

Planning Committee: 11 December 2018

Item Number: 10

Application No: W 18 / 1630

Town/Parish Council: Bubbenhall
Case Officer: Angela Brockett
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Registration Date: 03/09/18

Expiry Date: 29/10/18

The Cedars, Stoneleigh Road, Bubbenhall, Leamington Spa, CV8 3BT
Erection of 1no. dwellinghouse FOR Mr & Mrs Jones

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

RECOMMENDATION

Planning Committee is recommended to refuse planning permission for the reasons listed at the end of this report.

DETAILS OF THE DEVELOPMENT

This application is for a large detached dwelling set within the centre of a large garden. It is an individually designed single storey flat roofed dwelling with a two storey feature glazed gable in the centre.

The dwelling is shown to have four bedrooms and two studies (which could also be used as bedrooms). The second storey of the gable feature will comprise bedroom 1, a dressing room/study, ensuite, hallway and separate W.C. The remaining four bedrooms, and second study are on the ground floor together with two further bathrooms, an open plan kitchen/living area, separate lounge area, a gym, plant room, large entrance hall and a two car garage.

The dwelling is designed as an eco-friendly house and includes photo voltaic panels with the remainder of the roof set out as a green roof. There is a large amount of glazing on the south eastern elevation for passive solar gain and fewer openings in the north which is to be largely faced in wood cladding and stone. The remainder of the dwelling is proposed to be faced in a mixture of render and wall cladding with a standing seam roof. The applicant has confirmed that the dwelling will be constructed with as much sustainable material as possible.

Due to the differences in ground levels, the dwelling will be set into the bank with a low retaining wall projecting above the flat roof parapet. A large part of the garden to the east between the boundaries with Hill Cottage and Mount Pleasant and the new dwelling is proposed to be planted as a natural meadow with additional tree planting to the north and west.

The vehicular access is to be shared with existing dwelling 'The Cedars' and will utilise the existing access which is proposed to be widened to 5m for a distance

of 15m. The drawings also illustrate that visibility splays of 43m will be provided in both directions of the vehicular access. This will require the regrading of the existing embankment to the right (north-east) of the vehicular access, and the removal of the part of existing public highway hedgerow to the left (south-west), including a mature tree. A turning area and hardstanding are proposed to the front of the dwelling.

THE SITE AND ITS LOCATION

The Cedars is located to the west of the village, outside of the built up area and within the open countryside which is designated Green Belt. The application site is to the north-east of The Cedars and is an area of grass used as a paddock measuring 5,686 square metres (approximately 0.6ha). Hill Cottage and Mount Pleasant bound the site to the north east and mark the end of the village boundary as set out in the Local Plan. To the south-east of the site are agricultural fields. The site lies outside the Conservation Area boundary which runs along its front north eastern boundary.

The ground levels of the site are higher than the road and between the site and the road is a steep bank with dense vegetation, hedging and trees which screens the site from public view. There is a single point of access to the west of the site frontage which gives access to both The Cedars and the application site. Public right of way W153 runs along the south-western boundary of The Cedars and continues through the field at the rear of the application site. The site is in Flood Zone 1.

PLANNING HISTORY

W/98/1104 - Construction of 2 additional stables - Granted
W/90/0964 - Residential development - Refused
W/90/1196 - Proposed dwelling - Refused
W/14/1244 - Proposed erection single storey first floor side extension - Withdrawn

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- DS1 - Supporting Prosperity (Warwick District Local Plan 2011-2029)
- DS4 - Spatial Strategy (Warwick District Local Plan 2011-2029)
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029)
- DS18 - Green Belt (Warwick District Local Plan 2011-2029)
- DS19 - Review of the Local Plan (Warwick District Local Plan 2011-2029)
- PC0 - Prosperous Communities (Warwick District Local Plan 2011-2029)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029)
- SC0 - Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- TR1 - Access and Choice (Warwick District Local Plan - 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)

- TR4 - Safeguarding for Transport Infrastructure (Warwick Local Plan - 2011-2029)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029)
- FW2 - Sustainable Urban Drainage (Warwick District Local Plan 2011-2029)
- FW3 - Water Conservation (Warwick District Local Plan 2011-2029)
- Parking Standards (Supplementary Planning Document)
- FW4 - Water Supply (Warwick District Local Plan 2011-2029)
- NE1 - Green Infrastructure (Warwick District Local Plan 2011-2029)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029)
- NE4 - Landscape (Warwick District Local Plan 2011-2029)
- NE5 - Protection of Natural Resources (Warwick District Local Plan 2011-2029)
- H15 - Custom and Self-Build Housing Provision (Warwick Local Plan - 2011-2029)
- HE4 - Archaeology (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document)
- LES - Low Emission Strategy Guidance for Developers (April 2014)
- Neighbourhood Plan
- Baginton & Bubbenhall Neighbourhood Plan 2018-2029

SUMMARY OF REPRESENTATIONS

Bubbenhall Parish Council: Objection, on the following grounds:

- Constitutes inappropriate development in the Green Belt and no very special circumstances have been made.
- Baginton and Bubbenhall Neighbourhood Development Plan housing policies BUB1 and BUB2 - the application is to develop Green Belt land adjacent to the Conservation Area.
- The design concept is to be applauded for eco-friendly values, but the design does not blend in with other properties or with the character of the village.
- The development does not add to the mix of housing available in the village nor meet a housing need. Larger housing is not a priority. It is not an infill plot and will set a precedent.

Ward Councillor Trevor Wright: Supports the application on the basis it is infill development and its design, construction and overall development in terms of future design benchmarks for the county. Makes it clear that his recommendation does not mitigate any of the current policies which will need to be reviewed and considered on their own merit.

WCC Ecology: The report appears to have been carried out in accordance with appropriate methodology. The site has no nature conservation status and there are no records of protected species within the application site. There are records of bats, grass snake and notable butterfly species in the surrounding area. As currently stands the development will result in a loss of biodiversity which is contrary to NPPF. The development has to result in biodiversity gain in accordance with NPPF. This can be achieved through increasing the meadow

area and provision of species habitat enhancements such as bat and bird boxes, hibernaculum, creation of a pond and creation of access gaps for hedgehogs in any new fences. If these measures are followed, the development can result in a biodiversity gain. Recommend a condition to address this. Also recommend conditions relating to badger monitoring, notes regarding bats, nesting birds and lighting to minimise disturbance to wildlife.

WCC Archaeology: The proposed development lies within an area of archaeological potential, adjacent to the possible extent of the medieval settlement at Bubbenhall (Warwickshire Historic Environment Record MWA 9497). Probable earthwork features of possible medieval origin have been recorded within the adjacent field just to the north east of the proposed development site. The site is also located approximately 200 m to the south of the River Avon; water courses have frequently been shown to have been the focus of prehistoric activity, with features such as burnt mounds often being located near them. There is therefore a potential for this site to contain archaeological remains from the prehistoric periods onward. Do not wish to object to the principle of development, but consider that some archaeological work should be required if consent is forthcoming. Recommend a condition requiring a Written Scheme of Investigation for a programme of archaeological evaluation work to be submitted for approval and an Archaeological Mitigation Strategy.

WCC Landscape: The application site sits within the Green Belt but outside the Infill Village boundary. Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. New buildings should be regarded as inappropriate unless there are very special circumstances (para 145) which in this case do not exist. The proposed development would have a negative impact on the openness and permanence of the Green Belt and would have a detrimental effect on the landscape character of the area.

WCC Highways: No objection, subject to conditions.

Public Response:

1 objection has been received on the following grounds:

- The site is agricultural land in the Green Belt,
- It is immediately adjacent the conservation area
- It is planned for the highest part of the field
- Drainage of rain water from the field forms puddles in the gateway of our house and this could increase.

10 letters of support have been received on the following grounds:

- It is a very good idea to build such an innovative, sustainable and eco-friendly dwelling.
- Though it is on the edge of the village boundary it is relatively within acceptable limits, and will have no visual impact on the village or the Green Belt.

- By allowing Mr and Mrs Jones permission to build themselves a new home now their children have grown up it will release their large family home to be occupied by a younger family to be welcomed as part of our community.
- Development blends well with the landscape.
- Like the eco-friendly aspects and the design quality
- It appears to be a very innovative, eco-friendly, sustainable and beautifully designed home which does not cause any problems or have any negative impact on the village or the surrounding countryside.
- Small, independent, self-build projects such as this should always encouraged
- Councils should positively seek opportunities to meet the development needs of their areas'. In determining applications, great weight should be given to outstanding or innovative designs, which help raise the standard of design more generally in the area. This proposal meets these requirements and the local authority should therefore act in a positive way.
- The site in question has to be considered as part of the village composition as it forms a link between existing houses within the village context.
- Development of this site by virtue of its design and setting, being screened from open views and designed to function at reduced levels, will not harm the openness of the Green Belt.
- The proposed house is described as 'eco-friendly' and will therefore have a reduced carbon footprint both in terms of its construction and use. These constitute 'very exceptional circumstances' as described in the NPPF, which outweigh any potential harm to the Green Belt by reason of inappropriateness.
- The proposed house would be a welcome addition to the village. With reduced levels and green roofs and a new flower meadow that will be planted around it, this will add to the local bio-diversity over and above the present low-grade paddock land. The proposal does not conflict with the policies of the NPPF and Warwick District Local Plan policies.
- The Cedars has always been part of the village, there will be no negative effect.
- There is a need for more houses in the village so people can downsize.
- The design is truly outstanding in form and concept.
- It blends with the surrounding landscape with green roofs and wild planted meadow. It is unique and individual.
- It will have a low carbon footprint and be eco friendly.
- It will enhance the village.
- The application site is typical of Arden Pastures, having a well-defined pattern of small fields and paddocks with numerous mature hedgerow oaks. The permanent pasture is grazed by horses and ribbon development fringes the minor rural lane. A single bungalow on the previously developed site, would not cause significant harm to the landscape character of the wider landscape or the openness of the Green Belt.

ASSESSMENT

Principle of Development

Policy DS18 of the Warwick District Local Plan (2011 – 2029) states that the extent of the Green Belt is defined on the Policies Map and that the Council will apply national planning policy to proposals within the Green Belt.

Paragraph 143 of the NPPF makes it clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Paragraph 145 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: a) buildings for agriculture and forestry; b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages; and f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites).

The application proposal is for a single detached dwelling, outside of the limits of the village boundary and is not previously developed land. The site is a large parcel of former paddock land which provides a large gap between the residential curtilage of The Cedars (which itself is within extensive grounds) and the rear of the properties known as Hill Cottage and Mount Pleasant. The frontage of the site is not built up and because of the size of the plot would not constitute the filling in of a small gap within an otherwise built up frontage as defined in the Warwick District Local Plan (2011-2029) and therefore the proposed development cannot be regarded as infill. The proposed development is therefore considered to be inappropriate development in the Green Belt, which would be harmful by definition and by reason of harm to openness.

Whilst the design of the development can be considered to be of some quality as it incorporates sustainable features and eco-friendly construction methods which is fully supported, this is not by itself sufficient to justify inappropriate development in the Green Belt and cannot be regarded as "very special circumstances" as it could quite easily be repeated time and time again across the Green Belt. As such, it is considered that very special circumstances have not been demonstrated and the proposal is contrary to paragraphs 143-145 of the NPPF.

Notwithstanding the Green Belt policy objections, Policy H1 of the Warwick District Local Plan (2011 – 2029) is also relevant as this seeks to ensure that the

direction of growth for new housing is within the urban areas and within the boundaries of Growth Villages and Limited Infill Villages. In the open countryside new housing will only be granted where the site is adjacent to the boundary of the urban area or growth village and there is an identified housing need to which the proposed development can contribute. The proposal must be for a small scale development that will not have a negative impact on the character of the settlement and the capacity of infrastructure and services within the settlement and is within a reasonable safe walking distance of services (such as school and shop) or is within a reasonable safe walking distance of a public transport interchange providing access by public transport to services.

Even if the site did lie within the boundaries of the village, the proposed development would not meet the definition of infill as identified in the Warwick District Local Plan (2011 – 2029) as described above. The development would not be within a reasonable safe walking distance to services and facilities as this would involve walking along an unlit road with no pedestrian footpath. In addition, no evidence of housing need has been put forward to justify the development and the dwelling is not required for a rural worker. The principle of development is therefore contrary to policies H1, H15 and BE1 (k) of the Warwick District Local Plan (2011 – 2029), Policy BUB1 and BUB2 of the Bubbenhall Neighbourhood Development Plan and the NPPF.

Impact on the character and appearance of the area and the setting of the Conservation Area

The application site lies just outside the Conservation Area and forms part of its setting. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Policy HE1 of the Warwick District Local Plan seeks to ensure that development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset.

Policy BE1 D and section 16 of the NPPF seek to ensure that new development does not harm the significance of heritage assets unless this can be outweighed by public benefit. Policy BE1 of the Warwick District Local Plan (2011 – 2029) seeks, among other things, to ensure development respects the existing character and landscape features of area. The character of this area is very much rural in nature and has a very different character to the built up area of

the village. Sporadic development exists along Stoneleigh Road as it peters out into open countryside beyond the built development of the village which is a traditional characteristic of most villages which are surrounded by countryside. As such the proposed development would result in extending the built form of the village up to the south-western boundary of The Cedars as there would be built residential development with no intervening large open space between the current boundary of the village and the far south-western boundary of The Cedars, thereby in effect extending the village further south-west than even the application site. The application site is currently not only outside the development limits of the village but is also outside the residential curtilage of The Cedars. The proposed development would detrimentally alter this character pattern by creating development sprawl along Stoneleigh Road and would close off the large gap between The Cedars and the built up area of the village, thereby extending the built up development of the village into open countryside.

In addition, this rural character will be detrimentally altered by the extent of the proposed access alterations which will involve the cutting back and removal of part of the existing highway hedgerow in order to achieve the required visibility splays. The widening of the access to 5m of its length 5m along will open up the site and the regrading of the bank will create a more urban appearance to this rural area. The site cannot currently be seen from the conservation area. However, opening up the access and regrading the bank will potentially allow glimpsed views of the dwelling. The loss of part of the frontage highway hedge will harm the setting of the conservation area which is characterised by steep banks and mature hedgerows and trees along either side the roadside. The hedge on the south-west boundary visually separates the current access into The Cedars from the existing gravel access leading into the stables on the adjoining land (also in the applicants ownership). In cutting back and removing part of this hedgerow, including a mature tree, the existing access into the stables and the access into the application site will be viewed together rather than separate thereby creating a more urbanised visual appearance to this area of the rural lane which is also the entrance onto the public right of way W153.

Public right of way W153 runs along the south-western boundary of The Cedars between the stable building and this boundary and then runs north east through the field to the rear of the application site. Glimpses of the application site can be seen along this footpath and so any new development on the application site could potentially be viewed from this footpath.

The proposed development would therefore harm the pattern of development and extend the village beyond its boundaries and also harm the character and significance of the conservation area with no public benefit to offset that harm. The proposed development would therefore be contrary to Policies BE1 in particular (a), (c) and (d), and section 16 of the NPPF relating to the setting of heritage assets and policies G1 of the Bubbenhall Neighbourhood Development Plan.

Design of the dwelling

Policy BE1 and the local plan seeks to ensure that new development blends into its setting and satisfies specific development criteria. The design of the dwelling does not reflect the design of other dwellings in the village as it is more contemporary in style. Neither does it particularly reflect, respect and reinforce

local architectural and historical distinctiveness in accordance with BE1 (d). However, this does not necessarily make it an inappropriate design as it will be set into the landscape and sited within a large plot and will not be viewed with other dwellings apart from The Cedars. The sustainable features are to be encouraged and would accord with Policy CC1 of the Warwick District Local Plan (2011 – 2029) which seeks to ensure that development is designed to be resilient to and adapt to the future impacts of climate change through the inclusion of a number of adaptation measures where appropriate. The scale and massing of the dwelling will be in keeping with the size of the plot and the adjacent properties. It is considered that the design of the proposed dwelling will be appropriate in this location and would accord with Policy BE1 (b) and (f).

Impact on Highway safety

Policy TR1 of the Warwick District Local Plan seeks to ensure that there is a safe and convenient access to serve new development and Policy TR3 seeks to ensure that sufficient parking is provided.

A Transport Statement has been submitted in support of the planning application which indicates that the existing vehicular access will be improved. The existing vehicular access is proposed to be widened to 5m in width, for a distance of 15m. The drawings also illustrate that visibility splays of 43m will be provided in both directions of the vehicular access. This will require the regrading of the existing embankment to the right (north-east) of the vehicular access, and the removal of the existing public highway hedgerow to the left (south-west). Notwithstanding the residential amenity objections to the proposed access alterations, there are no objections from the Highway Authority, subject to conditions. In addition there is sufficient car parking to serve the proposed development to satisfy the Council's Parking Standards SPD and so the proposed development would accord with Policies TR1 and TR2 of the Warwick District Local Plan (2011-2029).

Impact on Residential Amenities

Policy BE3 of the local plan and the Residential Design Guide SPD seek to ensure that the amenities of nearby properties are not harmed by development. The orientation and separation distances between the new dwelling and the nearest residential properties at The Cedars, Hill Cottage and Mount Pleasant would not lead to overlooking or loss of privacy or amenity to the occupiers of these properties. The proposed development would therefore accord with Policy BE3 of the Warwick District Local Plan and the Residential Design Guide in terms of separation distances between properties. Sufficient amenity space and living conditions would be provided for future occupiers of the proposed development.

Archaeology

The application site does have the potential for archaeological features to be present as it lies within an area of archaeological potential adjacent to the possible extent of the medieval settlement at Bubbenhall. Earthwork features have been recorded of possible medieval origin in the field to the north east of the proposed development site and the site is approximately 200m to the south of the River Avon which has been shown to have been the focus of pre-historic activity.

The Warwickshire County Council Archaeology department has been consulted and does not wish to object, subject to conditions requiring a Written Scheme of Investigation and appropriate. Subject to the proposed conditions the proposed development would comply with Policy HE1.

Ecology and Biodiversity

Policy NE3 of the Warwick District Local Plan (2011-2029) states that development proposals will be expected to protect, enhance and/or restore habitat biodiversity and where this is not possible, mitigation or compensatory measures should be identified accordingly.

Objections were initially received from Warwickshire County Council Ecological Unit on the grounds of the net loss of biodiversity. However, on further calculation the loss was considered to be less than originally suggested and providing the proposed meadow area is increased in size and provision of species habitat enhancements such as bat and bird boxes, hibernacula, creation of a pond and creation of access gaps for hedgehogs in any new fences the proposal would be acceptable. The applicant has agreed to these changes and this could potentially be dealt with by way of a condition should planning permission be granted. Subject to this the application would accord with Policy NE3 of the Warwick District Local Plan.

Other matters

Conditions could be added to any approval granted to ensure the requirements of Policies FW3 and the Low Emissions Strategy are met.

CONCLUSION

The site lies within the Green Belt and outside the development boundaries of Bubbenhall village. Due to the nature of the proposal it is considered to constitute inappropriate development in the Green Belt and no very special circumstances are considered to exist which would justify the development in this location within the Green Belt. The proposed development would detrimentally alter the character and pattern of existing development in the area which is very rural in character with sporadic development which is separated from each other by agricultural land or paddock land due to its location beyond the village boundary. In addition, due to the size of the site, even if the proposal was within the built development limits of the village it would not constitute the filling in of a small gap in an otherwise built up frontage as defined in the Warwick District Local Plan (2011 – 2029). Notwithstanding the Green Belt, the proposal is also contrary to Policy H1.

The design of the dwelling is very contemporary in style and its mix of materials and incorporates eco friendly features which are to be encouraged. However, due to the opening up of the access and the need to regrade the bank in order to achieve the required visibility splays to satisfy the Highway Authority, the development would have a detrimental impact on the visual appearance and rural character of the area and the setting of the conservation area. The development would not accord with Policies BE1 of the Warwick District Local Plan (2011-2029) or the NPPF.

REFUSAL REASONS

- 1 Policy H1 of the Warwick District Local Plan (2011 – 2029) seeks to ensure that the direction of growth for new housing is within the urban areas and within the boundaries of Growth Villages and Limited Infill Villages. In the open countryside new housing will only be granted where the site is adjacent to the boundary of the urban area or growth village and there is an identified housing need to which the proposed development can contribute. The proposal must be for a small scale development that will not have a negative impact on the character of the settlement and the capacity of infrastructure and services within the settlement and is within a reasonable safe walking distance of services (such as school and shop) or is within a reasonable safe walking distance of a public transport interchange providing access by public transport to services.

The proposed development is in the open countryside. The development would not be within a reasonable safe walking distance to services and facilities as this would involve walking along an unlit road with no pedestrian footpath. In addition, no evidence of housing need has been put forward to justify the development and the dwelling is not required for a rural worker. The principle of development is therefore contrary to policies H1, H15 and BE1 (k) of the Warwick District Local Plan (2011 – 2029), Policy BUB1 and BUB2 of the Bubbenhall Neighbourhood Development Plan and the NPPF.

- 2 The application site lies within the Green Belt and outside the development boundaries of Bubbenhall village. As the proposed development is for a single dwelling on a large paddock in the countryside it is considered to be inappropriate development in the Green Belt and does not meet any of the exceptions listed in paragraph 145 of the NPPF.

Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. It is considered that no very special circumstances have been demonstrated to justify this inappropriate development and so the proposal would be contrary to Policy DS18 of the Warwick District Local Plan (2011 - 2019) and section 13 of the NPPF.

The proposal is considered to be harmful by definition and by reason of harm to openness.

- 3 The proposed development would involve widening the existing access, removing mature hedgerow and trees on part of the site frontage and regrading the bank in order to achieve the required vehicular visibility splays. These alterations would detrimentally harm the visual appearance of this part of the lane and the setting of the conservation area which is characterised by a steep bank with mature trees, shrubs and hedgerows which gives the lane its rural character, distinct from the built up area of the village. The proposed development would

therefore be contrary to Policies BE1 and HE1 of the Warwick District Local Plan (2011 - 2029).
