

Planning Committee: 15 September 2015

Item Number: 6

Application No: [W 15 / 1244](#)

Town/Parish Council: Warwick

Case Officer:

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Registration Date: 05/08/15

Expiry Date: 04/11/15

Opus 40, Birmingham Road, Warwick

Application for removal of condition 4 of planning permission no. W15/0646 (requirement for a scheme for the signalisation of the Haywood Road / Birmingham Road junction to be completed prior to occupation of any of the dwellings). The application still proposes that a £306,000 contribution will be made towards this signalisation scheme as well as providing land within the application site to enable the road improvement scheme to proceed. Planning permission no. W15/0646 was for the erection of 85 dwellings. FOR Taylor Wimpey

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission for the removal of this condition, subject to the other conditions of the previous permission and subject to the completion of a satisfactory Section 106 agreement. Should a satisfactory Section 106 Agreement not have been completed by 4 November 2015, Planning Committee are recommended to delegate authority to the Head of Development Services to REFUSE planning permission on the grounds that the proposals make inadequate provision in respect of the issues the subject of that agreement.

DETAILS OF THE DEVELOPMENT

The application proposes the removal of condition 4 of planning permission no. W15/0646. Planning permission no. W15/0646 was for the erection of 85 dwellings. Condition 4 requires a new signalised junction to be constructed between Haywood Road and Birmingham Road prior to the occupation of any of the dwellings. The application still proposes that a £306,000 contribution will be made towards this signalisation scheme as well as providing land within the application site to enable the road improvement scheme to proceed.

The applicant also proposes to enter into a Section 106 agreement to include this and all of the other provisions of the Section 106 agreement relating to the extant planning permission.

THE SITE AND ITS LOCATION

The application relates to a former car park for the adjacent IBM premises. Following a rationalisation of IBM's accommodation requirements, surplus building space and this parking area were sold off. The surplus floorspace is now occupied by Telent and First Utility. Replacement car parking was provided within the Telent site prior to their occupation and there is an extant planning permission for further car parking associated with the building that IBM have retained.

The site is situated on the western edge of Warwick, alongside the A46. The site is accessed from Haywood Road, a private road serving the IBM / Opus 40 site that runs between Birmingham Road and Wedgnock Lane. The site is bounded by the A46 to the west, by Birmingham Road to the south-west, by Haywood Road to the east and by the Telent site to the north-east. Warwick Cemetery is situated on the opposite side of Haywood Road. The nearest residential properties are situated on the opposite side of Birmingham Road.

There are a significant number of trees on the site that are all covered by an area Tree Preservation Order. This largely comprises the original planting associated with the development of the IBM complex, which was designed with a heavily landscaped setting. There are also a number of trees within the verge of the A46, alongside the western boundary of the site.

PLANNING HISTORY

There have been a significant number of previous planning applications related to the application site and the wider IBM complex. The following are considered to be relevant to the consideration of the current proposals.

In 2007 planning permission was granted for a 103 space extension to the IBM car park fronting onto Wedgnock Lane (Ref. W07/1468). This was renewed in 2011 (Ref. W11/0032).

In 2007 planning permission was granted for 303 new parking spaces adjacent to the building now occupied by Telent / First Utility (Ref. W07/1127).

In 2010 planning permission was granted for the erection of the Premier Inn on another part of the IBM / Opus 40 site (Ref. W09/0464).

In 2011 planning permission was granted for the development of the current application site for office / research and development purposes (Ref. W10/0073). This scheme included the closure of the Haywood Road / Birmingham Road junction and the creation of a new access into the IBM / Opus 40 site via a new arm on the A46 / Birmingham Road Roundabout (the Stanks Roundabout). A variation to the access condition on this permission was granted in 2012 (Ref. W11/1367).

In July 2015 planning permission was granted for the erection of 85 dwellings on the current application site (Ref. W15/0646). The applicant has submitted an appeal against condition 4 of this permission (i.e. the condition that is the subject of the current application).

In August 2015 Telent were granted planning permission for a new decked car park to provide an additional 163 parking spaces within their site (Ref. W14/1859).

RELEVANT POLICIES

- 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)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- 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)
- 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)
- SC2 - Protecting Employment Land and Buildings (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)
- SC14 - Community Facilities (Warwick District Local Plan 1996 - 2011)
- UAP1 - Directing New Housing (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)
- DS3 - Supporting Sustainable Communities (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)
- DS8 - Employment Land (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

- DS10 - Broad Location of Allocated Sites for 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)
- EC3 - Protecting Employment Land and Buildings (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H1 - Directing New Housing (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)
- 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)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS1 - Healthy, Safe and Inclusive Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS6 - Creating Healthy Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS7 - Crime Prevention (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)
- FW2 - Sustainable Urban Drainage (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW3 - Water Conservation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW4 - Water Supply (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE1 - Green Infrastructure (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (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)

- DM1 - Infrastructure Contributions (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Distance Separation (Supplementary Planning Guidance)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Open Space (Supplementary Planning Document - June 2009)
- 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)
- Garden Towns, Villages and Suburbs - A prospectus for Warwick District Council (Consultation document - May 2012)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

SUMMARY OF REPRESENTATIONS

Town Council: Comments awaited.

Public response: 5 objections have been received, arguing that condition 4 is essential and that the new signalised junction must be put in place prior to development for the following reasons:

- concerns about highway safety;
- there are no pedestrian crossings on this part of Birmingham Road;
- traffic will increase as the development grows; and
- there are existing problems with illegal right turns out of Haywood Road and dangerous U-turns in Eastley Crescent.

IBM have also objected to the application and have raised similar highway safety concerns to those listed above.

WCC Highways: Comments awaited (no objection raised to previous application and the condition in question was not requested).

ASSESSMENT

The main issue relevant to the consideration of this application is whether the condition is justified on highway safety grounds.

The main safety concerns of objectors relate to illegal right-turns out of the existing Haywood Road / Birmingham Road junction or dangerous u-turns in Eastley Crescent. The transport information submitted by the applicant demonstrates that the proposed residential development will generate a very small number of vehicle movements out of the site in that direction compared with the numbers generated by the existing office and hotel uses on the wider Opus 40 / IBM site. In the AM peak this would be up to 6-10 vehicles per hour.

Assuming that the majority of motorists would follow the correct route to the Stanks roundabout via the Wedgnock Lane roundabout, this would generate a very small number of additional illegal right turns or u-turns in Eastley Crescent (the applicant bases this assumption on previous surveys observing less than 10% of vehicles undertaking these illegal / dangerous manoeuvres). That would amount to less than 1 additional illegal right turn or u-turn in Eastley Crescent per hour.

In this context, it is considered that the applicant's proposal to contribute £306,000 and land within the site towards the signalisation scheme is sufficient to address any highway safety issues. This would meet the requirements of WCC Highways, who only requested the contribution and the land, not a condition. WCC Highways do not consider it necessary to have the condition as well as the contribution / land provision. As a result, the condition is not justified on highway safety grounds.

The applicant advises that they would not be in a position to acquire the site for development if this condition remains in place because the condition requires works to be completed by a third party (the Highway Authority). Therefore they advise that the result of a refusal to remove the condition would be that the residential development does not go ahead and therefore the financial contribution and provision of land for the signalisation scheme does not materialise. In that case the signalisation scheme may not be deliverable and therefore the condition may well have the opposite effect to what is intended.

SUMMARY/CONCLUSION

The condition is not justified on highway safety grounds. Therefore it is recommended that planning permission is granted for the removal of this condition.

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 drawings 20113/01G, LDS252-04E, 20113-HY-4-PL, 20113-PA34-6-PL, 20113-GA-SG-PL, 20113-PA25-6-PL, 20113-BA-4-PL, 20113-PD33-6-PL, 20113-PA35-AG-6-PL, 20113-AA42-4-PL, 20113-AA43-4-PL, 20113-AA24-4-PL, 20113-AA32-4-PL, 20113-PT44-6-PL, 20113-MS-PL, 20113-PT38-6-PL, 20113-PA48-6-PL, 20113-PT32-6-PL & 20113-PT37-6-PL, and specification contained therein, submitted on 27 April 2015, 26 June 2015 & 3 July 2015, except as required by Condition 3 below. **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 Notwithstanding the house type details that were submitted with the application, no development shall commence unless and until revised house types incorporating chimneys have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with these revised house types. **REASON :** To ensure a suitable standard of design and appearance for the development, in accordance with Policy DP1 of the Warwick District Local Plan.
- 4 No development shall commence until details of surface and foul water drainage have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with such approved details. **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.
- 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 tree(s) to be retained on the site, or those tree(s) 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 tree(s); no equipment, machinery or structure shall be attached to or supported by any retained tree(s); 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 tree(s) 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 tree(s). **REASON:** To protect those trees 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 The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority. **REASON :** In the interests of fire safety.
- 7 No development shall commence until a detailed lighting scheme for the site has been submitted to and agreed in writing by the local planning

authority. In discharging this condition the local planning authority expects lighting to be restricted around the boundary edges, particularly along hedgerows, where protected species are likely to be found, and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats and other nocturnal wildlife. This could be achieved in the following ways:

- (a) low energy LED lighting should be used in preference to high pressure sodium or mercury lamps;
- (b) the brightness of lights should be as low as legally possible;
- (c) lighting should be timed to provide some dark periods; and
- (d) connections to areas important for foraging should contain unlit stretches.

No lighting shall be installed other than in strict accordance with the scheme approved under this condition. The lighting shall be maintained and operated in strict accordance with the approved scheme at all times thereafter.

REASON: To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties and to ensure that appropriate measures are taken in relation to protected species in accordance with Policies DP2, DP3, DP9 and DAP3 of the Warwick District Local Plan 1996-2011.

- 8 The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as water bodies, native species planting, wildflower grasslands, woodland creation/enhancement and provision of habitat for protected species. Such approved measures shall thereafter be implemented in full. **REASON :** To ensure adequate compensation for any loss of biodiversity, in accordance with the National Planning Policy Framework.
- 9 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 expect to see details concerning pre-commencement checks for protected and notable species with subsequent mitigation as deemed appropriate. In addition appropriate working practices and safeguards for other wildlife dependent of further survey work, that are to be employed whilst works are taking place on site. The agreed 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 DAP3 of the Warwick District Local Plan.

10 No development shall commence until details of the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with these approved details or any subsequently approved amendments. **REASON:** To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.

11 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the District Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the District Planning Authority. The scheme shall be implemented strictly as approved.

REASON : To ensure the protection of controlled waters and to prevent pollution in accordance with Policy DP9 in the Warwick District Local Plan 1996-2011.

12 None of the dwellings hereby permitted shall be occupied unless and until:

(a) the acoustic fence along the western boundary of the site has been installed in strict accordance with the approved plans and the recommendations of the Report on Existing Noise Climate (Revision R8) by Hoare Lea dated 9 July 2015 and submitted to the District Council on 10 July 2015; and

(b) the acoustic mitigation measures for that particular dwelling have been completed in strict accordance with the recommendations of the Report on Existing Noise Climate (Revision R8) by Hoare Lea dated 9 July 2015 and submitted to the District Council on 10 July 2015.

The acoustic fence and other acoustic mitigation measures shall be retained and maintained in accordance with the manufacturers recommendations at all times thereafter.

REASON: To protect residents of the development from the adverse effects of traffic noise from outside the development in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

- 13 The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which shall have been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the anticipated movements of vehicles; the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction; measures to limit noise and disturbance; a construction phasing plan; and a HGV routing plan.
- REASON:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies DP2, DP6, DP8 & DP9 of the Warwick District Local Plan 1996-2011.

- 14 The dwellings hereby permitted shall be designed and constructed to ensure that internal noise levels do not exceed the following levels between 0700 hours and 2300 hours:

- 35 dB LAeq,16hour within living rooms;
- 40 dB LAeq,16hour within dining rooms; and
- 35 dB LAeq,16hour within bedrooms.

The dwellings hereby permitted shall be designed and constructed to ensure that internal noise levels do not exceed the following levels between 2300 hours and 0700 hours:

- 30dB LAeq,8hour within bedrooms, with the maximum instantaneous noise level not exceeding 45dB L_{Amax,fast} (Night-time L_{Amax} as prescribed by WHO Guidelines for Community Noise, 1999).

The external noise level in all private gardens of the dwellings hereby permitted shall not exceed 50dB LAeq,t between 0700 hours and 2300 hours.

REASON: To provide a satisfactory living environment for future occupants of the proposed dwellings, in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

- 15 Best practicable means shall be employed at all times to control noise and dust on the site. Work which is likely to give rise to noise nuisance shall not take place before 0730 hours or after 1700 hours on Mondays to Fridays or before 0730 hours or after 1300 hours on Saturdays. No construction work shall take place on Sundays or Bank Holidays. Delivery vehicles shall not be permitted to arrive on site before 0800 hours or after 1630 hours on Mondays to Fridays or before 0800 hours or after 1300 hours on Saturdays. No deliveries shall be permitted to arrive on site on Sundays or Bank Holidays. **REASON :** To protect the living conditions of nearby residents, in accordance with Policies DP2 and DP9 of the Warwick District Local Plan.
- 16 The development shall be carried out in accordance with the Flood Risk Assessment ref. AAC5058 (Issue 6) by RPS dated June 2015 and submitted to the District Council on 10 June 2015. **REASON :** To minimise the risk of flooding on site and elsewhere, in accordance with the National Planning Policy Framework.
- 17 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.

- 18 The existing tree(s) and shrub(s) indicated on the approved plans to be retained 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.
- 19 The development shall be carried out only in full accordance with sample details of all 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.
- 20 None of the dwellings hereby permitted shall be occupied until the car parking and manoeuvring areas indicated on the approved drawings for that dwelling have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON:** To ensure that a satisfactory provision of off-street car parking and turning facilities are maintained at all times in the interests of the free flow of traffic and highway safety in accordance with Policies DP6 & DP8 of the Warwick District Local Plan 1996-2011.
- 21 The development shall be carried out in strict accordance with the air quality mitigation measures specified in the Air Quality Assessment by RSK dated 29 May 2015 and submitted to the District Council on 1 June 2015. None of the dwellings hereby permitted shall be occupied until the air quality mitigation measures for that dwelling have been implemented in full. **REASON:** To ensure mitigation against air quality impacts associated with the proposed development, in accordance with Policy DP9 of the Warwick District Local Plan and the aims and objectives of national guidance within the NPPF 2012.
- 22 The dwellings hereby permitted shall be constructed in strict accordance with the "fabric first" energy efficiency strategy specified in the Energy Statement by JSP Sustainability Limited dated March 2015 that was submitted with the application. **REASON :** To ensure that adequate provision is made for carbon reduction in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

