

Application No: [W 17 / 1612](#)

Town/Parish Council: Whitnash

Case Officer: Helena Obremski

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**Woodside Farm, Harbury Lane, Bishops Tachbrook, Leamington Spa,
CV33 9QA**

Erection of eight detached dwellings with associated garages and an improved access road FOR Talbot Homes Ltd

This application is being presented to Committee due to an objection from the Town Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to the conditions listed in the report.

DETAILS OF THE DEVELOPMENT

The proposal seeks full planning permission for the erection of 8 dwellings. The proposal provides a mix of 4no. 4 bedroomed properties and 4no. 3 bedroomed properties. All of the dwellings will be two storey and have a mixture of styles. A new access road will be provided which leads from Harbury Lane and each dwelling would have two car parking spaces. Each of the properties would benefit from a detached store.

This is a resubmission of W/17/0330 which seeks to overcome highway safety concerns previously identified. The following amendments have been made during the course of the application:

- The mix of housing was amended from entirely four bedroom dwellings to a mixture of three and four bedroomed dwellings.
- Two dwellings have been removed.
- The proposed dwellings were repositioned in order to achieve improved distance separations.
- Some of the house types have been altered in order to provide smaller dwellings in accordance with Officer recommendations.
- The garages were removed from the scheme and replaced with detached storage buildings.

THE SITE AND ITS LOCATION

The application site is positioned to the north of Harbury Lane. An application was approved for 234 dwellings to the north of the site which is under construction and permission has been secured for 720 dwellings to the south west of the site, where construction has commenced. There are therefore multiple residential properties next to the northern boundary of the application

site and one residential property, Grove Cottage, positioned to the south of the site. The application site is accessed from a private road which provides access to the site and two residential properties which face towards Harbury Lane. The site is considered to represent brownfield land, which currently benefits from a large area of hardstanding, grassy areas and various small portacabins and vehicles. There are established trees and hedgerows to the edges of the site.

RELEVANT PLANNING HISTORY

W/13/1207 - outline planning application granted for an urban extension comprising up to 280 new homes, public open space, landscaping, new access and highways and associated and ancillary development (north of application site).

W/14/1054 - reserved matters application approved for the layout, scale and appearance of 46 dwellinghouses and associated landscaping under Phase 1 of the Woodside Farm development granted under outline planning permission W/13/1207 (north of application site).

W/15/0305 - reserved matters application approved for the erection of 234 units (Phase 2) associated with the outline planning consent for up to 280 units, public open space, landscaping, new access and highways and associated and ancillary development (north application site).

W/17/0330 - application withdrawn for the erection of 9 dwellings with associated garages with improvement works to existing access.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- H1 - Directing New Housing (Warwick District Local Plan 2011-2029)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029)
- TR1 - Access and Choice (Warwick District Local Plan - 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029)
- FW2 - Sustainable Urban Drainage (Warwick District Local Plan 2011-2029)
- Whitnash Neighbourhood Plan

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Distance Separation (Supplementary Planning Guidance)
- The 45 Degree Guideline (Supplementary Planning Guidance)

- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Whitnash Town Council : Objection, traffic access and egress is dangerous. The application does not comply with the Whitnash Neighbourhood Plan on housing mix.

Flood Risk Management: No objection, subject to condition.

Housing: No objection.

WCC Ecology: No objection, subject to conditions and notes.

Open Space: No objection, subject to the provision of £23,576 towards the improvement of local open spaces.

Environmental Protection: No objection, subject to conditions.

WCC Highways: No objection, subject to conditions.

Public Responses: *4 Letters of Objection which express concern regarding:*

- Impact on neighbouring amenity: overlooking, loss of privacy, loss of light, overbearing, potential noise and disturbance as a result of the proposed use.
- Removal of trees and hedgerow resulting in loss of habitat for wildlife.
- Impact on highway safety.
- Overdevelopment of the site.
- There is no pedestrian access to the site.
- The development would be isolated and disconnected from other areas.
- The site is not an allocated housing site.
- There is insufficient infrastructure provision in the wider area to cope with increased number of residents.
- Inaccurate plans.
- Increase in surface water and sewerage disposal.
- The development is contrary to the Whitnash Neighbourhood Development Plan Objectives 6 and 10.

1 Letter with Comments: Query what protection for the hedgerow to be retained will be put in place owing its importance in terms of providing privacy and a habitat for wildlife.

Assessment

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

- Principle of the Development
- The impact on the Character of the Area
- The impact on the living conditions of nearby dwellings and living conditions for the future occupiers of the dwellings
- Car Parking and Highway Safety
- Drainage and Flood Risk
- Ecological Impact and Trees

- Open Space
- Waste
- Health and Wellbeing
- Other Matters

Principle of the Development

Local Plan policy H1 states that housing will be permitted within the urban areas, however, on the proposals map, this site is not identified for housing. There has been an objection from a member of the public that the proposal is contrary to objective 6 of the Whitnash Neighbourhood Development Plan (WNDP) to protect local green spaces and that the development is inappropriate because the site is not an allocated housing site. However, policy W7 of the WNDP does not identify the area as a designated Local Green Space. The site benefits from a large area of unsightly hardstanding and there are various portacabins and vehicles which litter the site. There are also very limited views of the application site from Harbury Lane. Therefore, it is not considered that the proposal would constitute an area of "green space" that the WNDP would seek to protect.

Whilst the site is not a designated housing site on the proposal maps, it is within the confines of the urban boundary. The application site is considered to represent brownfield land and presents the opportunity to provide additional windfall housing. Therefore, the proposal is considered to meet the requirements of Local Plan policy H1.

The impact on the Character of the Area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Local Plan policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using the appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

The application site is set back well from the main highway and the proposed development would therefore have limited impact on the existing street scene. There would be some views of the development from Harbury Lane. There are a variety of styles of properties within the wider area, including a white rendered cottage to the south of the site, rendered semi-detached dwellings to the south east of the site and a mixture of styles of dwellings within the newly constructed housing area to the north of the site. That area benefits from two storey dwellings, some of which have front dormer windows and render. There are some properties with pitched roof gable features and detached garages. The proposed house types are similar to those which are located to the north of the

site in terms of the pitch roof detailing and facing materials. The proposed dwellings would have grey window frames and grey roofs which are different to the other nearby residential properties. However, owing to the variety of properties within the street scene and limited views of the development within the street scene, it is not considered that the proposed design would be harmful or incongruous.

There have been objections to the development from members of the public and the Town Council which state that the proposal represents overdevelopment of the site and that the development does not meet Objective 10 of the WNDP to provide a suitable housing mix. However, the density of the proposed development is similar to that which is positioned to the north of the site, providing relatively spacious plots which are well spaced across the site. Policy W11 of the WNDP states that new housing development will be supported which includes bungalows or other accommodation designed for the elderly, starter homes (1-2 bedrooms) and affordable family housing (3-4 bedrooms).

The Council's adopted guidance on housing mix sets out that for schemes of 25 dwellings or less, there should be a mix of 2 -3 bed homes. The scheme initially provided only 4 bedroom homes, however, this has been amended to a mix of 4no. three bedroom homes and 4no. four bedroom homes. It is necessary to balance the weight of these relevant policies when assessing this application, and the WNDP itself is considered to carry significant weight.

The relatively small scale of the development should also be considered with respect to providing a mix of dwellings that accords in so far as is possible with the above policy and guidance but which also ensures that the deliverability of the proposal is viable.

In that respect, it is considered that in view of the small number of dwellings proposed, the mix of units is acceptable.

The proposed development is therefore not considered to have a detrimental impact on the wider area and would provide a sensitive form of design which responds well to the context. The development is considered to comply with the NPPF and adopted Local Plan policy BE1.

The impact on the living conditions of nearby dwellings and living conditions for the future occupiers of the site

Warwick District Local Plan policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. Development should not cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide provides a framework for policy BE3, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

There have been objections from members of the public that the proposed development will result in overlooking, a loss of privacy, a loss of light, will be overbearing, and in relation to the potential noise and disturbance as a result of the proposed use.

The application site is located within a predominately residential area and therefore the proposed use is not considered to cause harm to nearby residential amenity. The northern boundary of the site would be positioned adjacent to newly constructed residential properties within the larger housing site - there are five properties which would face towards the application site, two of which would look directly towards the development. These would be some 18 metres from the application site boundary and 22 metres from the closest proposed dwelling and the nearest points, which meets the Council's adopted distance separation guidance for this arrangement. It should also be noted that the existing dwellings are positioned on a higher ground level than the application site, therefore the impact on these properties would be reduced. Therefore, it is considered that there would be no harm to caused residential amenity to the neighbouring properties to the north of the site as a result of the proposed development which would warrant reason for refusal of the application.

The proposed dwellings would also be positioned 19 metres at the closest point from Grove Cottage which is located to the south of the application site. The rear of some of the proposed dwellings would face towards the side of Grove Cottage. A side to rear relationship of this nature between the proposed dwellings and Grove Cottage would be 16 metres. As there would also be significant levels of screening which are to be retained between the shared boundary, which are in the ownership of Grove Cottage, this relationship is considered to be acceptable.

Environmental Health Officers have commented on the application and requested that a condition is imposed to prevent nuisance and disturbance during the construction works via the provision of a construction management plan. This is considered reasonable and necessary for the protection of nearby amenity.

The distance separations between the proposed dwellings are considered to be acceptable. The distance separations between the properties facing towards each other would be between 17 metres and 18 metres. Whilst this is slightly below the Council's adopted guidance of 22 metres, as a road would separate the properties, this gives an increase sense of separation. It is also noted that there are similar distance separations between properties to the housing estate to the north of the site.

The agent has amended the scheme so that there are fewer dwellings than under the original submission. This has enabled greater distance separations and also provided larger amenity spaces, which are considered to provide adequate living conditions for the future occupiers of the site. The development is therefore considered to be in accordance with the NPPF and Local Plan policy BE3.

Car Parking and Highway Safety

Local Plan policy TR1 states that development will only be permitted that provides safe, suitable and attractive access routes. Policy TR3 states that development will only be permitted which makes provision for adequate parking. The Council's Vehicle Parking Standards guidance confirms that 2 car parking spaces would be required for each dwelling. As amended, the scheme provides 2 car parking spaces per dwelling which meets the relevant guidance. Under the previous application, WCC Highways objected to the proposal owing to concerns regarding the increased use of the existing access, access arrangements within the site, parking provision and inadequate visibility splays.

A Transport Statement was provided as part of the application which has been assessed by WCC Highways. They agree with the findings of the report, and note that the walking distance to the bus stops is acceptable and should not discourage the use of available public transport facilities.

Highways Officers are satisfied with the proposed access arrangements, subject to the provision of a condition to ensure that the required visibility splays are achieved. Highways Officers have also requested the inclusion of a condition for a construction management plan to ensure that the development does not impact on highway safety. This is considered to be reasonable and has been added.

There have been public objections to the proposed development which state that the proposed development would have a detrimental impact on highway safety and concern raised regarding a lack of pedestrian access to the site. However, as detailed above, the site is considered to deliver adequate highway and pedestrian safety provisions. The development is therefore considered to be in accordance with Local Plan policy TR1 and TR3.

Drainage and Flood Risk

Initially, the Local Lead Flood Authority objected to the proposed development because they had insufficient information to assess the application. However, the agent submitted the requested additional information and an assessment of the application has been made. There is an objection from a member of the public in relation to the additional surface water which would be produced as a result of the proposed development and impact which this could have on neighbouring properties.

The Local Lead Flood Authority have no objection to the proposed development, subject to the provision of a surface water drainage scheme based on sustainable drainage principles. This information can be secured by condition. The Local Lead Flood Authority therefore consider that the development can be constructed without an adverse impact on neighbouring properties. The development is therefore considered to be in accordance with Local Plan policy FW2.

Ecological Impact and Trees

There have been objections from members of the public regarding the loss of trees and hedgerows, and associated loss of habitats for wildlife. There has also been a query raised in reference to the protection for the hedgerow to be retained owing its importance in terms of providing privacy and a habitat for wildlife.

WCC Ecology have assessed the application and have no objection to the proposal, subject to conditions and notes, which will ensure that there is no net biodiversity loss as a result of the proposed development.

WCC Ecology have commented on the effect of the proposed development on existing hedgerows and trees, particularly during the development of the site. They therefore recommend a condition requiring the protection of semi-natural broadleaved woodland during the development, in the form of a fencing area to protect the root areas and a tree protection measures scheme. It is considered

reasonable to request a condition requiring tree protection measures which could include the provision of fencing.

Whilst the concerns of the objectors are acknowledged, WCC Ecology consider that the development, subject to conditions, can be constructed without harm being caused to protected species. There will be adequate protection of trees and hedgerow and the development will not result in an overall biodiversity loss, subject to conditions. The development is therefore considered to be in accordance with Local Plan policy NE2.

Open Space

The Open Space team have commented on the application and note that the additional residents will add to the pressure on existing open space and a contribution is required to mitigate the impact of this additional use. They have therefore requested a contribution of £23,576 towards the improvement of local open spaces. Whitnash Town Council have identified the following areas that the contribution may assist with:

- Improvements to Millennium Garden
- Improved boundary security at Washbourne Playing Fields to deter future illegal encampments
- Tree surgery at Washbourne Playing Fields
- Proper footpath from Rowley Road to Washbourne Playing Fields
- Town Council notice board at Mallory Grange / Woodside Farm housing development

The development is therefore considered to be in accordance with Local Plan policy HS4 and the Council's adopted relevant supplementary planning document.

Waste

Waste Management have been consulted and have no objection to the proposed development. Adequate waste storage can be provided within the proposed boundaries of each dwelling, which can be located to the rear of each property.

Health and Wellbeing

The proposed development would provide a small windfall contribution towards the Council's 5 year housing land supply, of housing which meets local needs as identified in the WNDP.

Other Matters

A preliminary risk assessment of the site was provided by the applicant. Environmental Health Officers have commented on the application and have requested a condition is imposed to ensure that the risks from contaminated land are adequately characterised and if necessary remediated.

Environmental Health Officers also note that the anticipated vehicle use by residents of the new development is likely to cause an incremental increase in traffic in areas of poor air quality within the district. To offset this it is

recommended that the developer is required to provide electric vehicle charging facilities for each of the dwellings. A condition has been added to secure this.

Conclusion

The proposed development would provide a mixture of additional housing which meets local needs. The dwellings have been appropriately designed for this area; would not have a harmful impact on the street scene or wider area; and would respond sensitively to the design of the neighbouring housing site. The development is not considered to have a harmful impact on highway or pedestrian safety and is not considered to have a harmful impact on ecology. The proposed development is therefore recommended for approval.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings WG260-103, WG260-104 Rev B, WG260-107 Rev B and WG260-108 Rev B submitted on 20th August 2017, drawing WG260-113 submitted on 23rd October 2017, amended drawings WG260-105 Rev C and WG260-106 Rev C submitted on 25th October 2017, amended drawings WG260-109 Rev D and WG260-110 Rev C submitted on 31st October 2017, and amended drawing WG260-111 Rev H submitted on 8th November 2017, 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.
- 3 The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; a vehicle routing plan; the loading and unloading of plant and materials; 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; details of lighting to be used; measures to control the emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works. **REASON:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies BE3, TR1, TR4 and NE5 of the Warwick District Local Plan 2011-2029.
- 4 No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles, the approved FRA, *Harbury Lane, Whitnash Drainage Strategy_Waterco*

Consultants_ October 2017 and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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 BE1 and FW2 of the Warwick District Local Plan 2011-2029.

- 5 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 HS4 of the Warwick District Local Plan 2011-2029:

(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 in strict accordance with the approved details.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy HS4 of the Warwick District Plan 2011-2029.

- 6 No development shall commence until a Protected Species Contingency Plan has been submitted to and approved in writing by the planning authority. The plan shall include:

a) Further bat survey of the Ash Tree with Ivy, to include appropriate activity surveys in accordance with BCT Bat Surveys – Good Practice Guidelines, has been carried out and if appropriate a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the District Planning Authority. Any approved mitigation plan shall thereafter be implemented in full.

b) A detailed updated badger survey has been carried out by a suitably qualified badger consultant and has been submitted to and approved in writing by the District Planning Authority. Any 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 NE2 of the Warwick District Local Plan 2011-2029.

Note: The outcomes of the surveys are likely to have implications for the design and/or layout of the development.

- 7 The development hereby permitted shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the District Planning Authority. In discharging this condition the LPA expect to see details concerning pre-commencement checks for protected and notable species with subsequent mitigation 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 shall thereafter be implemented in full. **REASON:** To ensure that protected species are not harmed by the development in accordance with National Planning Policy Framework (NPPF), ODPM Circular 06/2005 and Policy NE2 of the Warwick District Local Plan 2011 - 2026.
- 8 The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, woodland enhancement, provision of habitat for protected species. Such approved measures shall thereafter be implemented in full. **REASON:** To ensure a net biodiversity gain in accordance with NPPF and in accordance with Policy NE2 of the Warwick District Local Plan 2011 - 2026.
- 9 No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the District Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in accordance with British Standard BS5837: 2005, 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 grounds levels be altered or any excavation take place without the prior consent in writing of the District Planning Authority. The approved scheme shall be kept in place until all parts 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 Policies BE1 and NE1, and for the protection of protected species in accordance with Policy NE2 of the Warwick District Local Plan 2011-2029.
- 10 No development shall take place until a detailed lighting scheme has been submitted and agreed between the applicant and the local planning authority. In discharging this condition the District Planning Authority expects lighting to be restricted around the boundary edges, particularly along the woodland boundary, along hedgerows, and around known bat roosts and badgers setts, 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. **REASON:** To ensure that protected species are not harmed by the development in accordance with National Planning Policy Framework (NPPF) and Policy NE2 of the Warwick District Local Plan 2011 - 2026.

- 11 The development hereby permitted shall only be undertaken in strict accordance with a scheme of site investigation of the nature and extent of contamination within the application site that has been undertaken in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall not be occupied until remediation measures have been carried out in full accordance with such approved details and a soil validation report has been submitted to and approved in writing by the local planning authority. **REASON:** To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.
 - 12 The access shall not be used until visibility splays have been provided to the vehicular access to the site passing through the limits of the site fronting the public highway with an 'x' distance of 2.4 metres and 'y' distances of 160 metres to the south-east and 70 metres to the north-west, measured to the near edge of the public highway carriageway, in accordance with drawing no. 18443-03 Rev. B. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway. **REASON:** In the interests of vehicular and pedestrian safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.
 - 13 The development hereby permitted shall not be occupied until a scheme which satisfies the requirements set out in the Council's adopted Low Emission Strategy Guidance for Developers (April 2014) has been submitted to and approved in writing by the Local Planning Authority and implemented in full accordance with the approved details. The approved scheme shall be retained and maintained as such at all times thereafter. **REASON:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan.
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