick District Local Plan 1996 - 2011)
- SC2 - Protecting Employment Land and Buildings (Warwick District Local Plan 1996 - 2011)
- 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)
- DP5 - Density (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)
- SC4 - Supporting Cycle and Pedestrian Facilities (Warwick District Local Plan 1996 - 2011)
- SC11 - Affordable Housing (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)

- RAP10 - Safeguarding Rural Roads (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)
- Warwickshire Landscape Guidelines SPG
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Affordable Housing (Supplementary Planning Document - January 2008)
- Development Management Policy Guidance: Achieving a Mix of Market Housing on new Development Sites (Agreed by Executive - 19th June 2013)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: No objection is raised. The Town Council is pleased to be consulted on this proposed application and trusts that the developer will work closely together with the District Council and County Council to ensure that a suitable infrastructure is in place prior to commencement.

Whitnash Town Council : Object to this planning application. There will be a significant increase in traffic on the very busy Harbury and Heathcote Lanes and the traffic island leading to the motorway, Warwick and Leamington. The coalescence of all the developments south of the river will result in urban sprawl and towns and villages will lose their identity. No cycle ways. Adverse impact on oversubscribed schools and medical facilities in the area. Loss of green space and agricultural land. Increase in traffic will result in deterioration of air quality. No shops on development. Visual impact of three storey homes on the landscape should be considered

Warwick Town Council: The Town Council urge that the ancient hedgerows should be preserved and incorporated in the landscaping proposals.

Public Response: Yodel who occupy premises on Heathcote Lane have objected to lack of acoustic fencing on Heathcote Lane, to protect residents from traffic noise associated with their 24 hour haulage operation.

The adjoining occupier of Long Acre has objected to the proximity of dwellings to her paddock which is used to keep a range of poultry, due to the potential for noise and odour complaints from future occupiers. Also object to the property being affected by property blight, loss of property value and disturbance during construction. The open space opposite is welcomed but will not mitigate the effects of the development or their loss of rural character.

The occupiers of Heathcote House on the opposite side of Harbury Lane have objected to the siting of the access near their own access, and associated increases in traffic and noise.

Severn Trent Water: No objection, subject to surface water and foul sewage drainage details condition.

Ramblers: Object as the estate layout is entirely car based and no pedestrian link is shown from the estate towards Heathcote Way, the route north to the retail park. The layout should be amended to provide such a direct link with a formal road crossing and attempts should be made to create a pedestrian/cycle link into the south side of the retail park itself in order to encourage non-car use.

WCC Rights of Way: Request a contribution of £3300 towards improvements to foot paths in the area.

Warwickshire Police: Recommend crime prevention measures.

Environment Agency: No objection.

Natural England: The green infrastructure plans generally reflect that proposed at outline stage, and the inclusion of a natural play area is welcomed. The local planning authority should assess the impact on local landscape character, biodiversity and habitats, soil and protected species.

Housing Strategy: No objection to the number and the amended mix of size and type of affordable dwellings.

Environmental Health: Requested clarification that the condition relating to traffic noise mitigation noise attached to the outline permission would require separate discharge. Do not consider that noise or odour from poultry kept on the adjoining land would lead to complaint from future residents, given it is not at a commercial level.

Neighbourhood Services: The detailed design of the open space should be set out in accordance with the previously agreed Landscape Plan GIA015-210 produced by Gallagher's.

Contract Services: Dwellings should have sufficient space for refuse/recycling storage and appropriate collection points within 25m of dwellings, accessible by 26 tonne collection vehicles.

WCC Highways: No objection to amended layout plan including details of refuse storage and removal of a tree to improve visibility. Condition required for development in accordance with the plan.

WCC Ecology: Requested a bat survey of a group of willow trees proposed for removal. Comments are awaited on the report and will be reported in the late items report.

WCC Rural Services (Landscape advice): No objection to the overall landscape proposals, species and layout. However, development should be moved outside the Root Protection Areas of trees, included the oaks protected by TPO.

ASSESSMENT

Provision of housing

The proposed mix of sizes and types of affordable dwellings meets the requirements of the Housing Officer. The proposed mix of sizes of market housing units is considered to generally accord with the Council's Achieving a Mix of Market Dwellings guidance document as the most dominant group is three bedroomed houses, and there are also significantly more 1, 2 and 3 bedroomed dwellings than 4 or 5 bedroomed dwellings, and these represent about one third of the total. There are 9% too few two bedroomed dwellings, at the expense of 4 and 5 bedroomed dwellings, but this is considered a minor discrepancy given the overall split between houses with 3 bedrooms or less, and as the 1 and 3 bedroom provision is correct. The proposal is therefore considered to accord with Policy SC11 of the adopted Local Plan.

Design

The proposed dwellings are all two storey dwellings apart from 2 bungalows, with a small number containing accommodation within their roof space. The proposed house types are a mix of Barratt Homes and David Wilson Homes. This mix adds visual interest to the site by providing a greater mix of detailing to the dwellings, though they comprise a complementary mix of facing materials which are mainly traditional red brick, with a smaller number of cream or white painted render. The roofs include red and grey concrete interlocking tiles, and grey, brown and blue black tiles. The range of materials are mixed throughout the affordable and market homes. Boundary treatments consist of 2m high brick walls, 1.8m high close boarded fences with 0.2m trellis on top (as recommended by the Police), with the main routes through the site fronted by 1.2m high estate railings. All garage doors, fascias and soffits are to be white, with black rainwater goods. It is considered that this choice of materials will give the development a high quality appearance that would not harm the character of adjoining residential development to the east.

The submitted landscaping scheme introduces a significant amount of new tree planting along the main routes through the estate and the proposed areas of open space are located around the periphery of the site, where they will soften the edges of the development and be of wider public benefit. The layout which comprises main feeder roads with short cul de sacs leading off is similar to the layout of the adjoining estate.

Layout

The proposed layout provides affordable housing in three general groups within the site which are interspersed with market housing, and this layout is considered to be

sufficiently integrated with the market housing and is to the satisfaction of the Housing Officer. The general road layout and position of open space accords with the indicative layout provided at outline stage and meets the requirements of the Highway Authority. The design of the open space and landscaping has been the subject of amendment to satisfy the requirements for open space provision.

The layout has been amended to provide increased separation distances between dwellings within the site, however, there are several instances where the separation distances between dwellings remains several metres less than those recommended in the Distance Separation Standards SPG. The applicants case has been considered, on the basis that this would be a 'buyer beware' situation, where future occupiers would be aware of the situation before moving in. However, they have been asked to make further adjustments to address the deficiencies. Amended plans are to be submitted prior to Planning Committee and will be reported in the late items report.

The layout has also been amended to incorporate crime prevention measures recommended by the Police including bollards, higher boundary treatments and gates. Additional paths have been provided around the SUDS attenuation pond and to link to potential future development to the south.

Impact on neighbouring amenity

The layout provides the required distances between proposed dwellings and the nearest adjoining residential properties at Hawkes Farm and Long Acre, and to Heathcote House on the opposite side of Harbury Lane. The owners of Long Acre have raised concerns relating to the positioning of dwellings with rear gardens adjoining their plot, due to the potential for noise complaint relating to their keeping of birds. These gardens are at least 10m in length, and the boundary to this property is marked by a tall hedge. It is not considered likely that this layout would lead to objection from future occupiers of the houses since the adjoining use is not commercial, is ongoing and would be apparent to potential purchasers.

Impact on ecology and trees

A further bat survey was required of the trees on the northern boundary of the site, at the request of the County Ecology service, whose comments will be reported in the late items report. An amended layout plan has moved development outside of the root protection areas of trees. Suitable tree protection is to be provided to ensure retention of hedges surrounding the site, and the trees along the boundary with Heathcote Lane.

Other matters

A condition was imposed on the outline permission requiring a noise insulation scheme to protect residents from traffic noise. Conditions were also imposed to require details of drainage, landscape management, habitat protection, archaeology, and land contamination mitigation, so these matters will need to be

discharged formally on the outline permission. Details of refuse storage and collection provision are suitable, as are the access arrangements. Vehicle parking is provided in accordance with the Parking Standards SPD.

SUMMARY/CONCLUSION

The proposal is considered to provide appropriate levels of affordable housing and a mix of types of market dwellings, to not unacceptably harm the amenity of surrounding neighbours, and to achieve good design and safe layout. The proposal complies with the policies listed.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) (Alston Classic, Colchester Classic, Hexham Classic, Jade Classic- detached, Jade Classic- semi-detached, Madison Classic, Rochester Classic, Type 20 Classic, Type 22 Classic, Type 24 Classic, Type 28 Classic, P341--D5, H316---5, H455---5, H469--X5, H588---5, H597---5, H546---5, H533---5, SH29-Semi detached, SH29-29 Triple Terrace, C135, C136, E51W, G1B, G2AW, G2C, Enclosure Details, Landscape Masterplan GL0217-01, Infrastructure Landscape Proposal GL0217-02 submitted on 18 March 2014. H6735:06 Rev.B, H6735:05-1 Rev.A, submitted on 06/06/14. 2010/LIN/C/01; H6735:101 Rev.D submitted on 013/06/14), and specification contained therein.
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.

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