

**Planning Committee:** 28 April 2015

**Item Number:** **5**

**Application No:** [W 14 / 1865](#)

**Town/Parish Council:** Bishops Tachbrook

**Registration Date:** 15/01/15

**Case Officer:**

Liam D'Onofrio

**Expiry Date:** 16/04/15

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**Grove Farm, Harbury Lane, Bishops Tachbrook, Leamington Spa, CV33  
9QF**

Reserved matters application for the layout, scale and appearance of 90 dwellinghouses comprising one and two storey housing together with associated garages, parking facilities, infrastructure and drainage, forming Phase 1 of the Grove Farm Harbury Lane development granted under outline planning permission W/14/0023. FOR A C Lloyd Ltd

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

This application was **deferred** from the last Planning Committee meeting on 31/03/15 to enable the applicant to address concerns raised by Members with regard to the provision of a wider spread of affordable housing units across the site.

**RECOMMENDATION**

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

**DETAILS OF THE DEVELOPMENT**

This application seeks the approval of reserved matters relating to appearance, layout and scale, following the grant of outline permission on 29th May 2014 (W/14/0023) for an urban extension comprising approximately 200 dwellings with new access onto Harbury Lane, land safeguarded for a new primary school, allotments, open space, local shop (A1 use up to 100 sqm gross), car parking and associated infrastructure for up to 200 new homes, public open space, landscaping, new access and highways and associated and ancillary development. The site access from Harbury Lane was approved under this outline planning permission. This reserved matters application does not include landscaping, which has been reserved for future consideration.

This reserved matters application provides details for Phase 1 only, which comprises 90 units located within the northwest part of the site, south of Harbury Lane and east of Heathcote Mobile Home Park. Details have been provided on

house types, associated layout, including identification of areas of open space for this phase of development.

## **THE SITE AND ITS LOCATION**

The application site relates to a green field site comprising arable fields located south of Harbury Lane and west of Oakley Wood Road. The housing estate of Warwick Gates is located to the north of Harbury Lane, Heathcote Park static caravan park is located to the northwest and open fields lie to the south (where outline permission for Phase 2 - 520 dwellings is currently being assessed under W/15/0217) with the village of Bishop's Tachbrook beyond. The site is within open countryside on the edge of the conurbation of Warwick/Royal Leamington Spa.

## **PLANNING HISTORY**

W/15/0217 - Outline planning application for residential development for (approximately) 520 dwellings together with two new accesses onto Harbury Lane, land for Country Park, open space (including areas of formal and informal open space, allotments, structural landscaping and drainage works including surface water attenuation ponds as part of a Sustainable Drainage System), demolition of existing buildings, car parking and associated infrastructure : Pending

W/14/0023 - Residential development (approximately 200 dwellings) with new access onto Harbury Lane, land safeguarded for a new primary school, allotments, open space, local shop (A1 use up to 100 sqm gross), car parking and associated infrastructure: Granted 29/05/14

W/13/0036 - Residential development (approximately 200 dwellings) with new access on to Harbury Lane, land safeguarded for a new primary school, allotments, open space, local shop (A1 use up to 100 sqm gross), car parking and associated infrastructure: Refused 15/10/13

## **RELEVANT POLICIES**

- National Planning Policy Framework

### The Current Local Plan

- RAP1 - Directing New Housing (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)
- SC12 - Sustainable Transport Improvements (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- SC14 - Community Facilities (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)

### The Emerging Local Plan

- DS2 - Providing the Homes the District Needs (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS6 - Level of Housing Growth (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS7 - Meeting the Housing Requirement (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- DS11 - Allocated Housing Sites (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS13 - Allocation of Land for a Country Park (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H2 - Affordable Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H4 - Securing a Mix of Housing (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)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR3 - Transport Improvements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NP1 - Neighbourhood Plans (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW4 - Water Supply (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

### Guidance Documents

- Affordable Housing (Supplementary Planning Document - January 2008)
- 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)
- Development Management Policy Guidance: Achieving a Mix of Market Housing on new Development Sites (Agreed by Executive - 19th June 2013)
- Garden Towns, Villages and Suburbs - A prospectus for Warwick District Council (Consultation document - May 2012)

## **SUMMARY OF REPRESENTATIONS**

**Bishops Tachbrook Parish Council: Objects** to this application for the following reasons:

1. The tenure mix, which doesn't include private bungalow units that might allow downsizing for older people. There should also be a supply of a number of Lifetime Homes that would cover lifetime's eventualities.
2. The concentration of affordable units is grouped in one area of the site.
3. In keeping with the 'Garden Suburb' design requirements, the provision of features such as pull-ins along the grass verge on the road into the site feeding the 1st phase, to prevent roadside parking.
4. The insufficient provision for recreational space, such as allotments and for community facilities, such as a shop or Community Centre to serve the new residents.
5. The detail of the landscape layout, ecology management and mitigation of biodiversity impact. It is important for example that existing hedgerows are maintained and the rural character of the area is reinforced through measures such as appropriate native tree planting.
6. The absence of consideration given to the Policies detailed in the emerging Bishop's Tachbrook Neighbourhood Plan.
7. The absence of the appellant's co-operation with the Bishop's Tachbrook Parish Council in not agreeing to meet to review the detailed design of this development and to address the concerns of local residents.
8. The prominence of the site from both Harbury lane and from the southerly direction across the Tachbrook Valley. The southern boundary should have a substantial shelter belt rather the few trees shown on the drawing and there needs to be greater attention to the garden village concept and the

depth of the shrubbery between the western boundary and Heathcote Park should be substantially greater to reduce the loss of amenity to the existing properties.

**WCC Highways:** No objection, following amendment to layout.

**WCC Ecology:** No objection, subject to conditions.

**WCC Archaeology:** No objection as issues addressed at outline stage.

**WDC Contract Services:-** No objection and further comments.

**Environment Agency:** Issues addressed at outline stage.

**Warwickshire Police:** No objection, secured by design principles to be complied with.

### **Public response:**

There have been 13 objections, however none of these raise matters material to the consideration of this reserved matters planning application in relation to appearance, layout, scale and landscaping.

One neutral comment has been received raising the following material comment:  
- Whilst appreciating the houses have to be built there is overlooking concern to Heathcote Park and a request that Plots 56-57 be altered to bungalows.

### **ASSESSMENT**

As the principle for the development has already been established under outline planning application W/14/0023 the main issues relevant to the consideration of this application are as follows:

- Design and layout;
- The impact on the Character and Appearance of the Area;
- The impact on the living conditions of nearby dwellings;
- Car Parking and Highway Safety;
- Ecological Impact;
- Health and Wellbeing.

### **Design and layout**

#### The Garden Towns, Villages and Suburbs Approach

The Council's 'Garden Towns, Villages and Suburbs' Prospectus seeks to bring together the key characteristics of the garden suburbs and villages approach, which include coherent and well planned layouts, high quality design and consideration of long term management arrangements. The site is considered to fall within the category of 'neighbourhood edge', lying at the edge of the developable area and adjoining countryside. The development has also

considered the Council's 'Draft Design Guidance for the Strategic Urban Extensions - South of Leamington Spa and Warwick - March 2015' which seeks to establish a strategic framework that extends across all areas to ensure consistency.

It is considered that the proposed scheme will provide a high quality residential environment which conforms to the garden suburb design principles exhibiting the characteristics of a leafy well designed residential neighbourhood within which open space and structural landscaping is an integral part.

The main spine access is shaped to naturally slow traffic and will provide a principle route through the development with wide pavements and tree-lined verges meeting widths specified within the 'Strategic Urban Extension' document. The scheme also provides a legible hierarchy of streets and spaces in accordance with this document with neighbourhood streets off the principle route and access drives meeting 'country lane' dimensions, adjacent to areas of public open space. Dwellings facing onto these areas of public open space also provide natural surveillance.

The prospectus indicates that the linear layout can be less regimented for the 'neighbourhood edge' with a looser urban pattern of semis and detached houses. The layout provides well defined perimeter blocks with front and rear gardens to provide an acceptable level of amenity space and ample space for soft landscaping opportunities that will add to the verdant, garden suburb character (landscaping will be considered within a separate reserved matters application).

The Council's Supplementary Planning Guidance - Distance Separation (2003) as referred to in the Adopted Local Plan set standards for the distance separation between the windows of habitable rooms in dwellings. In particular, the policy states that there should be 22 metres between two storey dwellings, although this standard is reduced when the distance is measured across public space or a road where there would be public activity. The distance between a side and rear elevation should be 12 metres. There are elements of the scheme where these separation distances fall short by approximately one metre, however this reflects the fact that dwellings have been pushed back from the highway to provide deeper front gardens and the overall character of the area is one of spaciousness, positively meeting the aims and objectives of the garden suburb prospectus and ensuring a good standard of amenity for future occupiers.

Properties are traditionally designed two-storey dwellinghouses with a good mix of semi-detached and detached dwellings, interspersed with terraced properties, a semi-detached bungalow and six maisonettes. The properties are considered to provide an appropriate design solution with corner properties having a dual aspect and key properties fronting the principle road, occupying corner plots and fronting public open space all having chimneys, which is considered to provide an important architectural feature. It will be appropriate to condition material samples to ensure an appropriate finish.

A condition was imposed at Outline stage to ensure that an appropriate level of open space and recreational facilities are provided to serve the development,

including informal open space, appropriate children's play facilities, outdoor sport facilities and allotment gardens. This phase provides large areas of linear public open space to the northern and southern boundaries and two area of public open space located centrally within the development and includes the attenuation pond to the eastern edge of the site. Further open space will be provided on the second phase, including allotment gardens.

Housing mix

Paragraph 50 of the NPPF states that local planning authorities should plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community. It goes on to state that local planning authorities should identify the size, type, tenure and range of housing that is required in different locations. In accordance with these requirements, the Council has adopted guidance on the required mix of market housing (June 2013). This is based on the 2012 Strategic Housing Market Assessment for Warwick District and specifies a mix of 7% 1 bedroom dwellings, 26% 2 bedroomed dwellings, 43% 3 bedroom dwellings and 24% 4 bedroom dwellings. This phase of development provides:

Market Housing

Bedrooms	Total	% Proposed	WDC requirement	Difference
1-bedroom	0	0	7%	- 7%
2-bedroom	8	15%	26%	- 11%
3-bedroom	27	50%	43%	+ 7%
4/5-bedroom	19	35%	24%	+11%
Total	54	100	100	

It will be necessary to ensure that the mix of house types for phase 2 are balanced to create the appropriate mix across the whole development site. Within that context it is considered that the mix and distribution of housing types proposed as part of the first phase is acceptable. It is noted that the total housing mix for this phase (market and affordable) closely aligns to the housing mix requirements providing: 7% - 1 bed units; 31% - 2 bed units; 39% - 3 bed units; and 23% 4/5 bed units.

Affordable Housing

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

Bedrooms	Total
1-bedroom	6
2-bedroom	16
3-bedroom	12
4-bedroom	5

The current phase provides 40% affordable housing comprising the mix of dwelling sizes set out above. This was previously focused to the north of the site and Members raised concern at Planning Committee on 31st March 2015 that this provided an insufficient spread across the development site, clustering the affordable units to one part of the site. The application was subsequently **deferred** from the last Planning Committee to enable the applicant to address concerns raised by Members.

The proposal has now been amended to provide a wider spread of affordable housing across the current phase. The applicant has also provided an indicative plan showing the likely spread of affordable housing within the whole of the outline approved site. In addition the applicant has made the following points in support of the new layout:

- *The reserved matters application has been amended and there have been a number of plot substitutions to create more integration throughout the site.*
- *Additional streetscene plans show how the social housing externally is identical to the open market housing – this has been the same on all A C Lloyd development sites over the last 10 years and has proved extremely successful.*
- *There is a preference from the social housing providers that the social properties are located in clusters similar to that shown on the overall development plan. This aids overall maintenance of the units, common boundaries and communal areas. The provision of infrastructure and build sequencing is improved by clusters of social housing. They are very opposed to small clusters around the site especially mixing different social tenures*
- *Having checked and compared similar sized schemes to this one approved by WDC planning committee over the past 5 years this scheme now has the best distribution of private/social housing mix.*

The Housing Officer has raised no objection to the proposed layout in terms of affordable housing. The Housing Officer has also approached five Housing Associations to gain their views on affordable housing layout. The general consensus is:

- A certain amount of clustering is considered appropriate and can make it easier for Housing Associations to managing the units.
- For this reason Housing Associations would not wish to see affordable housing spread throughout sites in ones and twos (pepperpotted).
- Housing Associations also wish to avoid mixed tenures in apartment buildings, terraced blocks and if the development includes parking courts it is suggested that the parking court serves only one tenure. It is also desirable to avoid shared facilities or access ways across tenures as the relationship for maintenance can become blurred.



- The scale of development is relevant, however it is agreed that avoiding a cluster of affordable housing is desirable and 20 units is considered to be an appropriate maxima.

It is considered that the revised layout and spread of affordable housing within this phase is acceptable balancing the need for an appropriate level of integration within the wider scheme with other practical considerations outlined above.

### **The impact on the living conditions of nearby dwellings**

The proposed layout and design of this development in accordance with the garden suburb approach will provide a high level of residential amenity to the future occupiers of the development within an attractive setting. The separation distances to surrounding properties are considered to be acceptable and despite minor shortfalls the proposed development will provide appropriate relationships between neighbouring properties without significant impact upon the amenities of the occupiers.

The request by the adjoining resident on Heathcote Park to alter Plots 56-57 from two-storey properties to bungalows has been carefully noted, however the Council's minimum separation distances between the existing and proposed dwellings here are exceeded, providing an acceptable level of amenity and there would therefore be no justification to request this alteration.

### **Car Parking and Highway Safety**

The site access from Tachbrook Road has previously been agreed at outline stage. Each property has an appropriate level of parking in accordance with the Council's Vehicle Parking Standards and bin collection points have been provided where necessary.

The Highway Authority made a number of comments regarding the proposed layout and the following amendments were requested:

- The footpath running through the public open space along the northern edge of the site should continue to the north-east corner and connect with a new future footpath, which will abut the southern side of Harbury Lane to connect the development to the adjoining Heathcote Park.
- The spine road dimensions need to reflect the 'Strategic Urban Extension' guidance, as this specification will also need to be applied to the spine road passing through the Severn Trent Water and Gallagher sites. The guidance specifies a minimum carriageway width of 6.1 metres, a grass verge of 3 metres on both sides, and a footpath of 3 metres on both sides.
- The Highway Authority have raised some concerns with the ability to meet necessary visibility splays for reversing vehicles from specific plots. Increasing the pavement/verge width adjacent to plots 1-7 should improve this. A number of other small adjustments to boundary wall locations and re-positioning of street trees have been sought to avoid any conflict with visibility.

- A raised table was originally proposed to the spine road and it has been requested that this be removed to facilitate bus access. Other raised tables need to be relocated to junctions with all proposed block paving replaced by coloured aggregate or bound gravel. On Plots 33-38 a divider has been requested (similar to that provided to the other private drives) to prevent through traffic.

The Highway Authority have confirmed that the revised layout drawings have addressed their initial concerns and that they have no objection to the scheme.

### **Ecological Impact**

The Ecologist was satisfied at outline stage that any ecological impact could be successfully mitigated through planning conditions and these were imposed upon the original outline application W/14/0023. These ecological conditions do not need to be replicated as part of this reserved matters application and will need to be discharged in agreement with the Ecologist prior to the commencement of the development phase. No further information is therefore required at reserved matters stage.

### **Health and Wellbeing**

Warwickshire Police have requested that the development follows 'Secured by Design' principles. The proposed 1.8 metre high perimeter walls and fencing have been amended adding 200mm of trellis above, which cannot be easily climbed, improving security.

### **SUMMARY/CONCLUSION**

The proposed development is considered to provide a high quality residential environment in accordance with the garden suburbs principles, including an appropriate mix of market and affordable housing and acceptable dwellinghouse and layout design solutions, including public open space, relevant to this particular phase of the development. The scheme therefore 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) 12 Rev E; 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 44, 59, 60 and specification contained therein, submitted on 07/01/15 and 23/03/15. **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
- 2 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.

- 3 The development shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies DP1, DP2 & DP8 of the Warwick District Local Plan 1996-2011.
- 4 The landscaping scheme submitted as part of the application hereby permitted shall be completed, in all respects, not later than the first planting season following the completion of each phase of the development hereby permitted. 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 Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.

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