

Application No: [W 18 / 0554](#)

Town/Parish Council: Cubbington

Case Officer: Dan Charles

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Registration Date: 20/03/18

Expiry Date: 19/06/18

**Waverley Riding School, Coventry Road, Cubbington, Leamington Spa,
CV32 7UJ**

Demolition and redevelopment of existing equestrian centre to provide 16 no. dwellings (Class C3); widening and improvement to existing vehicular access and road off Coventry Road; and provision of associated parking, landscaping and surface water attenuation FOR Rosconn Strategic Land

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to the conditions listed at the end of this report and a Section 106 Agreement to secure the necessary financial contributions/obligations in relation to affordable housing, sustainable drainage; open space; sports facilities and highway improvements.

Should a satisfactory Section 106 Agreement not have been completed by 7 November 2018, Planning Committee are recommended to delegate authority to the Head of Development Services to REFUSE planning permission on the grounds that the proposal makes inadequate provision in respect of the issues the subject of that agreement.

DETAILS OF THE DEVELOPMENT

Demolition of existing commercial stables buildings and the erection of 16 dwellings along with associated landscaping and sustainable urban drainage features. The proposed dwellings are to be 10 market dwellings and 6 affordable units.

The market dwellings are to consist of 2 x two bed units, 4 x three bed units and 4 x four bed units. The affordable dwellings are to consist of 4 x two bedroom units and 2 x three bedroom units.

THE SITE AND ITS LOCATION

The site is a former equestrian stables and associated paddock land. The site is accessed from a long access track from the Coventry Road that also serves the allotment land to the front of the site.

There are a number of existing structures to be removed of varying sizes and design to make way for the dwellings.

The land is bounded on two sides by mature hedgerows and where adjacent to the paddock areas to be retained, post and rail fencing is used.

The site lies adjacent to the village boundary of Cubbington and is within the West Midlands Green Belt.

PLANNING HISTORY

No previous planning history.

RELEVANT POLICIES

- National Planning Policy Framework
- DS1 - Supporting Prosperity (Warwick District Local Plan 2011-2029)
- DS2 - Providing the Homes the District Needs (Warwick District Local Plan 2011-2029)
- DS3 - Supporting Sustainable Communities (Warwick District Local Plan 2011-2029)
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029)
- DS6 - Level of Housing Growth (Warwick District Local Plan 2011-2029)
- DS7 - Meeting the Housing Requirement (Warwick District Local Plan 2011-2029)
- DS18 - Green Belt (Warwick District Local Plan 2011-2029)
- PC0 - Prosperous Communities (Warwick District Local Plan 2011-2029)
- H0 - Housing (Warwick District Local Plan 2011-2029)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029)
- H2 - Affordable Housing (Warwick District Local Plan 2011-2029)
- H4 - Securing a Mix of 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)
- TR2 - Traffic generation (Warwick Local Plan - 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- HS1 - Healthy, Safe and Inclusive Communities (Warwick District Local Plan 2011-2029)
- HS2 - Protecting Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029)
- HS3 - Local Green Space (Warwick District Local Plan 2011-2029)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029)
- HS7 - Crime Prevention (Warwick District Local Plan 2011-2029)

- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029)
- FW1 - Development in Areas at Risk of Flooding (Warwick District Local Plan 2011-2029)
- FW2 - Sustainable Urban Drainage (Warwick District Local Plan 2011-2029)
- HE4 - Archaeology (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)
- DM1 - Infrastructure Contributions (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Parking Standards (Supplementary Planning Document)
- Distance Separation (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Cubbington Parish Council: No objections.

Councillor Trevor Wright: The development would provide a solution to the current condition of the site as it lies on the edge of the development area in the Local and Neighbourhood Plan. Matters relating to drainage and access should be considered in line with existing practices.

WCC Highways: Following the submission of a transport statement and Road Safety Audit - No objection subject to conditions and a contribution to local highways improvements.

WCC Fire and Rescue: No objection subject to fire hydrant/water supply condition.

WCC Landscape: Additional and revised planting required to provide appropriate landscaping treatment.

WDC Environmental Protection: No objection subject to Low Emission Strategy and Construction Management Plan conditions.

WCC Ecology: No objection subject to conditions.

Natural England: No comments.

WCC Flood Risk Management: Following the receipt of additional drainage information, no objection subject to detailed condition.

WCC Archaeology: No objection subject to a Written Scheme of Investigation Condition.

WDC Housing Strategy: Welcome commitment to provide affordable housing in line with Policy H2.

WDC Green Space: Recommend S106 request towards local open space to be identified by Parish Council.

WDC Sports and Leisure: Recommend S106 request towards improvements to existing sporting facilities.

Warwickshire Police: No request for contributions.

NHS (Hospitals): No request for contributions.

NHS (Primary Care): No request for contributions.

WCC Infrastructure: No request for contributions.

Public Response: 7 letters of Objection and 3 Neutral comments received making the following comments:-

- Loss of access to existing allotments.
- Loss of allotment land to create access.
- Access to the site is dangerous.
- Site is not allocated in the Local Plan.
- No need for additional housing in Cubbington.
- Contrary to Green Belt Policy.
- Increased noise and pollution from the use of the access.
- Could increase surface water flooding on Coventry Road.
- Inadequate landscape detail as to how hedges are to be improved.
- Harm to outlook from adjacent properties.
- Too near to the route of HS2.
- Need to ensure that an appropriate lighting solution is provided to prevent light pollution.

ASSESSMENT

Principle of Development

New dwellings

The site lies outside, but adjacent to the development boundary of Cubbington which is identified in the Local Plan as a Growth Village where new residential development may be permitted in accordance with Policy H1. As the proposal is outside of the growth village boundary, the site is defined as open countryside.

Policy H1 (d) allows for development in an open countryside location where:-

- i. the site is adjacent to the boundary of the urban area or a growth village, and
- ii. there is an identified housing need to which the proposed development can contribute, and
- iii. the proposal is 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
- iv. the proposal is within a reasonable safe walking distance of services (such as school and shop) or is within reasonable safe walking distance of a public transport interchange providing access by public transport to services, and
- v. the proposal will not adversely affect environmental assets (including areas of ecological value, areas of high landscape value and designated heritage assets) unless these can be suitably mitigated in line with other policies in the Plan.

The application site lies immediately adjacent to the growth village envelope of Cubbington and Officers are satisfied that this meets the criteria set out in Paragraph d(i) of Local Plan Policy H1.

In terms of meeting an identified housing need, Cubbington had a Housing Needs survey conducted in 2016 which identified a modest local need. Officers consider that the Local Need can be satisfactorily accommodated on the allocated housing sites within the village which provide for 120 new dwellings, including 40% affordable units (48 units).

However, this site would contribute to the identified Windfall requirements of the District which is identified as 1010 dwellings within the Local Plan. Document HO29PM of the evidence base to the Local Plan identifies that windfall sites including the redevelopment of rural brownfield sites are included within the projected windfall requirements. Paragraph d(ii) of the Policy refers to a Housing Need and not specifically a local Housing Need. Furthermore, the development will secure an additional 6 units of affordable housing for the village. Officers are therefore satisfied that the proposal meets the requirement as set out in Paragraph d(ii) of Local Plan Policy H1.

The proposal comprises small scale development within the terms identified by the NPPF (up to 50 dwellings) and is not considered to have a negative impact on the character of the settlement – as set out later in this report, in visual terms the development is considered to represent a visual improvement. Officers are therefore satisfied that the proposal meets the requirement as set out in Paragraph d(iii) of Local Plan Policy H1.

Again as considered later in this report, the proposal is considered to be acceptable in infrastructure capacity terms and is not so distant from access to local services to be considered unacceptable. Officers are therefore satisfied that the proposal meets the requirement as set out in Paragraph d(iv) of Local Plan Policy H1.

Finally in environmental terms, the proposal is considered to represent an improvement from the current position. Officers are therefore satisfied that the proposal meets the requirement as set out in Paragraph d(v) of Local Plan Policy H1.

In making an assessment of this site, the proposal represents a complete redevelopment of an existing brownfield site that shares a conterminous boundary with the edge of the settlement. The site also shares a close relationship with existing dwellings adjacent that lie adjacent to the site. Officers are therefore satisfied that the proposal accords with the requirements of Policy H1 and is therefore acceptable in principle.

Loss of equestrian use

Policy HS2 of the Local Plan seeks to resist the loss of existing recreational facilities except where it can be demonstrated that an appropriate alternative can be provided or where there is a robust assessment demonstrating a lack of need for the facility, currently or in the future.

The applicant has provided a justification for the loss of the existing facility that covers a number of factors. Firstly, following flood damage to the site, many users of the facility moved to alternative facilities in the local area. The flood damage has also been assessed and the renovation works required would be unviable for the business due to the loss of income.

The applicant has provided evidence that there are many alternative facilities within the local area that offer the same service but with better facilities which the current site cannot compete with due to the flood damage mentioned.

It is also the intention of the application to retain the livery service in the surrounding paddocks that would retain the equestrian use of the area.

Having considered these options and having visited the current facility, Officers are satisfied that the applicants have justified the loss of the facility in accordance with Policy HS2.

Whether the proposal constitutes appropriate development in the Green Belt

As the site lies within the West Midlands Green Belt, the proposal must be assessed against Policy DS18 of the Local Plan. The policy states that development must be in accordance with the National Planning Policy Framework (NPPF) Green Belt provisions. The NPPF places great weight on the importance of Green Belts and the fundamental aim is to prevent urban sprawl by keeping land permanently open. Paragraph 145 states that new buildings are inappropriate development in the Green Belt unless listed as one of the 6 exceptions set out within the Paragraph.

Stipulation g) of Paragraph 145 allows for "limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in

continuing use (excluding temporary buildings)” where the following requirements are met;

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The application site is an equestrian site which is considered to fall within the definition of Previously Developed Land.

In terms of the assessment, the application has been submitted with a detailed analysis of the existing buildings on the site where the relative building footprints and volumes have been calculated and the proposal would result in a decrease in overall built floorspace of 188 square metres (13.2%) and volume of 461 cubic metres (6.5%) across the site. In addition the proposed dwellings would not exceed the highest buildings that currently exist on the site. The proposed built form is also contained within the footprint of the existing buildings on the site.

Overall, Officers are satisfied that the proposed development accords with the requirements of Paragraph 145 of the NPPF and is therefore considered to represent appropriate development within the Green Belt.

Impact on visual amenity and the character of surrounding area

Policy BE1 of the Warwick District Local Plan states that new development should positively contribute to the character and quality of its environment. The policy requires the provision of high quality layout and design in all developments that relates well to the character of the area.

The current site has a varying range of buildings that have built up in a piecemeal way. The existing site offers little in terms of visual quality. The removal of the current range of buildings would be beneficial in terms of wider visual amenity.

The proposed development of 16 dwellings has been designed around a central courtyard style layout with the housing facing inwards. This allows for the rear gardens to abut the open countryside giving a softer edge to the development.

The dwellings are proposed in a traditional rural style with simple design features and plan forms. The dwellings are built with a similar design ethos to create a harmonious development with subtle design differences to add some individuality between the plots. Subject to the use of high quality materials, the design and appearance of the dwellings is acceptable.

The Landscape Officer has raised some concern with the type and form of some of the proposed planting. Adjacent properties have also raised some concern regarding the treatment of the intervening boundary between the site and

existing properties. On this basis, Officers recommend that a landscaping condition is sought to update the current landscaping proposals with additional details.

Impact on adjacent properties

Policy BE3 of the Warwick District Local Plan states that new development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents.

The proposal is screened from the adjacent development by a mature hedge interspersed with trees affording significant screening. Notwithstanding this screening, the proposed properties share a side to side relationship with the existing dwellings located to the south and have good levels of separation.

Notwithstanding the screening, Officers are satisfied that the relationship with these properties is acceptable and would not result in any harmful impact by virtue of overshadowing or overbearing impact.

Amenity of future residents

The majority of properties share a side to side relationship through the development and this is considered acceptable.

In the circumstances where properties have a front to front relationship at the closest point, this will be a separation of 18 metres. In assessing this, Officers are satisfied that due to the location of the roadway through the development, this distance would not result in harm to the amenity of occupiers of the new dwellings as the public areas would afford visibility of these properties.

All of the proposed garden areas afford sufficient private amenity space to the rear as well as additional front garden areas to some of the plots.

Highway Safety

Policy TR1 of the Warwick District Local Plan requires all developments provide safe, suitable and attractive access routes for all users that are not detrimental to highway safety. Policy TR3 requires all development proposals to make adequate provision for parking for all users of a site in accordance with the relevant parking standards.

The County Highways Officer originally raised objection to the proposal on the basis of potential traffic impact as a result of the development together with the impact on highway safety at the access to the site with the Coventry Road.

The applicants have been in detailed discussions with the County Highways Officer to seek a solution. Following these discussions, the applicants have provided detailed data that demonstrates that the operation of the existing stables has the potential to result in significantly more vehicle movements than the proposed 16 dwellings and that these movements have the potential to

include large, slow moving vehicles (horse boxes etc) that would be more harmful to highway safety than the proposed residential development and the associated domestic vehicle movements.

Having considered the above, the Highways Officer requested the submission of a Road Safety Audit of the proposed site access. This has been assessed and is considered acceptable by the County Highways Officer. As part of the consideration, it has been recommended that improvement works are secured through a financial contribution with the Section 106 Agreement.

The proposed S106 contribution request is £10,000. This contribution will be put towards the delivery of speed reduction features, including a gateway feature, dragons teeth road markings, road bend signs, and street lighting columns.

A request of £75 per dwelling (£1,200 for the 16 units) for the purposes of sustainable travel packs that promote sustainable living and deliver road safety education in the area has also been submitted.

The scheme includes the provision of improvements to the access and driveway to serve the site and these elements can be secured by condition.

Impact on Ecology/Protected Species

Policy NE3 of the Warwick District Local Plan 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.

The application was submitted with an Ecological Survey of the site. This has been assessed by the County Ecologists who have assessed the proposal against the records held at the Warwickshire Biological Record Centre. No objection has been raised to the scheme in terms of ecological matters and protected species. A number of precautionary conditions and notes have been recommended to ensure that all works are carried out sensitively in relation to protected species and the scheme also results in biodiversity enhancements.

Subject to the imposition of the requested conditions, no objection is raised in terms of the impact on ecological matters.

Other Matters

Drainage and flood risk

The site is in Flood Zone 1 so a Flood Risk Assessment is not necessary. The scheme has been submitted with a proposed drainage strategy including the provision of an on-site balancing pond. Following the provision of additional information, the Lead Local Flood Authority has confirmed there is no objection to the development subject to a condition requiring the submission of a detailed drainage strategy to deal with surface water.

Subject to the imposition of this condition, the development is therefore considered to be acceptable in regards to drainage and flood risk.

Housing Mix

The market housing mix proposed is considered to be acceptable for a proposal of this size and scale.

Affordable Housing

The proposal includes the provision of 40% of the units for affordable housing in line with Policy H2 of the Local Plan. A total of 6 units are proposed to be affordable units and form a mix of 2 and 3 bedroom units.

The mix of properties has been considered by the District Councils Housing Strategy Officer and subject to agreements on tenure is considered acceptable. The affordable housing will be secured through a Section 106 Agreement.

Trees/Hedgerows

There are no trees or hedgerows within the site that are affected by the development as the area of land to be developed is predominantly covered in existing buildings to be removed.

There are a large number of trees and hedgerows on the perimeter of the site that are proposed to be retained. Appropriate protection measures can be secured by conditions to ensure that these features are protected during the development works.

Archaeology

Policy HE4 resists development that would result in significant harm to archaeological deposits. The policy requires schemes that have the potential to impact on archaeological features to be subject to an agreed scheme of archaeological works to be carried out.

The proposal has been assessed by the County Archaeologist and whilst no objection is raised to the development, it has been identified that the site is an area that maybe subject to some archaeological interest. On this basis, the Archaeologist has recommended the imposition of a Written Scheme of Investigation to require archaeological investigation works to be carried out and any mitigation measures to be identified.

Open Space

By reason of the size and nature of the site and the scale of development, it is considered appropriate that the requirement for open space provision in this instance is made through a contribution to open space within the locality.

Section 106 Agreement/Contributions

The proposed development has been considered by the statutory consultees and the following consultees have not requested any contributions due to the small scale nature of the scheme;

- Type 3 Air Quality Mitigation
- Warwickshire Police
- NHS (Hospitals)
- NHS (Primary Care)
- WCC Education
- WCC Libraries

The following contributions have been requested;

Open Space	£38,732
Sports Facilities	£14,366 (£13,233 for indoor sport, £1,133 for outdoor)
Highway Improvements	£10,000
Sustainable Travel Packs	£1,200

This will be alongside the normal Section 106 Requirements for Affordable Housing, SUDS management and the associated maintenance fee.

Conclusion

The proposal is for the re-development of an existing brownfield site within the Green Belt and as such accords with the exception tests as set out in the NPPF. The proposal is for residential development adjacent to and abutting the development boundary of the growth village of Cubbington. On this basis, Officers are satisfied that the development accords with the housing policies of the Warwick District Local Plan.

The proposals are considered to represent a visual improvement relative to the current position and provide an acceptable residential environment. Technical matters on site can be secured by appropriate conditions and the scheme would not result in harm to the visual amenity of the area, the amenity of neighbours, highway safety or matters of ecology, drainage and archaeology.

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 site location plan and approved drawing(s) 3270-02H, I3270-04B, 3270-05C, 3270-06B, 3270-07A, 3270-10, 3270-11, 3270-12, 3270-13, 3270-14, 3270-15, 3270-16 and 3270-17, and specification contained therein, submitted

on 19 March 2018. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

- 3 Other than site clearance and preparation works no works shall commence on the construction of the development hereby permitted until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. **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 BE1 of the Warwick District Local Plan 2011-2029.
- 4 No part of the development hereby permitted shall be commenced until an updated soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. in the approved application documents. The details shall include updated landscaping details to include local species appropriate for the site location, including full details of all works to enhance existing boundaries. 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 the same size and species as that originally planted. 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 BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.
- 5 The development hereby permitted shall not commence until details of all external light fittings and external light columns have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. In discharging this condition the District Planning Authority expects lighting to be restricted on the eastern and southern boundaries and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats. This could be achieved in the following ways:
 - Lighting should be directed away from vegetated areas
 - Lighting should be shielded to avoid spillage onto vegetated areas
 - The brightness of lights should be as low as legally possible;
 - Lighting should be timed to provide some dark periods;

- Connections to areas important for foraging should contain unlit stretches.

Reason: In accordance with NPPF, ODPM Circular 2005/06 and Policies NE3 and NE4 of the Warwick District Local Plan 2011-2029

- 6 No part of the development hereby permitted shall be commenced until a scheme for the provision of suitable nesting boxes for swallows to be erected on new buildings within the site has been submitted to and approved in writing by the District Planning Authority. The scheme to include details of box type, location and timing of works. Thereafter, the platform(s)/box(es) shall be installed and maintained in perpetuity.

Reason: To ensure that protected species are not harmed by the development in accordance with Policies NE3 and NE4 of the Warwick District Local Plan 2011-2029

- 7 The development hereby permitted shall be undertaken in the presence of a qualified ecologist appointed by the applicant to supervise all destructive works to suitable reptile habitat as identified in the report 'Preliminary Ecological Appraisal' produced by Cotswold Wildlife Surveys on 8th January 2018 and inspect the buildings for evidence of nesting birds immediately prior to commencement of works. All refugia to be removed carefully by hand. Should any reptiles such as grass snake be found during this operation, then work must cease immediately whilst WCC Ecological Services are consulted for further advice. If evidence of nesting birds is found works must not proceed until outside of the nesting bird season (March to September inclusive) or until after the young have fledged, as advised by ecologist. Nesting birds are protected under the 1981 Wildlife and Countryside Act.

In order to discharge the condition above, a brief report from the ecologist must be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings.

Reason: To ensure that protected species are not harmed by the development in accordance with Policies NE3 and NE4 of the Warwick District Local Plan 2011-2029

- 8 No works to commence on site, including site clearance, until a combined ecological and landscaping scheme has been submitted and agreed between the applicant and the local planning authority (with advice from WCC Ecological Services). The scheme must include all aspects of landscaping including details of species planting and habitat enhancements. The agreed scheme to be fully implemented before/during development of the site as appropriate. **Reason:** In

accordance with NPPF, ODPM Circular 2005/06 and Policies NE3 and NE4 of the Warwick District Local Plan 2011-2029

- 9 The development hereby permitted shall not be occupied until a scheme which satisfies the requirements set out in the Council's adopted Low Emission Strategy Guidance for Developers (April 2014) has been submitted to and approved in writing by the Local Planning Authority and implemented in full accordance with the approved details. The approved scheme shall be retained and maintained as such at all times thereafter. **REASON:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan.

- 10 No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted and approved in writing by the Local Planning Authority (LPA) in consultation with Warwickshire County Council (WCC). The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:
 - a. Infiltration testing, in accordance with BRE Digest 365 Soakaway Design guidance, to be completed and results submitted to demonstrate suitability (or otherwise) of the use of infiltration Sustainable Drainage Systems (SuDS).
 - b. Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753 The SuDS Manual.
 - c. Evidence that the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm has been limited to the QBAR runoff rates for all return periods.
 - d. Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the drainage system for a range of return periods and storms durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
 - e. If discharging to a drainage system maintained/operated by other authorities (internal drainage board, highway authority, sewerage undertaker), evidence of consultation and the acceptability of any discharge to their system is presented for consideration.
 - f. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing.
 - g. Provide a Maintenance Plan to the LPA giving details on how the entire surface water system shall be maintained and managed after completion for the life time of the development. The name of the party

responsible, including contact name and details, for the maintenance of all features within the communal areas onsite (outside of individual plot boundaries) shall be provided to the LPA.

Reason: To ensure appropriate drainage solutions are provided on site in accordance with Policies FW1 and FW2 of the Warwick District Local Plan 2011-2029.

- 11 The development hereby permitted shall not commence until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not then be occupied until the scheme has been implemented in strict accordance with the approved details. **REASON:** In the interests of fire safety.

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- 13 The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has 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 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; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; 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; and a scheme for recycling / disposing of waste resulting from demolition and construction works. The construction method statement shall also adhere to the following restrictions;

Noise

1. Work which is likely to give rise to noise off-site is restricted to the following hours: -

Mon-Fri 8 am - 5pm,

Sat 8am -1pm,

No working Sundays or Bank Holidays.

2. Delivery vehicles are not allowed to arrive on site;

Mon – Fri before 8am or after 4.30 pm

Sat before 8am or after 1 pm

No deliveries on Sundays or Bank Holidays.

3. Delivery vehicles are not be permitted to wait outside the construction site before the site is open for working.

4. Best practicable means” shall be employed at all times to control noise. The Contractor shall employ the best practicable means to reduce

to a minimum the noise produced by his operations and shall comply with the general recommendations in BS 5228: 1984 'Noise Control on Construction and Open Sites'.

Without prejudice to the generality of the Contractor's obligations imposed by the above statement, the following shall apply:-

5. All vehicles, mechanical plant and machinery used for the purpose of the works associated with the Contract shall be fitted with proper and effective silencers and shall be maintained in good and efficient working order.

6. All compressors shall be "noise reduced" models fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use and all ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.

7. Whenever possible only electrically-powered plant and equipment shall be used.

8. Acoustic screens shall be used to protect any noise sensitive development where deemed necessary by the Head of Health and Community Protection for Warwick District Council or his representative.

9. All plant and machinery in intermittent use shall be shut down in the intervening periods between work.

Dust

10. Unloading shall only take place within the site itself.

11. Regular sweeping of access roads to the site must be carried out where mud is likely to affect residents and/or highway safety. In dry conditions damping down of road surfaces should be carried out to control dust. a vehicle wheel wash will be provided to minimize carry-over to the highway.

12. On-site dust shall be controlled by use of "best practicable means" to prevent dust arising from road surfaces, wind whipping of stock piles, handling of dusty materials, crushing, compacting and cutting and grinding operations.

Smoke

13. There shall be no burning on site

Light

15. External work lighting, flood lighting, security lights must not cause light nuisance to neighboring occupiers. Particular attention must be paid to the siting and orientation of lights to avoid glare.

Other measures may be necessary to prevent nuisance subject to the nature of the construction work and site location, Further advice can be obtained from ehpollution@warwickdc.gov.uk

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 BE3, TR1, TR4 and NE5 of the Warwick District Local Plan 2011-2029.

- 14 No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless the tree protection measures identified in the approved application documentation have been put into place in full accordance with the approved details and thereafter shall remain in place for the full duration of any such construction work . In addition 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 protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected 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 carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that 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:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.

 - 15 The development shall not be occupied until the site vehicular access and site layout have been constructed and laid out in general accordance with Drawing Number 17380-04-05 Revision B and Drawing Number 3270-02 Revision N, and to the standard specification of the Highway Authority. **REASON:** IN the interest of highway safety having regard to Policies TR1 and TR3 of the Warwick District Local Plan 2011-2029.
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