

Application No: [W 19 / 0784](#)

Town/Parish Council: Kenilworth
Case Officer: Lucy Hammond
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Registration Date: 02/09/19
Expiry Date: 02/12/19

Land On The East Side Of Warwick Road, Kenilworth, CV8 1FE

Reserved Matters application pursuant to condition 1 of planning permission W/17/2150 for details of appearance, landscaping, layout and scale of 125 dwellings. FOR Bovis Homes West Midlands Region

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

This is a reserved matters planning application for the appearance, landscaping, layout and scale for the construction of 125 dwellings pursuant to the outline planning permission, approved by W/17/2150. While the red line site area is drawn around the whole site, it should be noted that there is a detailed full permission which, at the time of writing this report, is pending its decision being issued. This relates to seven dwellings at the frontage of the site, which was referred to Planning Committee in August, and for which there was a resolution to grant subject to the signing of a legal agreement ensuring these seven units were tied by the same obligations as the original outline permission for the whole site. For completeness, the layout plan for the Reserved Matters application shows the seven already permitted under the full application but for the avoidance of doubt these seven form part of the total number of 125 and are not seven additional dwellings.

THE SITE AND ITS LOCATION

The application site is located to the south of Kenilworth, east of the Warwick Road and adjacent to the Kenilworth Cricket Club. The site in its entirety (around which the red line application site boundary is drawn) measures 5.83ha in area and comprises agricultural land which is generally bounded by mature field boundary hedgerows and trees. The northern site boundary is bounded by the private gardens of the properties in Swift Close (accessed off Newey Drive). The Kenilworth Cricket Club lies adjacent to part of the western site boundary, enclosed to the south by a timber post and rail fence and to the east by hedgerows interspersed with some trees and gaps. The rest of the western site boundary is bounded by the Warwick Road. The railway line follows the eastern site boundary, the other side of which is Bullimore Wood. The southern boundary of the site is defined by an existing mature mixed tree and hedgerow line.

The site comprises allocated site H41 in the Local Plan and has been removed from the Green Belt following the adoption of the Warwick District Local Plan 2011-2029. There is a Grade II listed farmhouse opposite the site, approximately in line with the position of the proposed new access into the development off Warwick Road.

PLANNING HISTORY AND RELEVANT BACKGROUND TO THIS APPLICATION

W/17/2150 - Outline application with all matters reserved except for access for the erection of up to 125 dwellings together with vehicular/pedestrian access from Warwick Road; green infrastructure including a play area, other open space and landscaping; sustainable drainage; and other related infrastructure - Approved 26.09.2018

The aforementioned planning permission is subject to a S.106 Agreement which sets out a number of obligations and financial contributions that are required as part of the approved scheme. There are also a number of pre-commencement conditions attached to the outline permission which are required to be discharged prior to the commencement of any development on the site.

W/19/0322 - Full planning application for residential development of 7 dwellings, including vehicular access, pedestrian and cycle links, public open space, car parking, landscaping, drainage & associated works - Resolution to grant at Planning Committee subject to legal agreement; decision not yet issued at the time of writing this report.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029)
- DS11 - Allocated Housing Sites (Warwick District Local Plan 2011-2029)
- DS15 - Comprehensive Development of Strategic Sites (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)
- Kenilworth Neighbourhood Plan
- 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)
- 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)

- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029)
- HS6 - Creating Healthy Communities (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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (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

- Residential Design Guide (Supplementary Planning Document- May 2018)
- Open Space (Supplementary Planning Document - April 2019)
- Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Air Quality & Planning Supplementary Planning Document (January 2019)

Neighbourhood Plan

- Kenilworth Neighbourhood Plan

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Objection for the following reasons:

- The proposed road layouts do not give priority to pedestrians and cyclists and do not seek to achieve 20mph speed limits
- Connectivity of the proposed cycle/pedestrian routes with those already existing is considered unacceptable
- The affordable housing is located in one area and is furthest away from the public transport and pedestrian links
- The LEAP is close to the site entrance and should be fenced or otherwise protected
- The layout at the southern end is a thin row of trees which does not respect the Green Belt or create a soft edge to minimise the visual impact of the development
- There is no proposal to construct a pedestrian/cycle access at the Northern end of the site
- Scant regard has been given to environmental building standards, particularly NDP Policy KP15 and Local Plan Policy SC0
- The Town Council's comments on W/19/0322 remain valid on this site also. These are summarised below:
 - While the 7 units would not trigger the need for affordable housing, the site overall would be expected to deliver the required amount of affordable housing

- The TC is pleased to note compliance with NDP policies KP9, 12 + 15
- It is disappointing to see the buildings set back further from Warwick Road
- There is sympathy for nearby residents who are concerned about the access and noise
- There is an assumption the LEAP will be fenced for safety
- There is an assumption that any speed limit reduction on Warwick Road will be implemented prior to occupation of the dwellings

Leek Wootton & Guy's Cliffe Parish Council (Adjoining Parish Council):

Objection for the following reasons:

- Particular concern relates to the access to the site off Warwick Road
- A T-access junction is insufficient to serve a development of this size
- There is already increasing traffic at certain times of the day and the development will intensify this
- There are already other entrances to the Wootton Grange development on the west side of Warwick Road and the pedestrian footpath from Leek Wootton to Kenilworth crossed from west to east in the vicinity of this site. The entrance to the cricket ground and its accompanying facilities and access provision therefore needs to be suitable
- A roundabout has always been considered more appropriate but has not been taken forward by the Highways Authority

Officer note - Access was considered as part of the outline application (W/17/2150) and was approved under that permission. The junction improvements deemed necessary and appropriate by the Highways Authority were considered as part of the outline application. Access therefore cannot be re-considered as part of this reserved matters application.

Lead Local Flood Authority: No objection

Housing Strategy & Development Manager: No objection

WCC Ecology: No objection

Sport England: No objection

WCC Landscape: Comments in respect of species planting

Natural England: No comments to make

Open Space: No objection overall but clarification required in respect of some technical details on the plans

WCC Highways: Initial objection; further information including a Stage 1 Road Safety Audit received and final confirmation is awaited from the Highways Authority. This is expected before the committee date and will be reported via the committee update report.

Waste Management: Comments in respect of the distance for wheelie bins to be moved. The guidance requires 2 wheeled containers to be moved no more than 15m from the point of storage and it is noted that the refuse strategy shows some areas where there are 25m travelling distances for waste operatives.

Police: No objection

Public Response: 16 letters of objection received raising the following points:

- there are no cycle paths or links to the town centre
- pedestrian foot paths remain narrow
- the entry/exit point from Warwick Road is hazardous
- the developer should fund improvements to the junction at Rouncil Lane / Warwick Road to ease increased traffic flow from the new development
- traffic calming should be funded by the developer
- garages are not large enough to accommodate cars
- EV charging points should be provided
- there are concerns about the proposed boundary treatments
- there are concerns about the proposed planting and soft landscaping
- concerns about the impact of the development on ecology and wildlife
- there should be no storage of materials or site offices near the boundary with Swift Close
- there will be a loss of amenity to the Green Belt
- there will be increased noise and light pollution to neighbouring properties nearby
- there is little information on street lighting
- there should be no cycle links or connectivity through Swift Close as this would be hazardous to existing residents

ASSESSMENT

As this is an application for the approval of reserved matters, it is not possible to reconsider the principle of development. This was considered in the assessment of the outline planning application and was found to be acceptable. The outline planning permission also approved the vehicular access to the site off Warwick Road and this does not form part of the application for which permission is being sought at the present time. This therefore cannot be reconsidered as part of this current application.

Since the principle of development cannot be re-visited, consideration of the current application can only include issues related to the detailed appearance, landscaping, layout and scale of the 125 dwellings proposed by Bovis Homes.

In view of the above, the main issues relevant to the consideration of this application are as follows:

- Design and layout;
- Landscaping and open space provision;
- The impact on the living conditions of nearby dwellings;
- Highway safety;
- Impact on nearby heritage asset;
- The ecological impact of the proposals;
- Drainage and flood risk;
- Ball stop mitigation; and
- Health and wellbeing.

Design and layout

The Garden Towns, Villages and Suburbs Approach

The Council's 'Garden Towns, Villages and Suburbs' Prospectus seeks to bring together the key characteristics of the garden suburbs and villages approach, which include coherent and well planned layouts, high quality design and consideration of long term management arrangements. The site is considered as a 'neighbourhood edge' area; lying at the edge of existing established built development to the north and west, with adjoining countryside to the east and south.

It is considered that the proposed scheme would conform to the garden suburb design principles by exhibiting the characteristics of a leafy, well designed residential neighbourhood within which open space and structural landscaping is an integral part.

The development is for 125 dwellings and this is an allocated site in its own right which does not form part of a wider site. Therefore, this does not form one phase of a larger development and as such a central spine road through the site would not be expected to connect to other adjoining phases of development. In this case, the principal street which comes off Warwick Road, leads into the development and turns approximately 90° to head northwards into the rest of the development, which, overall, is arranged in an 'L-shape'.

There is a clear hierarchy of streets; the principal street provides the entry into the development, with key focal spaces along the route. From this, a network of secondary and tertiary streets provide access to the rest of the dwellings and some private drives which are positioned around the periphery of the development. Around the perimeter of the site, there is a footpath providing complete access around the development for pedestrians.

Comments from third parties are noted about connectivity through the site to the north and why there are not better links to avoid occupants at the northern end having to travel to the southern end of the site to join up to the Warwick Road in order to access the town centre. This was considered at the outline stage and matters remain the same now. Land ownership issues prohibit any connections being made through the northern end of the site because the other side of the application site boundary are private gardens belonging to the neighbouring properties.

Overall, the layout and street hierarchy presents a clear and legible form of development with appropriate pedestrian and cycle connectivity where it is possible to do so. For example, there is a network of footpaths around the site's perimeter, providing pedestrian links around the periphery of the development for all users. Similarly, this can be utilised in part, by cyclists, to provide access onto the Warwick Road, towards the southern half of the site (north of the vehicle access). However, for the reasons already set out connected to land ownership, connections cannot be provided through the northern boundary of the site.

The prospectus indicates that the linear layout can be less regimented for the 'neighbourhood edge' with a looser urban pattern of semis and detached houses. The layout provides a balanced mix of detached and semi-detached properties with frontages that provide ample space for soft landscaping opportunities that would add to the verdant, garden suburb character.

The Council's Residential Design Guide (2018) sets standards for the distance separation between the windows of habitable rooms in dwellings. Across the

development, all properties which share a back to back or a back to side relationship, either satisfy the minimum distance, or exceed it. Officers therefore consider that the scheme creates an overall character of spaciousness, which positively meets the aims and objectives of the garden suburb prospectus and ensures a good standard of amenity for future occupiers.

General design and layout considerations

The development comprises a predominance of two storey dwellings, with a small number of bungalows, through a mix of detached and semi-detached dwellings.

The proposed density of the development is 21.4 dwellings per hectare, which is considered low, but is also considered appropriate to this edge of settlement location where the site adjoins open countryside to the south and east. Ultimately, the layout represents an efficient use of land and results in a well-spaced and legible layout that accords with the general design principles set out in the aforementioned design guidance.

In terms of appearance, the development incorporates a wide-ranging variety of house types. These include a number of architectural features and details, including, for example, porches and chimneys, the use of timber framing on gables, cat slide roofs on front projecting gables, arched heads and cills and other brick features and detailing. A materials plan has been submitted with the application which illustrates that a predominant use of red brick and multi red brick is proposed across the development, with the use of render in combination with red brick on focal buildings at key locations within the development; i.e. focal spaces, prominent corners and the gateway into the site. Notwithstanding the materials plan showing where it is envisaged materials would be used within the development, it is appropriate to require samples of the materials to be used by condition. Officers consider that the proposed design and architectural style of the dwellings would result in a high quality and diverse finish and appearance.

Overall, it is considered that the proposed design and layout would result in an appropriate form of development in visual terms and would not give rise to any harm to the general character of the area.

Housing mix

Policy H4 of the Local Plan requires residential development to include a mix of market housing that contributes towards a balance of house types and sizes across the district in accordance with the latest SHMA and as summarised in the most recent guidance document 'Provision of a Mix of Housing' (June 2018), based on current and demographic trends, market trends and the needs of different groups in the community. This proposal provides the following mix:

Market Housing

Bedrooms	Total	% Proposed	WDC requirement	Difference
1-bedroom	2	2.7%	5.9%	- 3.2%
2-bedroom	19	25.3%	29.4%	- 4.1%
3-bedroom	32	42.6%	41.1%	+ 1.5%
4-bedroom	22	29.3%	23.7%	+ 5.6%

Total	75	100%	100%	

While it is noted that the above mix would result in a slight under provision in 1 and 2 beds and a slight over provision in 3 and 4 beds, consideration has been given to both the SHMA 2012 and the Joint 2013 SHMA and the information contained therein in respect of market housing mix. For Kenilworth in particular, there is a lesser need for 2 and 3 bed properties and a greater need for 4+ bed properties. The above mix is more in line with this.

Moreover, the overall market housing mix is in line with the previously approved Design Code and the information that was provided in respect of housing mix in pursuance of discharging that condition from the outline permission.

In making an assessment of the market housing mix overall, officers consider that the proposals are acceptable.

Affordable Housing

The proposed affordable housing mix for this phase of development is as follows:

Bedrooms	Total
1-bedroom	6
2-bedroom	29
3-bedroom	13
4-bedroom	2
Total	50

This proposal would provide 40% affordable housing comprising the mix of dwelling sizes set out in the above table. The Housing Development and Strategy Officer has confirmed that the mix and tenure split is exactly in line with that previously agreed and set out in the original S.106 Agreement and is therefore acceptable.

The layout plan illustrates how the affordable housing would be distributed across the site. Of particular note are the affordable units located along the principal street and the main entry into the development. Plots 8, 9, 30, 31, 37 and 38 comprise three pairs of semi-detached properties, all fronting the principal road and positioned near focal spaces.

Beyond the principal street, the remainder of the affordable units are evenly spread throughout the south, central and northern parts of the development. Most affordable dwellings are located along streets which are passed to gain access to other streets within the development. As such, they are not grouped together in isolated cul-de-sacs, nor do they form segregated parts of the development which would only be accessed by occupiers of the affordable units and accordingly, the development encourages social integration and cohesion. Officers therefore consider that the affordable housing is evenly spread across the site in a satisfactory manner.

Landscaping and open space provision

This application includes landscaping though it is important to distinguish that some matters are dealt with separately by condition in pursuance of the outline permission, for example details of the open space provision including play facilities as well as details such as the Landscape and Ecological Management Plan. There are also matters which are covered by the S.106 obligation discharge process and accordingly these matters do not form part of the reserved matters application considerations.

The Open Space officer has reviewed the plans and supporting information submitted with the application and some of the comments made relate to matters which are conditions and/or S.106 obligation requirements in pursuance of the outline permission. As such these are not matters for the reserved matters application and cannot form part of the landscaping and layout considerations. As far as the RM application is concerned, the Open Space officer has sought some clarification in respect of a few outstanding details, none of which are fundamental however, and it is anticipated this will be received and reported via the committee updates sheet.

Notwithstanding the additional clarification sought, there are no objections overall from a landscaping and open space point of view. Subject to any additional conditions that the Open Space may deem appropriate to recommend on receipt of the additional information prior to the committee date, overall, officers are satisfied that the proposed landscaping and public open space accords with the requirements of the adopted SPD and general principles of the relevant Local Plan policies. Accordingly, the scheme is acceptable in this regard.

A number of comments have been received from neighbours about the landscaping proposed at the northern end of the site, in particular between the development and Swift Close and Newey Drive. The submitted landscape plans show that along the northern boundary which separates the development from the boundary with the properties in Swift Close, there would be a dense buffer of tree planting, comprising a mix of heavy and extra heavy standard trees together with conifer or broad leaf evergreen tree. Along the actual boundary line of the site a 1.8m high close board timber fence is also proposed to enclose the site and what would be the rear private gardens of the properties along this northern part of the development. This is considered an acceptable form of boundary treatment and further supplemented by the proposed landscaping would ensure an appropriate visual finish for the development in terms of landscape mitigation.

Furthermore, the landscaping plans have been updated a number of times throughout the course of the application to reflect a series of changes requested by the County Ecologist, Landscape Officer and Open Space Officer and overall, officers are satisfied that the development is now acceptable in this regard.

The impact on the living conditions of residential properties

The proposed layout and design of this development is in accordance with the garden suburb approach and having regard to the general ethos of the Residential Design Guide, would provide a high level of residential amenity to the future occupiers of the development within an attractive setting. The separation distances to surrounding properties to the north are considered to be acceptable, and across the rest of the development, between new dwellings, distance separation either meets or exceeds the minimum standards set out in the guidance.

Highway safety / car parking

The access into the development is off Warwick Road, in the location approved under the outline permission. The number of objections received from neighbours and the Town Council citing highway safety and access as a fundamental concern is noted, however, this cannot be re-considered as part of this application because it is already approved in this location.

The internal road layout was subject to an initial objection from the County Highways Authority who raised a number of points requiring technical clarification, additional information and revised plans in order to resolve the objection. A Stage 1 Road Safety Audit (RSA) was also required prior to determination which was submitted to the Road Safety Team for review and approval.

At the time of writing this report the vast majority of the Highway Authority's technical points have been overcome through the submission of revised plans and

additional supporting information, however the formal objection has not yet been withdrawn because the Road Safety Team have not yet approved the RSA and the removal of the objection is dependent on this. It is anticipated that before the planning committee meeting, the RSA will have been reviewed by the Road Safety Team and based on prior discussions with the County Highways Authority about the content of the RSA and the level of information and detail it needs to comprise it is not anticipated there should be any outstanding issues. To that end, it is envisaged that the final response of the Highways Authority, incorporating the final comments of the Road Safety Team in respect of the RSA will be reported via the committee updates sheet.

Nearly all of the properties have the appropriate level of parking in accordance with the Council's Vehicle Parking Standards. There are however, eight dwellings (4 or 5 bed properties) where a third off-road parking space is not provided and where, instead, the garage has been provided to the appropriate internal dimensions stipulated in the Parking Standards so that it can be utilised as the third parking space. Garages will not normally be counted as part of the parking provision since the starting point should be sufficient off-street parking should be provided without having to rely on garages. In this instance however, there are a number of constraints that have made it difficult to comply with all the relevant design guidance and policies whilst also having regard to the relevant condition and S.106 requirements, principally ecology and biodiversity (this is considered in the relevant section below).

Overall, in order to accommodate the necessary open space, landscaping and biodiversity requirements, this has resulted in eight plots having to accommodate their third parking space within the garage. They are however double garages so are quite capable of accommodating a vehicle and in this instance, it is considered on balance an acceptable compromise in respect of the parking solutions proposed. It is further noted that the development proposes a number of additional/overflow spaces marked out along the roads within the development, to accommodate visitors.

Bin collection points have been provided where necessary, having regard, where possible, to the guidance which requires a maximum 15m distance for bins to be carried from properties to bin collection points, and from collection points to kerbside.

Overall, the development is not considered to be detrimental to highway or pedestrian safety and accordingly complies with policies TR1 and TR3 of the Local Plan.

Impact on heritage assets

Considerable importance and weight should be given to the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, when making decisions that affect listed buildings and conservation areas respectively. These duties affect the weight to be given to the factors involved.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special

architectural or historic interest which it possesses.” Policy HE1 of the Local Plan expects development proposals to have appropriate regard to the significance of designated heritage assets. Where any potential harm may be caused, the degree of harm must be weighed against any public benefits of the proposal.

The nearest listed building is Wootton Grange Farm House, located approximately 30m away from the nearest edge of the application site, but in total, approximately 50m away from the nearest proposed built development. No conservation objections are raised to this development and it is not considered there would be any harm to the setting of this heritage asset. Materials should be conditioned to ensure the most appropriate use of materials for this area, context and setting.

In making this assessment, regard has been had to the weight that should be given to the desirability of preserving the special interest and setting of the heritage assets and the proposal is considered to accord with Policy HE1 of the Local Plan.

Other matters

Ecological impact

The Ecologist was satisfied at outline stage that any ecological impact could be successfully mitigated through planning conditions and these were imposed upon the original outline application W/17/2150. In addition, a S.106 agreement secured a maximum financial contribution to be paid towards biodiversity offsetting which was directly related to a maximum biodiversity unit loss identified at the time, which should not exceed 4.99 units. With the layout now determined and the landscaping and open space proposed as part of the final layout, a revised BIA calculation was undertaken to establish the actual biodiversity loss which was in excess of the original 4.99 units.

A series of amended landscaping drawings have been submitted as part of this application and alongside them ongoing discussions have been held with the County Ecologist to ensure that appropriate measures are being taken in respect of biodiversity and ecological mitigation. At a final loss of 5.14 units, it has been agreed with the County Ecologist that this is within acceptable margins to still be covered by the S.106 contribution originally identified and there would be no need to vary the original agreement to secure any increased figure.

Although they are separate matters to the reserved matters application it is worth noting that the County Ecologist has confirmed that the LEMP and landscaping plans are acceptable and no objections are raised to the development.

The ecological conditions imposed on the outline permission do not need to be replicated as part of this reserved matters application and are subject to the separate discharge of conditions process. Overall, officers are satisfied that the proposals are acceptable in this respect and the development therefore accords with Policies NE2 and NE4.

Drainage and flood risk

The proposed site layout illustrates an attenuation basin similar to the one proposed and shown on the indicative site layout in the outline application and located in the same area of the development. This proposal does not vastly differ from the indicative layout shown in the original outline application and based on the information submitted with this reserved matters submission, the Lead Local

Flood Authority has no objection to the development. Further information in relation to flood risk and surface water is still required to be submitted pursuant to the relevant condition on the outline permission and this would need to be reviewed accordingly by the Lead Local Flood Authority before it can be approved. Officers are therefore satisfied that the reserved matters application is acceptable in relation to flood risk and drainage matters.

Ball stop mitigation

Ball stop mitigation was a condition requirement on the outline permission and given its importance, became a condition requirement on the subsequent full permission for the seven-unit scheme. In the intervening time period between applications being considered the condition on the outline permission has since been discharged and therefore this matter is satisfied in line with comments received from Sport England and the input from the adjoining Cricket Club. For the avoidance of doubt, it is considered appropriate for any forthcoming reserved matters permission to make reference to the approved ball stop mitigation and associated drawings to ensure that the development is carried out in accordance with these approved details.

Summary/Conclusion

Officers consider the proposed development would provide a high quality residential environment in accordance with the garden suburbs principles, including an appropriate mix of market and affordable housing, where the affordable housing is distributed evenly across the site. There are distinct character areas which define this development and the dwellings themselves are varied in their architectural styles and finishes. The development would be well landscaped with the various typologies set out in the open space SPD all being met or exceeded.

There would be no harm caused to the amenity of existing neighbouring properties, and future occupiers of the development would be provided for with garden sizes and distance separation that either meets or exceeds the standards set out in the Council's adopted guidance.

There would be no harm to heritage assets, and no detriment to highway safety, flood risk / drainage or ecology and biodiversity offsetting and the relevant condition pursuant to the outline permission in respect of ball-stop mitigation to safeguard properties adjacent to the Cricket Club has already been discharged but for completeness, it is considered appropriate for those drawings to be referenced in the approved plans condition imposed on any permission forthcoming on this application.

Having regard to all of the above, officers consider the scheme complies with the relevant policies of the Development Plan, and accordingly, it is recommended that planning permission be approved.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and the following approved drawings received on the following dates:

13 May 2019

KENI-BOV-0410-XX-DR-A-1001, KENI-BOV-0611-XX-DR-A-1002, KENI-BOV-09F0-XX-DR-A-1003, KENI-BOV-P4F1-XX-DR-A-1004, KENI-BOV-08F0-XX-DR-A-1005, KENI-BOV-0810-XX-DR-A-1006, KENI-BOV-11F1-XX-DR-A-1007, KENI-BOV-11F2-XX-DR-A-1008, KENI-BOV-07F1-XX-DR-A-1009, KENI-BOV-13F1-XX-DR-A-1010, KENI-BOV-14F0-XX-DR-A-1011, KENI-BOV-18F0-XX-DR-A-1012, KENI-BOV-18F0-XX-DR-A-1013, KENI-BOV-20F0-XX-DR-A-1014, KENI-BOV-20F0-XX-DR-A-1015, KENI-BOV-31F0-XX-DR-A-1016, KENI-BOV-31F0-XX-DR-A-1017, KENI-BOV-23F0-XX-DR-A-1018, KENI-BOV-23F0-XX-DR-A-1019, KENI-BOV-2911-XX-DR-A-1020, KENI-BOV-1BF0-XX-DR-A-1021, KENI-BOV-S110-XX-DR-A-1022, KENI-BOV-2410-XX-DR-A-1023, KENI-BOV-2510-XX-DR-A-1024, KENI-BOV-P410-XX-DR-A-1025 and KENN-05-SK108 and specification contained therein;

2 September 2019

P18-2572_06 Rev.B and P18-2572_30 Rev.A and specification contained therein;

3 October 2019

JBA 18_323_02 G, JBA 18_323_03 G, JBA 18_323_04 G, JBA 18_323_05 G and JBA 18_323_06 G and specification contained therein;

9 October 2019

AGD2-1VT (Double Garage), AGD2-1VT (Double Garage Plots 1,2,5), AGD2-3, AGS2-2VT, AGS2-2X2VT, AGS2-3-2VT, AGS22 and AGS3-2X2VT and specification contained therein; and

23 October 2019

P18-2572_01 T Proposed Layout, P18-2572_01 T Proposed Layout_LR, P18-2572_24 F, P18-2572_25 G, P18-2572_26 F, P18-2572_27 F, P18-2572_28 F, P18-2572_29 G and P18-2572_31 and specification contained therein.

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.

- 2 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. The development shall only 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.