

Planning Committee: 24 May 2016

Item Number: 5

Application No: [W 16 / 0279](#)

Town/Parish Council: Bishops Tachbrook

Registration Date: 15/02/16

Case Officer: Emma Spandley

Expiry Date: 16/05/16

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Land off, Seven Acre Close, Bishops Tachbrook

Outline application for up to 50 dwellings together with associated access, public open space and landscaping FOR AC Lloyd (Homes) Ltd

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission for the development subject to the receipt of a satisfactory Section 106 Agreement and subject to the conditions listed. Should a satisfactory Section 106 Agreement not have been received by 28th June 2016, Planning Committee are recommended to delegate authority to the Head of Development Services to refuse planning permission on the grounds that the proposals make inadequate provision in respect of the issues the subject of that agreement.

DETAILS OF THE DEVELOPMENT

Outline planning permission is sought with all matters reserved except for access, for the erection of up to 50 dwellings. Details of access are included and consist of a vehicular access off Seven Acre Close.

The application is supported by extensive documentation. This includes a Planning Statement, Design & Access Statement, Landscape & Visual Appraisal, and Transport Assessment.

The Design and Access Statements, states "overall the landscape and visual effects of the proposed development are considered to be predominantly localised with the exception of viewpoint seven (to St Marys Church). The planting of hedgerows and trees will visually break up the new built form in most views, while glimpses of roof tops, between hedgerow trees from some locations will endure. The provision of a large central area of local green space will provide a gentle transition between the proposals and the surrounding landscape".

The development would trigger the need for contributions which would need to be secured via a Section 106 agreement.

THE SITE AND ITS LOCATION

The application site relates to agricultural farmland located on the north west edge of the village of Bishops Tachbrook, adjacent to Severn Acre Close to the east and a residential property (Knob Hill) to the west.

The application site is located outside of the village envelope within the adopted local plan 1996 - 2011 as well as the emerging draft local plan 2011 - 2019.

Bishops Tachbrook lies within the Feldon Parklands Landscape Character Area. It is surrounded by farmland which, to the north of the village, provides an important buffer separating it from Heathcote and Whitnash. Tach Brook lies to the north of the settlement, the A452 Banbury Road to the West and the M40 to the south.

PLANNING HISTORY

W/14/0763 - Application for outline planning permission for up to 25 residential dwellings together with associated infrastructure, landscaping and open space (with all matters reserved except access), Refused

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)
- 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)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- SC14 - Community Facilities (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)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)

- SC11 - Affordable Housing (Warwick District Local Plan 1996 - 2011)
- SC12 - Sustainable Transport Improvements (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- 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)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (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)
- 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)

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)
- Warwickshire Landscape Guidelines SPG
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Affordable Housing (Supplementary Planning Document - January 2008)

SUMMARY OF REPRESENTATIONS

Bishops Tachbrook Parish Council: Objection

Severn Trent: No objection, subject to conditions

WCC Ecology: Require biodiversity offsetting or on site habitat creation.

WCC Education: No objection subject to a contribution towards improvements to school places.

Warwickshire Fire and Rescue Service: No objection subject to conditions.

WCC Highways: initially objected, amended plans have been submitted, waiting for a further highway response.

WCC Landscape Team: No objection

WCC Libraries: No objection subject to a contribution towards improvements to library services in the area.

Warwickshire Rights of Way Team: No objection subject to a contribution towards improvements to public rights of way in the area.

WCC Road Safety Team: No objections subject to a contribution towards Sustainable Packs.

WCC Transport Planning: No objection subject to a contribution towards improvements to bus stops within the area.

Warwickshire Wildlife Trust: No objection

Public Response

52 Letters of objection have been received centring on there being no need for more houses within Bishops Tachbrook; the impact on traffic and highway safety; impact on GPs and schools; erosion of the character of the area; flooding.

Assessment

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

- the principle of development;
- the impact on local services and infrastructure
- the impact on character of the area and landscape;
- provision of public open space;
- ecological impact;
- the impact on the living conditions of nearby dwellings;
- traffic impact / highway safety;
- drainage and flood risk;
- other matters.
- contributions

The principle of development

Five year housing supply

The site is within open countryside adjoining the edge of the village, where the relevant Local Plan Policy in relation to residential development is RAP1 - 'Directing New Housing'. The proposals would be contrary to Policy RAP1. However, the National Planning Policy Framework (NPPF) 2012 states (para. 49) that relevant policies for the supply of housing should not be considered up-to-

date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites against their housing requirement.

Whilst significant steps have been made towards meeting a five year housing land supply an analysis of all current information indicates that the District Council are not able to demonstrate a five year supply of deliverable housing sites. As from 31/03/16 the number of years supply has been calculated at 4.69 years.

Accordingly Policy RAP1 is to be considered out-of-date and in these circumstances the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. That means granting planning permission unless either:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- specific policies in the NPPF indicate development should be restricted.

The scheme will contribute towards helping the Council meet its five year requirement and granting outline permission for this site would increase the supply of land for housing. This carries some weight in the assessment of this application. While the Council has no control over whether a site will be delivered, it is nevertheless reasonable to assume that a site with planning permission would be deliverable with a realistic prospect that development on this site would be achievable within a five year period.

Therefore the main assessment of this application is, whether, in the absence of a five year supply of housing, any adverse impacts of the proposed development, having particular regard to the effect upon: the character and appearance of the area, including the setting of the village of Bishops Tachbrook, would significantly and demonstrably outweigh the benefits of the scheme.

Current policy position

The current Local Plan covered the period 1996-2011 and therefore makes no provision for future housing needs. This forms the Development Plan, which decisions should be made in accordance with, unless material considerations indicate otherwise. The NPPF is a material consideration, as are other policies under preparation such as the emerging Local Plan. Emerging Local Plan Policy H1 - 'Directing New Housing' indicates Bishops Tachbrook as a growth village. Although the site falls outside of the village envelope, identified on Local Plan Policies Map No.16 it is clearly within a sustainable location and would represent sustainable development. There are no specific policies in the NPPF to indicate that development on this site should be restricted.

Prematurity

The scale of the development does not raise issues of prematurity in relation to the progress of the publication of the Draft Local Plan, due to its size. The

development of the application site would not prevent any other development sites identified in the Draft Local Plan from coming forward and it is not dependant on, nor incompatible with, any other development sites which have been or are being considered. On this basis the development of the application site would not prejudice the outcomes of the preparation of the Local Plan and it could not therefore be demonstrated that permission should be refused on the grounds of prematurity.

Assessment of the Proposed Housing Provision

In terms of the type of housing being provided, 40% would be affordable, secured via a Section 106 Legal Agreement, and the affordable mix would be required to accord with the affordable housing needs of the District. The size and type of the affordable dwellings would be subject to further consideration under a reserved matters application, which would have to meet current requirements at that time.

In terms of the market housing being provided, this would also be subject to consideration under a reserved matters application, and would be required to accord with the Development Management Guidance on Achieving a Mix of Market Housing, which can be secured by condition.

The Scale of Proposed Development

The extent of the site and the nature of the proposal is such that in general terms it is considered that the development proposed could satisfactorily be accommodated within the site.

The Impact on Local Services and Infrastructure

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows:

Affordable Housing - 40% of 50 houses is 20 affordable dwellings.
Public Open Space - provision of a LEAP - £70,000 + maintenance.
WCC Rights of Way Team - Improvements to footpaths in the area - £868
WCC Road Safety Team - Sustainable Travel Packs £75 per dwelling - £1,350
WCC Education - £283,412
WCC Transport Planning - enhancement and upgrading of bus stops in the locality - £29,000
WCC Libraries - enhancement to services - £1,094
WCC Police - upgrade existing infrastructure - £30,627
WCC Ecology - compensation for the loss of 5.05 biodiversity units
S106 Monitoring Officer - £4,164.

The Impact on character of the area and landscape

The scale, design and use of materials will be secured at reserved matters stage to ensure the development assimilates appropriately within the landscape. Given

the context of the site it is considered reasonable to restrict development to two-storey only, which can be secured by condition.

The Inspector, at the Public Inquiry for the site across Mallory Road, assessed that the rural viewpoint of St Mary's Church was important when viewed from PRow W106. Therefore any development is required to safeguard this view.

The site sits within land cover parcel BT_03 which was initially identified as having 'high' landscape sensitivity and as such unable to accommodate any further development without significantly impacting on the zones's landscape character. After further reviewing the site it was reassigned a high/medium sensitivity allowing a limited amount of development to take place.

A small parcel of land adjacent to Seven Acre Close was resurveyed in January 2016. Official access across the site is not permitted, but it is clear that this site sits on higher ground within the Land Cover Parcel, with views out across to the Banbury Road and across the Tachbrook valley to the former sewage works, Grove Farm and Heathcote. Landmarks include St Mary's Church in Warwick. The site enjoys a degree of enclosure from the roadside hedgerow and hedgerow on its northern boundary. The land is currently unmanaged with a number of self-seeded ash saplings. The neighbouring property is not a typical two storey dwelling; the upper floor space is partly absorbed within the roof space and development within the Severn Acre Close is a maximum of two storeys high.

The proposed development will extend the development edge to the 'gateway' entrance to the village from the west and in doing so links the existing settlement edge with the small number of individual properties that lie beyond the village.

The edge of the Severn Acre Close development and Knob Hill are visible from Mallory Road and from PRow W 106. The current application for development will not impact on the views of St. Mary's Church from PRow 106 and the Landscape Officer supports the application subject to:

- the dwellings that will front Mallory Road are sited so that they do not form a continuous line between Knob Hill and Seven Acre Close;
- the required visibility splays do not require the removal of the roadside hedgerow;
- the hedgerow on the northern boundary is retained and managed as an agricultural hedge;
- the existing rural character of Mallory Road is retained, and
- the last dwellings on the eastern side of the 'U' shaped layout are either removed or reduced in height to visually tie in with the adjacent bungalows.

This will be considered in greater detail at the reserved matters stage.

Provision of public open space

Whilst the application shows open space being provided, it is lacking the detail required to give a properly informed response. The Open Space manager will need to see details of the makeup of the 0.97Ha of open space being provided; a breakdown of measurements by type. As details of the housing mix come forward, the provision of open space will need to be re-evaluated against these numbers.

It is noted that no provision for a play area has been made at this stage of the application, but one should be provided on site as there is no other appropriate play provision within 500m of the proposed development; a LEAP will be required on this site. An *onsite* play area contribution of **£70,000** should be paid to the WDC for development of the LEAP. Commuted sums for the maintenance of the onsite play area and onsite open space should also be included in the S106 agreement.

Since detail on the housing makeup is not yet available, the provision required has been calculated using the WDC SHMA average of 2.37 people per dwelling. This will need to be revised as details come forward. The proposed development would need to provide a total of around 0.63Ha of open space. The proposals from the developer indicate a potential over-provision of space in this regard but, until details on the breakdown of this space area available, an offsite contribution may still be required.

To summarise:

1. A LEAP will need to be provided on site
2. The proposed open space is sufficient in terms of raw, overall measurement, but a breakdown of this measurement by type of open space is required
3. An offsite contribution may still be required, depending upon the breakdown of the open space

Finally, the developer should provide details on the proposals for the management of this new green space. That is; whether the land would be transferred to the District or Parish Council, or whether a management company would be used. This will be considered in greater detail at the reserved matters stage.

Ecology

The Biodiversity Impact Assessment calculation results in the loss of 5.05 biodiversity units. This loss of 5.05 biodiversity units could be compensated for onsite subject to appropriate habitat creation and management proposals. If this is not feasible then the loss should be offset. This can be included within the S106 agreement.

The impact on the living conditions of nearby dwellings

The plans are indicative only, however, it is considered that the proposed site can accommodate up to 50 houses while meeting necessary separation distances within the site and to surrounding properties. The residential use will be compatible with the adjoining residential uses, and associated noise related to the comings and goings from the site are unlikely to warrant refusal of the application.

A reserved matters application would provide details of the final layout of proposed dwellings, under which it would be possible to ensure an appropriate level of privacy, light and outlook is maintained to these neighbouring properties. A condition is recommended to require the submission of a Construction Management Plan, to protect the amenities of residents during construction.

Traffic impact / highway safety

The Transport Assessment submitted with the application has assessed the transport implications arising from the proposed development. The Highway Authority have raised an objection to the proposed layout of the site, for the following reasons:

The Highway Authority previously expressed concerns regarding application W/14/0763 for 25 dwellings with access from Seven Acre Close, and objected to the application on that basis.

In its response to application W/14/0763, the Highway Authority raised concerns regarding visibility to the west of Seven Acre Close at its junction with Mallory Road. The Proposed Site Access drawing 15371-01 Revision B, provided within Appendix C of the Transport Statement (TS), incorporates visibility splays with an 'x' distance of 2.4 metres and 'y' distances of 59 metres. The speed limit at the junction is 30mph, however this increases to 50mph immediately to the west. It is unclear why the 'y' distance of 59 metres has been applied in this case, as it does not relate to the speed limit of the highway on either side of the junction, and no information or speed survey.

The applicants have submitted a revised site layout, however, highways have not offered any further comments on this at the time of writing the report. This will be updated to Members at the Committee meeting.

There will be a need to provide parking provision in accordance with the Council's adopted Vehicle Parking Standards SPD, and any reserved matters application would have to include the exact allocation and location. This may dictate the number of dwellings which the site is able to accommodate. This approach would fully accord with Policy DP8 and the NPPF (para.39).

Drainage and flood risk

The site is situated within Flood Zone 1. As this is an outline application it is considered that suitable provision for drainage could be required by condition

and as part of a reserved matters application. Foul sewerage will be passed to Severn Trent Water for connection to the existing adopted network. Therefore the proposals are considered to be acceptable in terms of flood risk and drainage.

Other Matters

A condition could be required to ensure reserved matters applications accord with current Local Plan Policies DP12, DP13 and the associated SPD in respect of generating 10% of the energy needs of the proposed development from renewable sources.

SUMMARY/CONCLUSION

Due to the Council's lack of a five year supply of housing land, Local Plan Policy RAP1 is out of date. Therefore the NPPF requires applications to be considered in the context of the presumption in favour of sustainable development. This states, at paragraph 14, that where the development plan policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF.

There are three dimensions to sustainable development: economic, social and environmental. The development would deliver economic benefits through the generation of employment during the construction phase, and from the increased population which would contribute towards increased expenditure in the local area and dependence on local facilities. Social benefits would include the provision of a mix of types and sizes of market and affordable housing to meet identified local needs, the provision of open space and footpaths, and improvements to shared infrastructure. Environmental benefits would arise from measures to increase biodiversity, sustainable transport improvements, more efficient use of land, and enhancement to existing open spaces. The site is in a sustainable location adjacent to the village where residents can access a range of services. It is therefore concluded that the development represents sustainable development by satisfying the three dimensions identified in the NPPF.

It has been concluded that any issues of concern that have been raised can be satisfactorily addressed through the assessment of reserved matters applications, the provision of new facilities, and the provision of new infrastructure by way of financial contributions. The development would have some impact on the surrounding landscape in terms of the loss of openness and rural character, however, these impacts need to be balanced against the wider benefits of the development listed above.

In the particular circumstances of this application, it is not considered that the impacts on the landscape or the rural area significantly and demonstrably outweigh the benefits of the development. The development is considered to comply with all current Local Plan policies aside from RAP1, which the NPPF advises cannot carry any weight. Furthermore the development is considered to comply with the policies of the NPPF, taken as a whole. The presumption in

favour of sustainable development carries substantial weight, as does the contribution the development would make to the provision of housing to meet the needs of the District.

It is therefore concluded that planning permission should be granted.

CONDITIONS

- 1 Details of the means of access to the building(s) and site, appearance of the building(s), landscaping of the site, layout of the site and its relationship with adjoining development, and the scale of building(s) (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in strict accordance with these reserved matters as approved. **REASON:** To comply with Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended).
- 2 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. **REASON:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 3 The development to which this permission relates shall begin within three years of the date of this permission or within two years of the final approval of the reserved matters, whichever is the later. **REASON:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 4 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 5 The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not then be occupied until the scheme has been

implemented to the satisfaction of the Local Planning Authority.

REASON: In the interests of fire safety.

- 6 The development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.
- 7 No development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been submitted to and approved in writing by the local planning authority indicating how and when the 'Secured by Design' standards will be incorporated into the development. The scheme shall be implemented in strict accordance with the approved details and shall be retained at all times thereafter. **REASON:** To ensure Secured by Design standards are met, in accordance with Policy DP14 of the Warwick District Local Plan.
- 8 No development shall take place within the application site, unless and until a programme of archaeological works and investigations has been secured and initiated in strict accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. **REASON:** In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected where applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.
- 9 The development hereby permitted shall not commence until a Construction and Environmental Management Plan (in strict accordance with the British Standard on Biodiversity BS 42020:2013) has been submitted to and approved in writing by the District Planning Authority. The Construction and Environmental Management Plan should include details concerning pre-commencement checks for protected and notable species with subsequent mitigation and monitoring, as deemed appropriate. In addition appropriate working practices and safeguards for other wildlife dependent of further survey work, that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan 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 DAP3 of the Warwick District Local Plan 1996-2011.
- 10 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 water bodies, native species planting, wildflower grasslands; woodland creation/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.

- 11 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 strict accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the 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:** To protect trees and other features on site during construction in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.
- 12 No development shall take place until a detailed lighting scheme has been submitted and agreed between the applicant and the local planning authority. The scheme shall provide for the lighting to be restricted around the boundary edges, along hedgerows, 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. This could be achieved in the following ways:
- low pressure sodium lamps should be used in preference to high pressure sodium or mercury lamps;
 - the brightness of lights should be as low as legally possible;
 - lighting should be timed to provide some dark periods;
 - connections to areas important for foraging should contain unlit stretches.
- The agreed scheme to be fully implemented before/during development of the site as appropriate. **Reason:** To ensure appropriate measures are taken in relation to protected species in accordance with Policy DAP3 of the Warwick district local Plan 1996-2011 and the aims and objectives of the NPPF.
- 13 No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles 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 strict accordance with the approved details before the development is completed. The scheme to be submitted shall:

- 1) Provide for Infiltration testing to be undertaken in strict accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is a viable means of managing the surface water runoff from the site.
- 2) Demonstrate that the surface water drainage system(s) are designed in strict accordance with CIRIA C697, C687 and the National SuDS Standards.
- 3) Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 30% (allowance for climate change) critical rain storm to ideally the Greenfield runoff rates for the site. As a minimum, the developed site must not exceed the run-off from the undeveloped site and must not increase the risk of flooding off-site.
- 4) Demonstrate the provisions of surface water run-off attenuation storage in strict accordance with the requirements specified in *Science Report SC030219 Rainfall Management for Developments*.
- 5) Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- 6) Confirm how the on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters.

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

- 14 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; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction; and a 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 DP2, DP6, DP8 & DP9 of the Warwick District Local Plan 1996-2011.

- 15 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 16 The building heights of dwellinghouse submitted under the reserved matters stage shall not exceed two-storey. **REASON :** To secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 17 Any landscaping (other than the planting of trees and shrubs) approved under condition 1, including boundary treatment, paving and footpaths, shall be completed in all respects for that phase of development, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of the dwellings within that phase and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in strict accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.
- 18 The mix of type and size of market dwellings submitted as part of any reserved matters application must accord with the recommendations contained within the most up to date version of the "Development Management Policy Guidance : Achieving Mix of Market Housing on new Development Sites". **REASON:** To ensure that the housing meets the needs of the District as required by Local Plan Policy SC1 and the NPPF.



Project Details

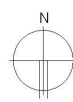
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Date: 16.12.15
Drawn: JH
Checked: AC

Client: A.C. Lloyd
Project: Land off Seven Acre Close, Bishop's Tactbrook
Drawing Title: Location Plan
Drawing No: A2/ACL/BT/01

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Project Details

Specifications
Scale: 1/1000 @ A3
Date: 08.12.15
Drawn: JH
Checked: DP

Client: A.C. Lloyd
Project: Seven Acre Close, Bishop's Tachbrook
Drawing Title: Illustrative Planning Layout
Drawing No: A2/ACL/BT/02

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