

Planning Committee: 18 July 2017

Item Number: 5

Application No: W 17 / 0152

Town/Parish Council: Radford Semele
Case Officer: Lucy Hammond

Registration Date: 01/02/17
Expiry Date: 03/05/17

01926 456534 lucy.hammond@warwickdc.gov.uk

**Land On The South East Side Of, Offchurch Lane, Radford Semele,
Leamington Spa**

Reserved matters application for the layout, landscaping, scale and appearance of 150 dwellings together with associated infrastructure and engineering pursuant to previously approved outline application ref: W/16/0196. FOR Bovis Homes Limited

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

RECOMMENDATION

Planning Committee are recommended to grant this reserved matters application, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

This application seeks the approval of reserved matters relating to appearance, landscaping, layout and scale, following the outline permission for the construction of up to 150 market and affordable dwellings, vehicle access from Southam Road, pedestrian/cycle/emergency access from Offchurch Lane, landscaping and earthworks to facilitate surface water drainage granted under W/16/0196 on 3rd May 2016. The access from Southam Road was approved under the earlier outline permission for up to 60 units, known as 'Phase 1' of the overall development (totalling 210 dwellings across Phases 1 and 2).

The reserved matters application comprises the erection of 150 units, (referred to as 'Phase 2' of the overall Bovis development), and includes 8no. 1-bed maisonettes, 8no. 2-bed bungalows and a mix of two storey dwellings ranging in size from 2 to 6 bedroom accommodation. The proposals also include a pedestrian/cycle/emergency access off Offchurch Lane, a SUDs pond, areas of open space including a children's play area and strategic landscaping throughout the development.

The Design and Access Statement identifies the benefits of the development to include:

- The provision of 150 new homes that provide a mix of dwelling types and sizes, including 40% (equating to 60no.) being affordable
- The proposal has been designed having regard to the design ethos accepted at the outline stage, paying particular attention to the existing landscape features and open space requirements

- Access is taken from Southam Road, in the approved position through the Bovis development to the south and a pedestrian/emergency access will be provided to the north on Offchurch Lane
- The layout is based around a 'looped principle road' creating a clear road hierarchy to create a safe environment for residents and visitors as well as appropriate footpaths to ensure connectivity
- As per the outline permission, this forms a logical extension to the settlement that has been designed to reflect the Council's Garden Village design principles
- The landscaping proposals will ensure that the new built form assimilates well into this edge of settlement location, creating a sense of community.

THE SITE AND ITS LOCATION

The application site relates to an arable field of approximately 6.8 hectares located on the northern side of Southam Road (beyond an existing development site – Phase 1) and south of Offchurch Lane. The western site boundary adjoins the rear gardens of properties in The Greswoldes, a residential cul-de-sac that forms part of the built up edge of Radford Semele village. The site sits outside but adjacent to the village envelope and is located to the eastern edge of the village. The site is within open countryside.

PLANNING HISTORY

Relevant to the application site:

W/16/0196 - Outline planning application on land south of Offchurch Lane, Radford Semele with means of vehicular access from Southam Road, Radford Semele and pedestrian/cycle/emergency access from Offchurch Lane for consideration, all other matters (layout, appearance, scale and landscaping) reserved for subsequent approval, for the erection of up to 150 dwellings, of which 40% will be affordable, landscaping including change of use, earthworks to facilitate surface water drainage and all other ancillary infrastructure and enabling works – Approved 3rd May 2016

RELEVANT POLICIES

- 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)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- DP15 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- SC14 - Community Facilities (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)
- SC11 - Affordable Housing (Warwick District Local Plan 1996 - 2011)
- SC12 - Sustainable Transport Improvements (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- The Emerging Local Plan
- 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)
- 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)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- 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)
- Guidance Documents
- 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)
- Warwickshire Landscape Guidelines SPG
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Affordable Housing (Supplementary Planning Document - January 2008)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Radford Semele Parish Council: Objection for the following reasons:-

- Would want to see a Monday to Friday working hours condition imposed on any permission to minimise noise and disruption to those neighbours closest to the development

- Site access for construction vehicles must be off Southam Road (not Offchurch Lane)
- Construction and site workers' vehicles should not be parked in Offchurch Lane, The Greswoldes or Chance Fields
- There is concern about the density and type of housing along the West boundary being out of keeping with the adjacent properties

Other non-material planning considerations were also raised (summarised below):-

- 30mph speed on the Southam Road should be made permanent
- requests made for S.106 requirements including, e.g. footpath links, better connectivity to the rest of the village and its services
- measures to slow traffic down on the main road
- lack of a footpath on the site side of the road
- concern about the increase in through-traffic and the impacts that is having on the condition of the roads in the village

The latter five points summarised above are not relevant to the consideration of this planning application which seeks approval for the relevant reserved matters which are the only matters for consideration at this time. The S.106 was agreed and signed in association with the outline permission and it is no longer appropriate to be requesting additional obligations from the developer at the reserved matters stage. Access was considered under the outline and matters relating to additional traffic, existing traffic speeds and road usage which might be exacerbated by this development can no longer be considered at reserved matters stage. Proposals to retain the 30mph speed limit and/or calm/slow traffic down along the main road relate to land outside the site edged red for the purposes of this reserved matters application. In any case, such works would normally be covered either by a S.106 or a S.278 Agreement, both of which would have been agreed, signed and initiated (where necessary) in association with the outline application.

Inland Waterways: No objection to the development however there are some concerns regarding the traffic management provisions

Canal and River Trust: No objections

WCC Ecology: No objections but recommend a revised Biodiversity Impact Assessment (BIA) calculation is carried out

WCC Archaeology: No comments to make pending receipt of results of approved WSI (Written Scheme of Investigations) in pursuance of the original outline application

WCC Landscape: No objections in principle but some of the planting proposals need to be revised in order to comply with comments previously provided on the outline and the Warwickshire Landscape Guidelines.

Open Space: No objections in principle but some general advice offered in relation to the requirements of the original outline permission and associated S.106 Agreement

Health and Community Protection (Environmental Sustainability Section): Objection based on the lack of a noise survey

National Grid: No objections

Public Response: 35 letters of objection (from 26 individuals) received raising the following concerns:

- There will be added congestion on Southam Road
- Concern about pedestrian safety from the pedestrian exit onto Offchurch Lane
- Increased noise, dust and dirt during the construction period
- The new development should be safely connected to the canal by a footpath
- More solar panels on properties would be welcomed towards better sustainability
- These plans represent a change in the layout from that which was previously indicated at the outline stage
- There is a reduction in biodiversity enhancements
- Locations of construction traffic causes concern with respect to highway safety/causing obstructions
- The layout is overcrowded
- Insufficient landscaping
- Inappropriate densities along the western boundary against The Greswoldes
- Regard should be had to the site levels; concern about levels being raised
- Hours of construction should be limited to Monday - Friday and Saturday morning only
- The position of the play area seems to be in the wrong place; it should be more central
- The entrance to the site from Southam Road is not fit for purpose
- The housing mix is unacceptable and does not accord with policy
- The integration of different house types is inadequate
- Fencing does not allow any gaps for movement of small animals and wildlife
- More tree planting would be welcomed
- All hard surfaced areas should be permeable
- Poor relationships to existing neighbouring properties
- There should be a safe crossing point onto Offchurch Lane
- There should be a greater number of bungalows
- Concern about surface water run off
- Concern about foul drainage
- Concern about the future maintenance of the drainage pond
- Concern about loss of privacy to neighbouring windows
- Traffic calming is required in Offchurch Lane
- No noise survey has been carried out as per the EHO's comments
- Concern about creating 'alleyways' from a security point of view
- The proximity of some individual plots to Offchurch Lane and the impact this has on the street scene

The following concerns were also raised (summarised by officer) - these are either non-material planning considerations or relate to matters already dealt with at the outline stage and its associated S.106 (i.e. not for consideration at reserved matters stage):-

- Regulations surrounding gas/water mains should be adhered to
- The noise of reversing beepers causes a disturbance

- Bovis previously carried out works not in accordance with the approved plans and there is concern this may happen again
- The location of the speed signs should be altered
- References to Phase 1 and unauthorised works undertaken have been made
- Bovis are not signed up to the 'Considerate Builders Scheme'
- Request made for S.106 monies towards better footpath linkages
- Questions over correct boundary line where site adjoins The Greswoldes
- Double yellow lines are needed on Offchurch Lane
- The level of communication with neighbours by the developers has not been particularly good

3 letters of comment (from 2 individuals) received raising the following concerns:

- Better footpath linkages should be created through the site to the canal
- Pedestrian safety should be improved along Offchurch Lane

Additional speed reminder signs are needed

ASSESSMENT

The principle for the housing development of 150 units was established following the grant of outline planning application W/16/0196 at Planning Committee on 29th April 2016. This application also dealt with matters associated with the principle for the development, including loss of agricultural land, affordable housing, the impact upon local services and infrastructure and agreed the access point. The outline application was subject to a Section 106 legal agreement securing necessary contributions.

Therefore the main issues relevant to the consideration of this application are as follows:

- Policy aspects;
- The impact on the character and appearance of the area;
- The impact on the living conditions of nearby dwellings;
- Car parking and highway safety;
- Drainage and flood risk;
- Ecological impact/landscaping;
- Renewables;

Policy Aspects

Housing mix

Policy SC1 of the Warwick District Local Plan 1996-2011 requires residential development to make provision for a range of sizes and types of dwellings, and the Council has also published a supporting Policy Guidance document "Guidance on the Mix of Market Housing on New Development Sites". The housing mix in the policy guidance reflects the findings of the Strategic Housing Market Assessment (SHMA) (March 2012) in terms of the future demand for housing. The document is consistent with the NPPF and was agreed by the Council's Executive on 19th June 2013. While it has not been through the formal development plan framework process and does not have the status of a supplementary planning document, it is afforded significant weight having regard

to emerging Policy H4 and the advanced stage of the New Local Plan. The Inspector's modifications did not make any significant changes to the relevant text within this guidance. The proposed housing mix for this phase is as follows:

Market Housing

Bedrooms	Total	% Proposed	WDC Requirement	Difference
1-bedroom	0	0	about 7%	-7%
2-bedroom	17	19%	about 26%	-7%
3-bedroom	31	34%	about 43%	-9%
4 +bedroom	42	47%	about 24%	+23%
Total	90	100%	100%	

It is recognised that the housing mix proposed in the table above does not accord with the aforementioned guidance document. In the submitted Planning Statement, full justification for this deviation is provided by the developers. However, before this is considered, it should also be noted that the mix proposed for Phase 2 is broadly in line with the mix that was proposed and subsequently approved for Phase 1 in 2015/16.

At the time Phase 1 and its proposed mix was considered, officers had regard to the fact the District Council had carried out two Strategic Housing Market Assessments (SHMAs), one for the District (2012) and one for Coventry & Warwickshire. Both identified future needs for market housing along the lines of the Housing Mix Guidance. It was found the District has a higher than average proportion of 1 and 2 bedroom properties and 4+ bedroom properties and consistently housing assessments have identified the need for small/medium family homes. Nevertheless officers also looked at the existing housing stock within Radford Semele, which provides: 1-bed dwellings - 2.5%; 2-bedroom dwelling - 17.6%; 3-bedroom dwellings - 53.2%; and 4 + bedroom dwellings - 26.7%. This shows within the Village a main shortage of 1 and 2 bedroom dwellings and a large proportion of 3 bedroom dwellings. The 4+ bedroom dwellings are slightly below the District average of 28%. On this basis it was considered that the number of larger dwellings being no more than 50% would still be at an acceptable level, thus allowing for some larger homes for those currently living in 3 bedroom dwellings to scale up, with the remainder being a mix of smaller bedroom dwellings. It is noted that the village has a relatively elderly population with 26.5% over 60 (compared with a 19.6% average in Warwick District) and that smaller, age friendly homes would go some way to meeting their needs, encouraging the provision of market bungalows. This is reflected in the proposals which include a number of bungalows.

With this current reserved matters submission, the developers commissioned their own Local Housing Mix Study (January 2017) prepared by Nathaniel Lichfield and Partners which concurred with the above assessment made on Phase 1; that the area is characterised by family households and has seen a much lower increase in dwelling stock than the District as a whole. The mix has therefore been designed to respond to local needs and this information, together with the way in which Phase 1 was approached and subsequently approved, it

follows that the same principles and consistent approach be carried through to Phase 2.

Overall therefore, while the proposed market housing mix does not fully accord with the guidance document, local circumstances have been carefully considered in this case and the housing mix is therefore considered appropriate.

Affordable Housing

The proposed affordable housing mix is as follows:

Bedrooms	Total
1-bedroom	8
2-bedroom	31
3-bedroom	19
4-bedroom	2
Total	60

40% of the total housing units within the development would be affordable and the mix reflects that as requested by the Council's Housing Officer. In terms of the affordable housing layout, the views of differing Housing Associations have previously been obtained and the general consensus is:

- A certain amount of clustering is considered appropriate and can make it easier for Housing Associations to manage the units.
- For this reason Housing Associations would not wish to see affordable housing spread throughout sites in ones and twos (pepper potted).
- Housing Associations also wish to avoid mixed tenures in apartment buildings, terraced blocks and if the development includes parking courts, it is suggested that the parking court serves only one tenure. It is also desirable to avoid shared facilities or access ways across tenures as the relationship for maintenance can become blurred.
- The scale of development is relevant, however it is agreed that avoiding a cluster of affordable housing is desirable and 20 units is considered to be an appropriate maxima.

The site layout has been designed so that larger detached units front Offchurch Lane to the north, the area of public open space to the north east and the eastern boundary that looks towards the adjacent open fields. Affordable housing is mainly focussed around the circular primary route through the site together with some fronting the green corridor and no individual cluster exceeds 12 units thus according with the general principles above. It is considered that the affordable units are well distributed within the site and no issues are raised in this regard.

The impact on the Character and Appearance of the Area

The Council's Garden Towns, Villages and Suburbs prospectus seeks to create a leafy and green character of neighbourhood. In terms of layout the prospectus does not call for regimented blocks but states that the blocks should be well-defined in perimeter blocks. The new homes have been laid out in perimeter blocks to ensure rear gardens are enclosed and public areas are overlooked by

active frontages. There are four well-defined development blocks within the circular primary route through the site, with further blocks along the north the east sides of the site, as well as a more linear development pattern along the west side, adjacent to an existing cul-de-sac. Each of these blocks are set within a spacious setting. Properties fronting Offchurch Lane to the north are set back from the highway behind a grass verge where additional tree planting is proposed. Larger, well-spaced detached dwellings are located to the north-east corner and east side of the site facing the balancing pond, public open space and adjacent open fields. This provides a positive transition between the development and the adjoining open countryside and creates a soft visual edge to the development when viewed by people entering the eastern side of the village on the A425.

The proposed density is 27.4 dwellings per hectare which is considered lower than some other schemes of a comparable scale and nature and is appropriate for this edge of settlement location, enabling the built form to become less dense towards the open countryside to the east.

The access road into the site continues through from Phase 1 and follows a primary circular route internally, allowing a green corridor through the central part of the site. The circular route connects up at the northern end of the site, with an emergency access which is also intended for use by pedestrians and cyclists. This provides a continual link through both Phases 1 and 2 and allows clear visual connections through the site.

Layout amendments have been made through the course of this application; the most notable changes being made to plots 65-80, 165-168 and 110. Many of these plots have been re-orientated and/or re-positioned to improve their relationship with the primary route through the site and/or neighbour relationships. The density of the units along the western edge has been reduced, and where plots 65-80 are concerned, their re-orientation has resulted not only in a stronger street frontage, but also enabled better spacing between buildings and the surrounding context, allowing some of the parking to be located to the rear, lessening the presence of parking dominating plot frontages. It is also noted that one of revisions to the layout plans illustrated additional solar panels on more units, to respond to some of the neighbour comments that have been made.

With regard to existing and proposed site levels, regard has been had to the existing topography of the site with some 15m gradient fall from north to south. With this as the starting point, the applicant has provided some additional justification as to why some changes are required to site levels in certain areas of the site. The Highways Authority, through the course of this application, has requested additional and amended information in respect of the internal road layout and technical design e.g. road gradients. The levels proposed are based on all roads being at maximum gradient which results in some significant ground raising within the centre of the site where a natural valley occurs. However, along the western and northern edges of the site, which are most sensitive in terms of relationships to neighbouring properties, proposed levels would be as close to the existing ground level as practicably possible. In terms of minimising the impacts of the development on the surrounding area, the condition on the outline, restricting the development to no more than two storey height buildings,

is adhered to and furthermore, the lower density on the eastern edge of the site supplemented with significant tree planting and hedgerow infill planting to soften the edge of the development accords with the masterplan approved as part of the outline permission.

In design terms there is a mix of detached bungalows and two-storey terraced, semi-detached and detached dwellinghouses. All properties are considered to provide an acceptable design solution with corner properties having a dual aspect and key properties featuring gables, bay windows, canopies over porches and chimneys, which are considered to be an important architectural feature. The majority of properties would be brick faced, with a small number of rendered units and rendered gables to reflect the palette of materials used locally.

The impact on the living conditions of nearby dwellings

The Council's Supplementary Planning Guidance - Distance Separation (2003) set standards for the distance separation between the windows of habitable rooms in dwellings. In particular, the policy states that there should be 22 metres between two storey dwellings, although this standard is reduced when the distance is measured across public space or a road where there would be public activity. The distance between a side and rear elevation should be 12 metres. All necessary minimum separation distances are met or exceeded, ensuring a good standard of amenity for future occupiers. Although there are no minimum standards, the front and rear gardens are considered to provide a good level of amenity space and add to the overall spacious feel of the development. The layout is therefore considered to provide an acceptable level of amenity to the future occupiers of the development.

The closest existing properties to the application site are those in The Greswoldes, along the western boundary of the site. Separation distances between the rear of these properties and the proposed dwellings are all exceeded; where properties share a back to back relationship, the distances proposed range from 27 metres to 48 metres which is substantially higher than the minimum required. As such the scheme is not considered to result in any significant impact upon the amenities of the occupiers of surrounding properties.

Comments about increased noise and disturbance from the construction of the development, including concerns about construction traffic and hours of operation are noted, however, officers consider these issues have been adequately considered and addressed through the outline permission, attached to which are relevant conditions requiring full details of construction management and strategies to be submitted to and approved in writing by the Local Planning Authority. These conditions are therefore still relevant and required to be formally discharged.

Car Parking and Highway Safety

The site access was agreed at outline stage. After ongoing discussion between the applicant and the Highway Authority, resulting in the submission of amended and additional information, the final consultation response is one of no objection to the detailed site layout and parking provision for the proposed development.

The pedestrian/cycle/emergency access off Offchurch Lane could not be used for other purposes, i.e. a secondary vehicular access into the development for occupiers, on the basis that its width is substandard for a regular vehicle access and it is also annotated on the submitted plans to be an emergency link only which doubles as a pedestrian and cycle entrance. In any case it is noted that condition 16 requires full details and specifications of the emergency access to be approved, the delivery of which is then required no later than the 100th occupation at the site.

Drainage and Flood Risk

A balancing pond is shown on the layout plan in the north east corner of the site. The exact design and construction of the site's sustainable urban drainage was conditioned at outline stage under W/15/0297 and further design details will need to be submitted to the Local Planning Authority for agreement and final discharge.

Ecological Impact/landscaping

Due to changes in the scheme from the original outline application, which only included indicative layouts, the County Ecologist has recommended that a revised Biodiversity Impact Assessment (BIA) calculation is carried out. The recommendation is that this would ideally be done prior to determination, however, Officers consider that this can be secured via a suitably worded planning condition and in the event that any additional biodiversity offsetting were required as a result, this can still be secured on the basis this was identified as a planning obligation within the S.106 agreement.

A number of the comments from the Open Space team relate to matters that will be dealt with accordingly through the S.106 obligations. However, one comment they have made at this stage relates to an offsite contribution. The proposal for 150 dwellings equates to 441 residents which requires a total of 2.52 hectares of public open space. However the S.106 limits the provision to no more than 1.46 hectares so on receipt of a breakdown of the typologies, the Open Space team can provide an appropriate offsite contribution to address the shortfall. This would be secured through the standard condition and is reasonable to request at this stage in view of the justification above. The information needed to establish the contribution is being prepared and will be reported through the Adobs to Members.

In terms of landscaping the County Landscape officer has suggested some additional planting/native species and types that should ideally be used that accord with the Warwickshire Landscape Guidelines. Additional information from the applicant in this regard will be reported through the Adobs to Members but in addition, it is noted that condition 11 on the outline permission, requiring a Landscape and Ecological Management Plan, will still need to be discharged from the permission.

Noise / Environmental Health

The comments from the Environmental Health Officer are noted in respect of noise and the design of the development to provide a quiet noise environment

for future occupiers. It is considered that the proposed layout and design of the scheme is acceptable in this respect. Furthermore, a condition was imposed at outline stage (no.17) requiring a scheme detailing arrangements to protect residents of the development from excessive traffic noise entering habitable rooms and the provision of quiet garden areas shielded from road noise. These details can therefore be secured separately to the current reserved matters application.

Renewable Energy

A condition was imposed on the outline application requiring the applicant to show how 10% of the predicted energy requirement of the development will be produced on or near to the site, from renewable energy resources. This condition will still need to be approved accordingly.

SUMMARY/CONCLUSION

The proposed development is considered to provide a high quality residential environment in accordance with the garden suburbs principles, including an appropriate mix of market and affordable housing and acceptable dwellinghouse and layout design solutions, which includes areas of public open space. The scheme therefore complies with the policies listed.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings RAD2/02/210, RAD2/02/250, HTPD_P2B_AFF, HTPD_S110, HTPD_S241 LTH_1, HTPD_S351 LTH_1, HTPD_S351 LTH_3, HTPD_S461_1, HTPD_S461_3, HTPD_P2301 1 OF 2, HTPD_P2301 2 OF 2, HTPD_P2B, HTPD_P3407, HTPD_C3003CT 1 OF 2, HTPD_C3003CT 2 OF 2, HTPD_P3003v, HTPD_P3402 1 OF 2, HTPD_P3402 2 OF 2, HTPD_P4501 1 OF 2, HTPD_P4501 2 OF 2, HTPD_P506 1 OF 2, HTPD_P506 2 OF 2, HTPD_P507 1 OF 3, HTPD_P507 2 OF 3, HTPD_P507 3 OF 3, HTPD_P602 1 OF 3, HTPD_P602 2 OF 3, HTPD_P602 3 OF 3, RAD2/02/120 rev B, RAD2/02/290, RAD2/02/280 rev B and specification contained therein, submitted on 20 April 2017, approved drawing RAD2-03-101 Rev B and specification contained therein, submitted on 12 May 2017, approved drawings PD_AGD2-1 rev A, PD_AGS2-2 rev A, PD_AGS2-1 rev A, RAD2/02/230 rev C, RAD2/02/240 rev C, RAD2/02/260 rev C, RAD2-03-100 rev C 1 of 5, RAD2-03-100 rev C 2 of 5, RAD2-03-100 rev C 3 of 5, RAD2-03-100 rev C 4 of 5, RAD2-03-100 rev C 5 of 5 and specification contained therein, submitted on 15 May 2017, approved drawings RAD2-05-001 rev B, RAD2-05-002 rev B, RAD2-05-003 rev B, RAD2-05-005 rev A, RAD2-05-006 rev A and specification contained therein, submitted on 2 June 2017, approved drawing RAD2/02/100 rev F and specification contained therein, submitted on 30 June 2017 and approved drawings PD_AGT2-2 rev B and PD_AGT2-1 rev B and specification contained therein, submitted on 6 July 2017. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick

District Local Plan 1996-2011.

- 2 No part of the development hereby permitted shall be commenced until a revised Biodiversity Impact Assessment (BIA) calculation has been undertaken by a suitably qualified ecologist and the report detailing the findings submitted to and approved in writing by the Local Planning Authority. **REASON:** To safeguard the presence and population of protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.

- 3 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

- 4 The landscaping scheme submitted as part of the application hereby permitted shall be completed, in all respects, not later than the first planting season following the completion of each phase of the development hereby permitted. Any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees of similar size and species to those originally required to be planted. **REASON:** To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.
-