

Planning Committee: 28 March 2017

Item Number: 6

Application No: [W 16 / 2208](#)

Town/Parish Council: Warwick
Case Officer: Rob Young

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Registration Date: 21/12/16

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Land between Myton Road and Europa Way , Warwick

Application for approval of reserved matters under outline planning permission no. W/15/0981 in respect of infrastructure phases I1-I4 (grey and green infrastructure works). Outline planning permission no. W/15/0981 was for a residential development of up to 735 dwellings. FOR Catesby Property Group

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

RECOMMENDATION

Planning Committee are recommended to APPROVE this reserved matters application.

DETAILS OF THE DEVELOPMENT

This is an application for approval of reserved matters under outline planning permission no. W15/0981 for a residential development of up to 735 dwellings. The reserved matters included in this application relate to the infrastructure phases of the development, including the main spine road, open space, strategic landscaping and drainage.

Amended / further details have been submitted to address the issues raised by WCC Highways, WCC Landscape and WDC Green Space.

THE SITE AND ITS LOCATION

The application site is situated adjacent to the southern edge of Warwick. The site measures 39 hectares and is currently in agricultural use.

The northern boundary of the site is formed by the footpath and cycleway that runs alongside the houses in Saumur Way and Aragon Drive, while the eastern boundary is formed by Europa Way. Leamington Shopping Park and the Tachbrook Park employment area are situated on the opposite side of Europa Way. The southern boundary of the site adjoins part of Warwick Technology Park and further agricultural land (also with outline planning permission for residential use). The western boundary of the site adjoins Round Oak School, the farmhouse and former farm buildings at Brook Farm (no longer in agricultural use) and houses in Brittain Lane, Myton Road, Myton Crescent and The Malins.

Two overhead power lines cross the site; a 33kV line running from north to south through the centre of the site and a 132kV line running from north to south towards the eastern edge of the site.

PLANNING HISTORY

Outline planning permissions for residential development on this site were granted in 2014 (Ref. W14/1076) and 2015 (Ref. W15/0981).

Prior to the above applications there had been a number of previous planning applications relating to different parts of the application site. These are not relevant to the consideration of the current proposals.

Outline planning permission was granted for residential development on land adjoining the southern boundary of the site in 2015 (Ref. W14/0967).

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)
- 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)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- DP15 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)
- SC4 - Supporting Cycle and Pedestrian Facilities (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)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)

- DAP2 - Protecting the Areas of Restraint (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

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)
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS6 - Level of Housing Growth (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)
- DS12 - Allocation of Land for Education (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS13 - Allocation of Land for a Country Park (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS14 - Allocation of Land for Community Hub (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)
- SC0 - Sustainable Communities (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)
- HS5 - Directing 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)
- FW1 - Development in Areas at Risk of Flooding (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)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE1 - Green Infrastructure (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)
- NE5 - Protection of Natural Resources (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)
- DM2 - Assessing Viability (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Development Management Policy Guidance: Achieving a Mix of Market Housing on new Development Sites (Agreed by Executive - 19th June 2013)
- Garden Towns, Villages and Suburbs - A prospectus for Warwick District Council (Consultation document - May 2012)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Affordable Housing (Supplementary Planning Document - January 2008)
- Warwickshire Landscape Guidelines SPG

SUMMARY OF REPRESENTATIONS

Town Council: Object. Support the objection made by Highways and request that the speed limit be reduced to 20mph.

Public response: 52 objections and one comment neither objecting nor supporting have been received, raising the following concerns:

- the infrastructure in the area cannot support this number of new dwellings;
- increased traffic congestion;
- detrimental to highway safety;
- the surrounding roads and junctions cannot cope with the additional traffic that will be created by this development;
- increased flood risk;
- inadequate provision for drainage;
- increased air pollution;
- there is no provision to protect Myton Pool from silt, mud and pollutant run off from the site;
- the proposed pylon will harm the character and appearance of the area and the outlook from adjacent houses;
- the proposed pylon will overshadow neighbouring gardens;
- the new pylon will be very close to the existing pylon to the north of the site;
- inadequate landscaping to screen the new pylon;
- the developer should be required to bury the existing overhead lines in Aragon Drive;
- the new pylon is a health risk;
- adding more traffic to Saumur Way is not appropriate;
- concerns about the safety of the Saumur Way access across the cycle / footpath;
- the proposals are unsustainable;
- inadequate provision for green space;
- the proposed landscaping is inadequate;
- harm to the character and appearance of the area;
- harm to the rural landscape;
- adverse ecological impact; and

- existing trees and hedgerows should be retained.

Inland Waterways Association: Object. The housing density is too high and the green buffer zones, drainage and flood prevention measures are inadequate.

Natural England: Refer back to their comments on the outline application.

Environment Agency: No comments received.

WCC Highways: No objection, following the receipt of amended / further details.

WCC Landscape: Request some minor changes to the landscaping proposals.

WCC Flood Risk Management: No objection.

WCC Ecology: Make various comments on matters covered by the conditions on the outline planning permission in relation to the Landscape and Ecological Management Plan and the Construction and Environmental Management Plan.

WCC Public Health: Refer back to the Health Impact Assessment on the Draft Local Plan that was commissioned in 2014, and the specific provisions in relation to this site.

WDC Tree Officer: No objection.

WDC Green Space Team: Make general comments about the detail of the open space provision.

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 accesses to the site and therefore these too are not matters that can be considered in the assessment of this application for the approval of reserved matters. Consideration of the current application can only consider issues related to the detailed layout and design of the proposed on-site infrastructure works.

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

- the impact on the living conditions of nearby dwellings;
- the impact on the character and appearance of the area;
- impact on trees and hedgerows;
- open space provision;
- highway safety;
- the ecological impact of the proposals;
- drainage and flood risk; and

- health and wellbeing.

Impact on the living conditions of nearby dwellings

The infrastructure works proposed in this application would not have a significant impact on the living conditions of nearby dwellings. The proposed spine road is situated well away from the nearest dwellings. Furthermore the proposed drainage and open space works would not unduly impact on adjacent dwellings. The proposed landscaping would provide an appropriate setting for the development when viewed from neighbouring dwellings.

A significant number of the objections received relate to the new electricity pylon that is indicated towards the northern edge of the site (alongside the properties in Aragon Drive). However, this does not form part of the current reserved matters application.

Impact on the character and appearance of the area

The proposed infrastructure works are in accordance with the principles set out in the design code and masterplan that have been approved under the outline planning permission. This will provide the framework for a suitably high quality residential environment. The proposed strategic landscaping will create an appropriate setting for the development, in accordance with the principles set out in the Council's Garden Suburbs Prospectus. Amended landscaping details have been submitted to address the issues raised by the County Landscape team. Therefore it is considered that the proposals would have an acceptable impact on the character and appearance of the area.

Impact on trees / hedgerows

The majority of existing trees and hedgerows are proposed to be retained. However, the application does propose the removal of a number of the existing trees and hedgerows on the site. These are mostly lower quality specimens, although a number of higher quality individual trees, groups of trees and hedgerows are included in the removal plans. In some cases the removals are necessary on arboricultural grounds, while in others it is to make way for the proposed development. Bearing in mind other constraints such as design / layout considerations and highway requirements, it is considered that the tree and hedgerow removal has been kept to a minimum. The replacement planting included in the proposed landscaping scheme will adequately compensate for the trees and hedgerows that are to be removed. There has been no objection from the Council's Tree Officer or the County Landscape team. Therefore it has been concluded that the proposals would have an acceptable impact on trees and hedgerows.

Open space provision

The Council's Green Space team are happy with the proposed open space provision, which is in accordance with the Council's Open Space standards.

Amended details have been submitted to address the minor issues that had been raised. Therefore the proposals are considered to be acceptable in this regard.

Highway safety

The applicant has submitted amended / further details to address issues that were raised by the Highway Authority. The Highway Authority have subsequently raised no objection. Therefore the proposals are considered to be acceptable from a highway safety point of view.

The proposals include adequate provision for pedestrian and cycling facilities in association with the spine road, including links through to Myton Road and along Europa Way to Leamington Shopping Park.

Ecological impact of the proposals

Ecological matters are dealt with in the conditions on the outline planning permission and in the associated Section 106 agreement. The detailed layout proposed in this reserved matters application would have no greater ecological impact than that indicated in the outline application. Therefore the development remains acceptable from an ecological point of view, with adequate safeguards provided by the section 106 agreement and conditions on the outline permission.

Drainage and flood risk

There has been no objection from the County Flood Risk Management team. Therefore the proposed drainage details are considered to be acceptable. The drainage scheme will ensure that the development does not increase the risk of flooding.

Objectors have raised concerns about run-off from the site silting up the nearby Myton Pool. However, there are already controls in place to guard against this. This includes conditions on the outline planning permission relating to drainage and ecological protection as well as the separate drainage consents that will be required from Warwickshire County Council in relation to the de-culverting of the watercourse.

Health and wellbeing

The proposed layout includes large areas of public open space as well as provision for walking and cycling. Therefore it is considered that the proposals would have a beneficial effect on health and wellbeing.

Other matters

Objectors have raised concerns about a number of other issues, including the adequacy of off-site infrastructure, off-site traffic impacts and air pollution. However, these issues relate to the principle of development and were all considered in the assessment of the outline application. It is not possible to reconsider these issues in the assessment of this application for the approval of

reserved matters. It should also be noted that many of these issues are addressed by conditions on the outline planning permission and by the associated Section 106 agreement.

SUMMARY / CONCLUSION

The proposals would have an acceptable impact on the living conditions of nearby dwellings and on the character and appearance. Furthermore the open space provision is considered to be appropriate and the proposals would have an acceptable impact on trees and hedgerows. Finally the proposals are considered to be acceptable in terms of highway safety, ecological impact and drainage and flood risk. Therefore it is recommended that this application for the approval of reserved matters is approved.

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 405H, 415C, 500C, 501A, 502A, 38383-Lea25A, 38383-Lea27A, 38383-Lea34C, 38383-Lea35C, 38383-Lea36C, 38383-Lea37C, 38383-Lea38C, 38383-Lea39C & 38383-Lea40A, and specification contained therein, submitted on 5 December 2016, 21 December 2016, 15 February 2017 & 10 March 2017. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
