

**Application No:** [W/15/1740](#)

**Town/Parish Council:** Warwick  
**Case Officer:** Anne Denby

**Registration Date:** 23/10/15  
**Expiry Date:** 22/01/16

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**Lower Heathcote Farm, Harbury Lane, Warwick, CV34 6SL**

Submission of reserved matters ( layout, scale and appearance) as required by Condition 1 (in part, insofar as they relate to infrastructure works- Main Spine roads, Attenuation ponds, drainage and services); imposed on planning permission reference W/14/0661 granted on the 19th September 2014 for residential development up to a maximum of 785 dwellings. FOR Gallagher Estates Ltd

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This application is being presented to Committee due to the scale of the proposal and as requested by Members at the time that the outline permission was approved.

**RECOMMENDATION**

Planning Committee are recommended to note the reserved matters submission and delegate to officers to consider the application in accordance with standard procedures.

**DETAILS OF THE DEVELOPMENT**

The application proposes the construction of infrastructure works required in connection with the residential development approved under the outline permission for this site. The works include:

- The main spine road and junctions
- Attenuation ponds and associated outfalls
- Strategic surface and foul water drainage
- A pumping station
- 2 no. electricity sub-stations
- Strategic Water Main Diversion.

The main vehicular access points to the site will be from Harbury Lane and Europa Way as approved under the outline permission. The main spine road will largely follow the alignment set out in the Parameters plan approved as part of the outline consent and follows the layout principles as established by the approved Design Code for the site.

**THE SITE AND ITS LOCATION**

The site lies to the south of Warwick and Whitnash and is currently predominantly open farm land. The covered by the outline permission extends to a total of 85 hectares and includes Lower Heathcote Farm buildings.

This current reserved matters submission relates to an area of approximately 10.43ha which includes the overall outline permission site area. The red line site extends from the 2 no. established vehicular access points on Harbury Lane and the 1 no. access from Europa Way.

The main spine road extends through areas of the site identified for housing and wraps around the identified sites for the Primary School and Local Centre which are located almost centrally on the northern site boundary. The site extends to the south from the proposed spine road to the attenuation ponds located within the areas designated for the Country Park.

## **PLANNING HISTORY**

The planning history for this proposal is as for the related application reference W/15/1473 which is also being considered at this meeting.

## **RELEVANT POLICIES**

- National Planning Policy Framework

### The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)

### The Emerging Local Plan

- 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)
- NE4 - Landscape (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE1 - Green Infrastructure (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW2 - Sustainable Urban Drainage (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

## **SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** Comments awaited

**Bishops Tachbrook Parish Council:** Comments awaited

**Natural England:** No comment

**Environment Agency:** No objection

**WCC Flood Risk Officer:** Comments awaited

**Severn Trent:** Comments awaited

**WCC Landscape:** Further detail requested on establishment methods and maintenance proposals

**Ecology:** The information submitted on the planting, species mixes etc.. is appropriate however additional detail as to the management of these features is required.

**Open Space:** Comments awaited

## **Assessment**

The principle for a housing development of 785 dwellings has been established following the grant of outline planning permission at Planning Committee on the 19th September 2014. This application also approved details on the main access points to the development from Harbury Lane and Europa Way.

The main issues in the consideration of this application which relates to the same site as application reference W/15/1473 which is also being considered at this meeting are :

- The Principles of Design and Layout.
- Access.
- Drainage
- Landscaping
- Ecology

This application has only recently been submitted and at the time of writing the public consultation period is yet to expire and key consultation responses have not been received. The item is being reported to Members at this early stage as it is intrinsically linked to the application referred to above.

The primary matters raised to-date relate to the provision of a viable bus route through the site and the detail in relation to proposed landscaping management. The issue in relation to the bus routes has been raised with the applicants and an update will be provided for members. With regard to the landscape management, whilst this information has been requested at this stage it is also addressed by a condition on the outline approval.

Officers are seeking agreement from Members that this application be dealt with under delegated authority subject to full consideration of the above and all other relevant issues.

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