

Planning Committee: 15 August 2017

Item Number: 9

Application No: [W 17 / 0894](#)

Town/Parish Council: Bishop's Tachbrook
Case Officer: Dan Charles

Registration Date: 18/05/17

Expiry Date: 17/08/17

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**Land South of Gallows Hill/ The West Side Of, Europa Way, Warwick
CV34 6SP**

Application to Vary and Omit Conditions to reflect the revised access location;
submission of a site-wide design code and the phased nature of the development

FOR Gallagher Estates Ltd

This application is being presented to Committee due to an objection from the Parish/Town Council having been received and because of the need to vary the associated Section 106 Agreement.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to the revised conditions and subject to the completion of a satisfactory section 106 agreement. Should a satisfactory Section 106 Agreement not have been completed by 4 September 2017, 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

Details of the Development

This application is made under section 73 of the Town and Country Planning Act 1990 which relates to the consideration of applications to vary or omit conditions imposed on a previous planning permission but subject where appropriate to revised conditions.

In considering such applications the Local Planning Authority is only able to consider the conditions in question rather than the principle and merits of the development as a whole.

The conditions the subject of this application are:-

Condition 5 – Location of access onto Gallows Hill.

This condition is to be varied to reflect the updated position of the access following discussions with the adjacent land owner to the north of the site and consultation with County Highways.

Condition 7 – Development in Accordance with Design and Access Statement.

This condition is requested to be omitted following the submission of the Site Wide Design Code.

Condition 8 – Submission of Design Code.

This condition is requested to be varied so that it refers to the Design Code now submitted.

Condition 9 – Site Wide Masterplan submission.

This condition is requested to be removed as the masterplan details are proposed to be incorporated into the submitted Design Code required by Condition 8.

Condition 11 – Landscape buffer to western boundary.

This condition is requested to be removed as its requirements will be incorporated into the design code/masterplan the subject of revised condition 8.

Condition 20 – Submission of Energy Statement.

This condition is requested to be varied to require the submission of details prior to the residential phases of the development rather than prior to the commencement of any development.

Condition 22 – Scheme for provision of water supplies/hydrants.

This condition is requested to be varied to require the submission of details to be submitted prior to the commencement of individual residential phases of the development rather than prior to the commencement of any development.

THE SITE AND ITS LOCATION

The site lies to the south of Warwick and is currently an open arable field with a smaller rectangular pasture in the south-east corner. The northern part of the site is generally level whilst the southern part slopes gently down to the Tach Brook and the paddock beyond which is on a small hillock. It covers a total of 23.75 hectares.

To the north, the site is bounded by Gallows Hill, to the east by Europa Way, the southern boundary follows the Tach Brook, whilst to the east the site cuts midway across open fields. To the west of this area is farm land and the Banbury Road. Beyond this lies the historic Castle Park which is a Grade I Registered Park and Garden which forms the setting to the Grade Listed Castle, part of which is

also a Scheduled Ancient Monument, and is within the Warwick Conservation Area.

There is a small portion of Flood Risk Zone 2 alongside a tributary leading to the Tach Brook, whilst Zone 3 follows the Tach Brook.

The site is within the Feldon Parklands local landscape character area.

PLANNING HISTORY

W/14/0681 - Residential development up to a maximum of 450 dwellings including the provision of two points of access (on from Europa Way and one from Gallows Hill) and other infrastructure. (Outline application including details of access) – **Refused 31 April 2015** and **Appeal Allowed 14 January 2016**

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- RAP1 - Directing New Housing (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)
- SC14 - Community Facilities (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)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP5 - Density (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- 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)

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)
- DS4 - Spatial Strategy (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)
- DS1 - Supporting Prosperity (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)
- 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)
- DS15 - Comprehensive Development of Strategic Sites (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)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE2 - Developing Strategic Housing Sites (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR3 - Transport Improvements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- 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)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (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)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE4 - Protecting Historic Parks and Gardens (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE4 - Landscape (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- W1 - Waste Core Strategy (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)
- Warwickshire Landscape Guidelines SPG
- Garden Towns, Villages and Suburbs - A prospectus for Warwick District Council (Consultation document - May 2012)
- Development Management Policy Guidance: Achieving a Mix of Market Housing on new Development Sites (Agreed by Executive - 19th June 2013)

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: The Town Council, whilst acknowledging this site falls slightly outside the Leamington Spa boundary, would like to raise an objection to the removal of the landscape buffer zone. More investigation is needed into the impact this would have on loss of biodiversity in this area, and especially loss of trees.

Stagecoach Buses: Strongly support. Will improve the efficiency and directness of bus routes.

Warwickshire Police: No observations to make.

Natural England: No comments to make on this application.

WCC Rights of Way: No objection to the variation.

Historic England: No objection.

WCC Ecology: Concern over loss of 20m buffer originally requested as screening. If the buffer was included in the Biodiversity Offsetting Calculation, this will need to be amended at Reserved Matters stage.

WCC Highways: No objection to amended access point. Minor issues need addressing within the Design Code to ensure it is in compliance with Highways Standards.

1 Public Response received;

This is a valuable green field site to the south of Warwick, providing a necessary 'lung' to an increasingly polluted town as well as a beautiful approach to our lovely town.

There is already an enormous amount of traffic queueing along the Banbury Road and down Gallows Hill at peak times. This building development would make matters far worse.

In addition, the historic bridge over the Avon at Bridge End could suffer enormous structural damage from the increased flow of traffic.

Condition 11 - cannot see why there is no longer a need for a 20m landscape buffer to be provided to the west of the site. Please insist on this buffer being retained.

ASSESSMENT

Principle of development

As the principle of residential development on this site has been established under W/14/0681 and that permission is extant, there is no requirement to re-assess the principle for this proposal.

Consideration of the proposed conditions to be varied

Condition 5 – Revision of the Access

The proposed change to this condition reflects a request made by the County Council Highways Team to align the two proposed accesses from Gallows Hill that serve the application site and the site that lies immediately to the north granted planning permission under reference W/14/0967 for a mixed use development. That application is also currently subject to a variation of condition application to reflect the above situation.

The effect of aligning the accesses to each site allows for the creation of a single, signal controlled crossroads junction to serve both sites which will result in improved traffic management to both sites which is considered to improve highway safety in this location. This has been demonstrated within an updated Modelling Review and Capacity Assessment Technical Note commissioned by the applicants in negotiation with the County Highways Office.

The proposed location has been assessed by the County Council Highways Team and no objection is raised to the revised junction location as detailed on the revised plans. The revised access will tie in with the current application on the site to the immediate north to allow a comprehensive highway solution to the highways requirements across the sites.

Officers therefore recommend that the condition be varied to update the revised plan and access location.

Condition 7/8/9 – Design Code/Site Wide Masterplan

The original permission had three separate conditions relating to the future requirements of any Reserved Matters submission to ensure that the development is built to an appropriately high standard.

The applicants have submitted a comprehensive Site Wide Design Code that satisfactorily amalgamates the 3 previous conditions that required submission of design specifications and criteria.

The Design Code as submitted now is a comprehensive 103 page document that sets out the background to the site and the negotiations that have taken place to arrive at the finalised design methodology. The Design Code ensures that the future reserved matters applications are subject to the strict design criteria to ensure a high quality development that has visual and design cohesion with the adjacent new development at Lower Heathcote Lane that adjoins the application site.

Officers are satisfied that the updated Design Code is acceptable and subject to any final minor alterations, will act as a practical benchmark for the guiding of the design of the proposed dwellings, landscaping; infrastructure and open space provision for this site to secure a high quality environment for future occupiers and the District as whole.

There is therefore considered to be no objection to the reconfiguration of the conditions in question as requested.

Condition 11 – Landscape buffer to the western boundary.

At the time of the original appeal decision, there was no information available about the proposed residential development of the adjacent site to the north west including the nature of the boundary with this site. For that reason the requirement for a 20 metre wide landscape boundary with the (then) open countryside was included by condition to set the general parameters of what is required.

As further potential proposals for the development of the adjoining site including in respect of the relationship between the 2 sites begin to come forward, work has been taking place to consider further the nature of the appropriate configuration of this landscaped area. Whilst it is proposed to retain a very significant landscape buffer along this boundary of the order of 20 metres, in order to enable greater flexibility and the appropriate integration of the landscaping of the 2 sites, it is considered to be appropriate that this is

controlled via an approved design code rather than a standalone condition which offers less flexibility.

Conditions 20 and 22 – Submission of Energy Statement and water supplies/hydrants scheme.

These conditions are requested to be varied to require the submission of the relevant information prior to the commencement of the development of individual residential phases rather than prior to the commencement of the whole development.

That proposed variation is considered to be appropriate and acceptable within the context of the scale and amount of development coming forward.

Updating of Other Conditions

As work to bring this development forward progresses, and separately to the proposals the subject of this report, submissions are made to discharge individual conditions attached to the original grant of planning permission, it becomes necessary to vary some of the other conditions to reflect the updated position which will be the case when, subject to the decision of Planning Committee, the decision notice is reissued in respect of this development.

Conclusion

The variation of conditions proposed by this application is considered to be an appropriate and pragmatic response to changing circumstances as the more detailed aspects of the proposals begin to come forward and is considered to be acceptable

CONDITIONS

- 1 This permission is granted under the provisions of Article 4(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended, on an outline application and the further approval of the Local Planning Authority shall be required to the under-mentioned matters hereby reserved before any development is commenced:-
 - a. layout
 - b. scale
 - c. appearance
 - d. landscaping

REASON: To comply with Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended).

- 2 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from 14 January 2016. **REASON:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 3 The development to which this permission relates shall begin within three years of 14 January 2016 or within two years of the final approval of the reserved matters, whichever is the later. **REASON:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 4 No dwellings shall be occupied until the access to the site from Europa Way has been located and laid out in general accordance with drawing number C14171/SK084/P4-Europa Way Junction General Arrangement with existing trees. **REASON:** To ensure that appropriate access is provided to the site in the interest of highway safety in accordance with Policies DP6 & DP8 of the Warwick District Local Plan 1996-2011.
- 5 If the junction to the north as approved under planning permission ref: W/14/0967 has been implemented the access to the site from Gallows Hill shall be located and laid out in general accordance with drawing C16133 SK030 Rev P1 ; or alternatively if the junction to the north has not been implemented that access shall be located and laid out in general accordance with drawing number C1471-614-p1. **REASON:** To ensure that appropriate access is provided to the site in the interest of highway safety in accordance with Policies DP6 & DP8 of the Warwick District Local Plan 1996-2011.
- 6 The access to the site for occupants'/residents' vehicles shall not be used in connection with the development until it has been surfaced with a suitable bound material for its whole length. **REASON:** To ensure that appropriate access is provided to the site in the interest of highway safety in accordance with Policies DP6 & DP8 of the Warwick District Local Plan 1996-2011.
- 7 The subsequent Reserved matters applications for any phase of the development shall be submitted in general accordance with the approved Site Wide Design Code Document reference G.0270_01i dated June 2017 for the approved development unless otherwise agreed in writing or superseded with an updated/revised Design Code Document. **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.
- 8 No phase of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until the details identified within the approved Arboricultural Impact Assessment and Method Statement submitted on 22 May 2017

have been implemented in full for the protection of all existing trees and hedges to be retained on site in accordance with British Standard BS5837: 2012, a Guide for Trees in relation to construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the local planning authority. The approved scheme shall be kept in place until that phase of the development have been completed and all equipment, machinery and surplus materials have been removed. **REASON:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

- 9 No phase of the development hereby permitted shall, for that phase of the development, commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan shall also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full for the phase of development. **REASON:** To safeguard the presence and population of a 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.
- 10 No phase of the development hereby permitted (including vegetation clearance) shall commence until further breeding bird surveys of the site have been carried out and a detailed mitigation plan including a schedule of works and timings for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation plan shall thereafter be implemented in full. **REASON:** To safeguard the presence and population of a 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.
- 11 No phase of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until the details identified within the approved Arboricultural Impact Assessment and Method Statement submitted on 22 May 2017 have been implemented in full for the protection of all existing trees and hedges to be retained on site in accordance with British Standard BS5837: 2012, a Guide for Trees in relation to construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the local planning authority. The approved scheme shall be kept in place until that phase

of the development have been completed and all equipment, machinery and surplus materials have been removed. **REASON:** To protect trees and other features on site during construction in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

12 No phase of the development hereby permitted shall commence until a Construction and Environmental Management Plan (CEMP) in accordance with BS 42020:2013 has been submitted to and approved in writing by the local planning authority for that phase of the development. In discharging this condition the LPA expect to see details concerning pre-commencement checks for protected and notable species with subsequent mitigation and monitoring 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 for that phase of the development shall thereafter be implemented in full. **REASON:** To safeguard the presence and population of a 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.

13 No development shall take place under any relevant phase of the development (other than Sub-phase A – Europa Way Highways Works) until a detailed lighting scheme for that phase which shall use low energy lighting 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.

Such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.

REASON: To safeguard the presence and population of a 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.

14 No phase of the development hereby permitted shall take place on site until the applicant, or their agents or successors in title, has secured the works as identified within the written scheme of investigation submitted on 11 January 2017 and approved in writing by the Local Planning Authority for each relevant phase. **REASON:** In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected where applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.

15 No phase of the development shall take place unless and until:

a. A site investigation has been designed for the relevant phase using the information obtained from the desk-top study and any diagrammatical representations (conceptual model). This should be submitted to and approved in writing by the planning authority prior to that investigation being carried out. The investigation must be comprehensive enough to enable:

- A risk assessment to be undertaken relating to human health
- i. A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected.
- ii. An appropriate gas risk assessment to be undertaken
- iii. Refinement of the conceptual model
- iv. The development of a method statement detailing the remediation requirements

b. The site investigation for that phase has been undertaken in accordance with details approved by the planning authority and a risk assessment has been undertaken.

c. A method statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters using the information obtained from the site investigation for the relevant phase, has been submitted to the planning authority. The method statement shall include details of how the remediation works will be validated upon completion. This should be approved in writing by the planning authority prior to the remediation being carried out on the site. All development of the site shall accord with the approved method statement. If during development of each relevant phase, contamination not previously identified, is found to be present at the site then no further development within that phase shall take place until an addendum to the method statement addressing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the LPA. Prior to the commencement of each relevant phase of the development, a

report shall be submitted to the Local Planning Authority that provides verification that the required works, regarding contamination for that part of the site, have been carried out in accordance with the approved method statement. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON: To safeguard health, safety and the environment in accordance with Policies DP2, DP3 & DP9 of the Warwick District Local Plan 1996-2011.

- 16 The mix of type and size of market dwellings submitted as part of any reserved matters application must accord with the recommendations contained within the most up to date version of the "Development Management Policy Guidance : Achieving Mix of Market Housing on new Development Sites". **REASON:** To ensure that the housing meets the needs of the District as required by Local Plan Policy SC1 and the NPPF.
- 17 No residential phase of the development hereby permitted shall be commenced unless and until a scheme showing how at least 10% of the predicted energy requirement of the development of that phase will be produced on or near to the site from renewable energy resources, has been submitted to and approved in writing by the Local Planning Authority. The residential phase of development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 18) No phase of the development hereby permitted shall be carried out other than in strict accordance with the details of surface and foul water drainage works and a detailed scheme for the disposal of surface water (incorporating where possible Sustainable Urban Drainage principles) for that phase which shall have been submitted to and approved in writing by the local planning authority. Details to be submitted shall include:
- a. a detailed design flood risk assessment for the site to incorporate both fluvial and pluvial flooding mechanisms and any effects on existing water bodies or drainage systems including:- plans showing the existing and proposed drainage systems including levels, sizes, material, fall and construction details and standards in comparison to finished floor levels along with Manhole schedules;
 - b. Plans defining the water catchment areas for the site including the offsite catchment areas that contribute to the drainage areas. This plan

should show areas of impermeable and permeable surfaces of the proposed site including calculations of these areas in a clear labelled table;

c. The applicant is to provide calculations/models of pipe flows, discharge rates from the site and flood storage volume and design water levels reducing the off-site discharge rates to mimic existing greenfield run off rates. This should include calculations for 1 in 1 year, 1 in 30 and 1 in 100 year + 30% climate change allowance;

d. Provide calculations and percolation test results carried out on the site for the infiltration of water (if used), i.e. soakaways, swales, ponds with photos and attached report;

e. To provide plans long and across sections through the site and a plan showing overload flow paths with arrows for storm events that exceed the capacity of the drainage systems; (vi) To provide details of the proposed maintenance of water systems for the site into the future and a risk assessment for open bodies of water and structures, a plan showing the proposed phased development of the site together with details of discharge consents from the land drainage authority and Severn Trent Water

REASON: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures in accordance with Policies DP3 & DP11 of the Warwick District Local Plan 1996-2011.

19 No residential phase of the development hereby permitted shall be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes for that phase of the development, has been submitted to and approved in writing by the Local Planning Authority. No residential phase of the development shall be occupied until the scheme relating to that phase has been implemented to the satisfaction of the Local Planning Authority.

REASON: In the interests of fire safety.

20 No residential phase of the development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been submitted to and approved in writing by the Local Planning Authority indicating how and when the 'Secured by Design' standards will be incorporated into that phase of the development. The scheme shall be implemented in accordance with the approved details of that phase and shall be retained at all times thereafter. **REASON:** To ensure Secured by Design standards are met, in accordance with Policy DP14 of the Warwick District Local Plan.

21 Any phase of the development hereby approved shall only proceed in strict accordance with a construction method statement for the relevant phase, which has been submitted to and approved in writing by the

local planning authority. The approved statement shall be 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; 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 schedule for the movement of construction plant, associated equipment and deliveries. **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.
