

Application No: [W 21 / 1811](#)

Town/Parish Council: Kenilworth
Case Officer: Dan Charles

Registration Date: 24/09/21
Expiry Date: 24/12/21

01926 456527 dan.charles@warwickdc.gov.uk

Land On the East Side Of, Glasshouse Lane, Kenilworth

Application for reserved matters application for layout, scale appearance, materials and landscaping for 620 dwellings in pursuance of outline planning permission W/18/1635. FOR Crewe Lane Kenilworth JV LLP

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

RECOMMENDATION

That the reserved matters application is approved.

DETAILS OF THE DEVELOPMENT

This application seeks the approval of reserved matters relating to the appearance, layout, landscaping and scale of the development, following the grant of outline permission on 16 April 2021 under reference W/18/1635. The site forms part of the strategic extension to the East of Kenilworth.

The proposal is for the erection of 620 dwellings together with all internal site works as matters reserved from the outline that granted the principle of development and the means of access to the public highway.

THE SITE AND ITS LOCATION

The site is designated as the H40 Housing Allocation which forms part of the wider Kenilworth Strategic Extension that consists of the H40, H06, E1 and ED2 allocations.

The land itself is largely open fields with a number of buildings associated with agricultural activity. There is a Scheduled Ancient Monument (SAM) to the south eastern boundary of the site where adjacent to the A46 boundary.

The site also wraps around the existing Woodside Hotel and Conference Centre within the southern element of the site area. The majority of the conference centre site does not form part of the application but an area to the frontage will be reduced and incorporated within the development site. The business property is a separate entity and whilst it does form part of the allocation, it is not included with this application.

The site is an open parcel of grassland. The boundaries of the site to the east, south and west are made up of hedgerows and mature tree belts.

The site is flanked to the north and north east by Crewe Lane that forms the boundary to the site. Beyond Crewe Lane is Kenilworth Golf Club. The Crewe Lane boundary also forms the boundary of the West Midlands Green Belt. On the western side, the site boundary adjoins the Education Allocation within the wider site where the new high school has been granted planning permission and is currently under construction.

PLANNING HISTORY

W/18/1635: Demolition of existing farmhouse and agricultural buildings and outline planning application for residential development of up to 620 dwellings (Use Class C3), new primary school (Use Class F.1) including means of access into site (not internal roads), parking and associated works, with all other matters (relating to appearance, landscaping, scale and layout) reserved: **GRANTED 16.04.2021**

RELEVANT POLICIES

- National Planning Policy Framework

Kenilworth Neighbourhood Plan (2017-2019)

- KP4 - Land East of Kenilworth
- KP8 -Traffic
- KP9 - Cycle Routes
- KP11 - Footpaths
- KP12 - Parking Standards
- KP13 - General Design Principles
- KP14 - Non-designated Heritage Assets
- KP15 - Environmental Standards of New Buildings
- KP18 - Green Infrastructure
- KP20 - Street trees
- KP21 - Flooding

Warwick District Local Plan (2011-2029)

- DS1 - Supporting Prosperity
- DS3 - Supporting Sustainable Communities
- DS5 - Presumption in Favour of Sustainable Development
- DS6 - Level of Housing Growth
- DS10 - Broad Location of Allocated Sites for Housing
- DS11 - Allocated Housing Sites
- DS15 - Comprehensive Development of Strategic Sites
- PC0 - Prosperous Communities
- H0 - Housing
- H1 - Directing New Housing

- H2 - Affordable Housing
- H4 - Securing a Mix of Housing
- H15 - Custom and Self-Build Housing Provision
- SC0 - Sustainable Communities
- BE1 - Layout and Design
- BE2 - Developing Strategic Housing Sites
- BE3 - Amenity
- BE5 - Broadband Infrastructure
- BE6 - Electronic Communications (Telecommunications and Broadband)
- TR1 - Access and Choice
- TR2 - Traffic generation
- TR3 - Parking
- HE1 - Protection of Statutory Heritage Assets
- HE2 - Protection of Conservation Areas
- HE4 - Archaeology
- HS1 - Healthy, Safe and Inclusive Communities
- HS3 - Local Green Space
- HS4 - Improvements to Open Space, Sport and Recreation Facilities
- HS5 - Directing Open Space, Sport and Recreation Facilities
- HS6 - Creating Healthy Communities
- HS7 - Crime Prevention
- CC1 - Planning for Climate Change Adaptation
- CC3 - Buildings Standards Requirements
- FW1 - Development in Areas at Risk of Flooding
- FW2 - Sustainable Urban Drainage
- FW3 - Water Conservation
- FW4 - Water Supply
- NE1 - Green Infrastructure
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- NE4 - Landscape
- NE5 - Protection of Natural Resources
- DM1 - Infrastructure Contributions
- DM2 - Assessing Viability

Guidance Documents

- East of Kenilworth Development Brief Supplementary Planning Document (March 2019)
- Custom & Self Build Supplementary Planning Document (July 2019)
- Affordable Housing (Supplementary Planning Document - June 2020)
- Air Quality & Planning Supplementary Planning Document (January 2019)
- Public Open Space (Supplementary Planning Document - April 2019)
- Parking Standards Supplementary Planning Document (June 2019)
- Residential Design Guide (Supplementary Planning Document- May 2018)

LAND EAST OF KENILWORTH DEVELOPMENT BRIEF

The document has been prepared by Warwick District Council and followed the adoption of the Council's Local Plan 2011-2029 in 2017. The document seeks to guide future development within strategic allocations to the eastern side of Kenilworth and ensure that development within the sustainable urban extension is delivered in a comprehensive manner.

In preparing the Development Brief, Warwick District Council has undertaken extensive consultation with key stakeholders including Warwickshire County Council, Kenilworth Town Council, landowners, land promoters and infrastructure providers to seek views and inform the content of the document in accordance with the Council's Statement of Community Involvement. In addition to stakeholders, the document has also been through a comprehensive public consultation including drop-in sessions for local residents.

The adopted Development Brief is a Supplementary Planning Document (SPD) and as such, is a material consideration in the determination of planning applications within the area covered by the document. This document provides detailed development principles that expand upon and help interpret existing policies as they relate to the site.

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Objection on the following grounds;

- No sustainability statement submitted. Consideration must be given to houses being built to highest environmental standards.
- WDC Net Zero Carbon DPD and WDC Climate Action Plan should be viewed as an emerging material consideration. These seek to make gas boilers obsolete by 2030 and therefore should not be installed in new housing. Low cost of zero carbon options would be insufficient to make zero carbon housing non-viable.

Councillor Trevor Wright: Concern over the impact on Crewe Lane. Crewe Lane is a single track road and not a major road and should not be considered as such. Further consideration must be given to the use of Crewe Lane to prevent harmful consequences as a result of traffic, noise and pollution.

WDC Waste Management Officer: Bin collection points exceed maximum carry distances on various plots.

WCC Highways: Having considered the application, a holding objection was received relating to technical matters relating to elements of the scheme. The key outstanding issue is the request to provide a 4m wide cycle way along the spine road in lieu of the 3m wide route currently shown. At the time of writing, these elements are being addressed and the updated Highway response will be reported within the update sheet.

WCC Public Rights of Way Officer: No objection subject to a note advising that Footpath W202 must remain open at all times.

WCC Landscape: Make the following comments;

- Concern about how site is viewed from Crewe Lane and additional planting would be recommended.
- No clear planting hierarchy proposed and tree lined avenues do not reflect the landscape setting.
- Concern regarding interface between the site and the Woodside Hotel.
- More detail about how landscape will relate to the Arden Parklands character area in terms of different zones within the scheme.
- Revised plans do not demonstrate any significant change.
- Recommend various revised planting details.

Warks Police Designing Out Crime Officer: No observations to make. Refer to comments submitted on outline.

Natural England: No objection. Refer to standing advice regarding Ancient Woodland and Priority Habitats.

Forestry Commission: Ancient Woodland requires a buffer zone. Recommend that advice of Natural England is adhered to.

National Highways: Objection: Matters relating to noise and air quality conditions on the outline need to be addressed as part of the reserved matters application. Need to see technical information relating to SUDS ponds on boundary adjacent to A46.

Public Response: 1 Objection and 3 Neutral Comments received;

Objection Reasons

- Crewe Lane is not wide enough for traffic, especially buses. The Transport Statement is therefore flawed.

Neutral Comments

- Plot 571 is near to 4th green on adjacent golf course. Occasionally a golfer may hook shot into Crew Lane. Note the sporadic tree planting but would recommend further tree planting as protection for homeowners.
- Require assurance that adequate funding is provided for junction improvements at Crewe Lane/Hidcote Road/Glasshouse Lane and Knowle Hill junctions.
- Good to see Self-Build units provided. These could provide a showcase for highly sustainable new homes.

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 approved the vehicular accesses to the site from Crew Lane and Glasshouse Lane.

Consideration of the current application can only include issues related to the detailed appearance, landscaping, layout (including internal roads only) and scale of the 620 dwellings proposed.

Design and Layout

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.

The East of Kenilworth Development Brief sets out a range of design criteria that any development of the site must achieve.

Policy KP13 of the Kenilworth Neighbourhood Plan states that all development proposals should achieve a standard of design that is appropriate to the local area. The Policy sets out a framework for guiding design of new developments. In addition, Policy KP4 of the Neighbourhood Plan relates specifically to the East of Kenilworth Urban Extension.

Warwick District Council's Local Plan 2011 - 2029 policy BE1 reinforces the importance of good design stipulated by the NPPF insofar 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 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.

The Warwick District 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 important features; respecting the surrounding buildings and using the right materials.

In addition, a range of principles for new development are set out with Policy KP13 of the Kenilworth Neighbourhood Plan that set out a framework for setting a benchmark for good design that maintains the special characteristics of Kenilworth whilst not stifling innovation in new design.

The Garden Towns, Villages and Suburbs Approach

The Council's 'Garden Towns, Villages and Suburbs' Prospectus seeks to bring together the key characteristics of the garden suburbs and villages approach, which include coherent and well planned layouts, high quality design and consideration of long term management arrangements. The site is considered to fall within the category of 'neighbourhood edge', lying at the edge of the developable area and adjoining countryside.

Officers consider that the proposed scheme would provide a high-quality residential environment which conforms to the garden suburb design principles. The site exhibits the characteristics of a leafy, well designed residential neighbourhood within which open space and structural landscaping is an integral part, paying particular regard to the areas of Public Open Space to the centre and on the fringes of the development.

The proposal incorporates the community spine road that connects through the site from Glasshouse Lane to Crew Lane. The access points to these roads have already been approved at the outline stage. This provides the whole development with a high quality access road that links together with cycle and footpath links.

The spine road represents the principal route through the development with wide pavements and tree-lined verges meeting widths specified within the 'Strategic Urban Extension' document and set out in the approved design code submitted with the outline planning permission and further secured by condition. The site also contains a secondary street that also features a tree-lined avenue within the central area of the site.

Thereafter, the scheme would provide a legible hierarchy of streets and spaces in accordance with this document with neighbourhood streets off the principle route and access drives meeting 'country lane' dimensions, adjacent to areas of public open space. The proposed dwellings would face onto these areas of public open space to provide natural surveillance.

The Residential Design Guide (2018) sets standards for the distance separation between the windows of habitable rooms in dwellings. For the most part, the development proposes a layout where these minimum separation requirements are satisfied. In some instances, they are exceeded quite substantially. I am satisfied that the scheme creates an overall character of spaciousness, which positively meets the aims and objectives of the garden suburb prospectus and ensures a good standard of amenity for future occupiers.

General design and layout considerations

In line with the outline permission, the site is predominantly proposed as two storey units consisting of single dwellings together with some two and a half storey dwellings and apartment buildings.

Feature dwellings are located around the development where key focal points have been identified; i.e. at the end of roads and at key corner plots. The whole development is predominantly made up of detached and semi-detached properties, with areas of terracing also placed throughout. Any rows of terraces generally consist of no more than three units where a traditional straight row or 4 in very limited cases.

I have considered the proposed layout of the dwellings and how these relate to the internal road network and the wider primary spine road.

I consider the layout represents an efficient use of land and results in a well-spaced and legible layout that accords with the general design principles set out in the aforementioned design guidance as well as the approved site-wide Masterplan and Design Code together with the guidance contained within the Land East of Kenilworth Development Brief Document.

In terms of appearance, the dwellings form a coherent scheme has been designed to provide character areas throughout the site that define areas whilst still retaining a coherent development.

Brick is predominantly proposed with some render sporadically placed throughout the development. Architectural detailing such as porches, gablettes, dormers and chimneys are proposed on a proportion of the units and the styles and types of such features differs depending on the house type.

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

The proposal is considered to conform with National Guidance set out within the NPPF together with Policy BE1 of the Warwick District Local Plan and additional guidance set out within the Garden Suburbs design document, the Residential Design Guide as well as being in conformity with the approved Masterplan and Design Code for the site.

Housing mix

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

Market Housing

Bedrooms	Total	% Proposed	WDC requirement	Difference
1 bedroom	0	0%	5-10%	-5%
2 bedroom	77	20.7%	25-30%	-4.3%
3 bedroom	196	52.7%	40-45%	+7.2%
4+ bedroom	99	26.6%	20-25%	+1.3%

The market housing mix does not fully accord with the Housing Mix as set out within the Housing Mix SPD with the omission of 1 bed houses. Having considered this in the context of the development, the applicants have advised that the market demographic in the area has no demand for private 1 bed units and a higher demand for 3 bed units.

I am therefore satisfied that the housing mix is appropriate.

Additionally, careful consideration has been given to the location of all house types and tenures across the whole development, which is otherwise considered to represent a good spread of dwelling sizes across the development site.

In making this assessment, I consider the overall housing mix is generally in conformity with the guidance (2018) and this development is therefore acceptable.

Affordable Housing

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

Bedrooms	Total	% Proposed	WDC Requirement	Difference
1-bedroom	30	11.9%	30-35%	-17.9%
2-bedroom	90	36.3%	25-30%	+6.3%
3-bedroom	100	40.3%	30-35%	+5.3%
4-bedroom	28	11.3%	5-10%	+1.3%

This proposal would provide 40% affordable housing comprising the mix of dwelling sizes set out in the above table.

Whilst the figures set out in the table above show differences to the Housing Mix as set out within the SPD, the application is being delivered in partnership with Milverton Homes which is a Warwick District Council Housing initiative. The plans submitted reflect the proposed tenure mix and provision based upon the demands within the local area.

The layout plan illustrates how the affordable housing would be distributed across the site and for this development, the even distribution of affordable housing is welcomed. Where located in clusters, care has been taken to ensure that the tenures are mixed to prevent social exclusion. It is also noted that the applicants propose tenure blind dwellings that are the same as the market range of dwellings so that they are not visually different. This is to be commended.

Self-Build Housing

The East of Kenilworth Development Brief and Kenilworth Neighbourhood Plan Policy KP4 seek a proportion of units to be provided on a self/custom build basis. The Custom and Self-Build Housing SPD seeks the provision of 5% of housing to be provided as Custom and Self-Build Housing. On a scheme for 620 dwellings, this would equate to 31 units. However, the outline application secured a pro-rata approach to the provision on the basis of the identified need for self-build houses on the Councils Self Build Register. This equated to a total of 14 Units to be provided within the site.

The applicants agreed to provide these units on the site. Within the layout of this scheme a total of 14 units have been provided consisting of 7 x three bedroom

and 7 x four-bedroom units. The delivery and control of these units was secured through the Section 106 Agreement attached to the outline planning permission for the site.

Officers are therefore satisfied that the development accords with East of Kenilworth Development Brief and Policy KP4 of the Kenilworth Neighbourhood Plan.

Impact on visual amenity and the character of surrounding area

Policy BE1 of the Warwick District Local Plan states that new development should positively contribute to the character and quality of its environment. The policy requires the provision of high-quality layout and design in all developments that relates well to the character of the area.

The East of Kenilworth Development Brief sets out a range of design criteria that any development of the site must achieve in order to maintain a high level of visual amenity and to protect the character of the surrounding area.

Policy KP13 of the Kenilworth Neighbourhood Plan requires new development to have a positive response to the site characteristics and surroundings.

The scheme as submitted follows the indicative masterplan submitted at outline stage. The parameters of the development fully accord with the masterplan document.

The development has lower density housing to the southwestern area of the site where the dwellings will be in closer proximity to existing housing and is therefore reflective of that existing character. The use of lower density housing in this area also ensures that the site is well designed in relation to the existing Woodside Hotel that is enveloped by the site. Woodside is a locally listed building so whilst not a statutory heritage asset, it is a building of interest and therefore, the housing has been designed to respect the setting of the building and its grounds.

In addition to the above, the low-density housing is also located nearest to the Scheduled Monument to reduce the visual impact on the area.

The Eastern area of the development proposes a central park area that forms the hub of the development. The area has been designed with frontages overlooking the park area to create a focal point for the development.

The development seeks to retain existing landscape features through the site including a number of lengths of mature hedgerow and trees located within the site. These features will provide areas with a level of mature landscaping from the first occupation of the development. Conditions to protect these features were secured at the outline stage.

The Landscape Officer has raised concern regarding the planting along the Crewe Lane Boundary and the request for a greater setback to allow for additional planting. Having reviewed this element, Officers note that the scheme is in line

with the strategy set out within the Development Brief and the layout is in accordance with the parameters plan approved at outline stage. During the course of the application, some setback has been provided together with strengthened planting along the boundary. Having considered the development proposed, Officers are satisfied that the scheme is acceptable in this regard.

In addition to the layout concern, the Landscape Officer also sought the use of native species for the planting and the landscaping details have been updated to incorporate this.

Overall, the scheme works with the existing landscape features to provide a high quality development that respects the character of the area.

Impact on residential amenity

Policy BE3 of the Warwick District Local Plan states that new development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and provides an acceptable level of amenity for future occupiers of the development.

The East of Kenilworth Development Brief places significant emphasis on ensuring that the amenity of both existing and new properties is satisfactory in terms of disturbance and noise.

Policy KP13 of the Kenilworth Neighbourhood Plan requires an assessment to be made on the impact on existing and future residents as a result of development proposals and potential impacts from noise, light or air pollution must be assessed and addressed.

Impact on existing properties

The western perimeter of the site predominantly abuts the area of land to be used for the secondary school where the dwellings would be adjacent to the periphery of the playing fields only. The majority of the remaining site would abut open countryside where there would be no near neighbours that would be directly affected by the residential development of the site.

The proposed layout and design of this development is in accordance with the garden suburb approach and having regard to the general ethos of the Design Code, would provide a high level of residential amenity to the future occupiers of the development within an attractive setting.

The separation distances to existing properties are well in excess of the required standards due to the separation of the site from these properties by Glasshouse Lane. The proposed development would provide appropriate relationships between neighbouring properties without significant impact upon the amenities of the occupiers.

The ample landscaping and public open space shown on the submitted plans will assist in ensuring the new development provides a high-quality residential

environment. Such details will be considered in greater detail at the reserved matters stage.

Amenity of Future Occupiers

The proposed layout and design of this development is in accordance with the garden suburb approach and having regard to the general ethos of the Design Code, would provide a high level of residential amenity to the future occupiers of the development within an attractive setting.

The separation distances to surrounding properties are considered to be acceptable, and in many cases are in excess of the minimum separation distance guidance. The proposed development would provide appropriate relationships between neighbouring properties without significant impact upon the amenities of the occupiers.

All garden areas across the site meet or exceed the required garden standards commensurate with the size of property.

Whilst the District Council has not adopted the National Space Standards as part of the Local Plan, Officers have considered the development against these standards for the purposes of assessing the amenity of future occupants. In making this assessment, it is noted that there a small number of 2-bedroom units that do not quite meet the minimum standard but these are marginal. In these cases, Officers are satisfied that the dwellings are acceptable in line with the Local Plan. All of the 1 bedroom and 3+ bedroom units meet or exceed the required standards.

Due to the proximity of the site to the A46 Highway, the outline application required noise and air quality assessments to demonstrate that the residential use of the site could be satisfactorily accommodated on the site. As part of the outline submission, assessment work was carried out together with recommendations for appropriate measures to be put in place to mitigate the potential harm from noise and poor air quality.

The applicants have since submitted their noise and air quality survey work to the Local Planning Authority where it has been assessed by the Environmental Protection Officer. Following this robust assessment, the documentation together with the necessary mitigation was considered acceptable. The site layout has been designed in accordance with the survey work and mitigation strategies submitted and approved so Officers are therefore satisfied that the scheme would not result in unacceptable living conditions by virtue of noise or air quality impacts.

Officers are satisfied that the development is acceptable having regard to Policy BE3 of the Local Plan and Policy KP13 of the Kenilworth Neighbourhood Plan.

Open Space

The site proposes a range of open space typologies within the site that have been generally agreed at the outline stage and were identified on the indicative

masterplan. The final layout of the scheme is similar to that shown at outline and this is considered to be acceptable.

The site benefits from a main central park to be equipped with a range of play equipment together with smaller equipped parks around the development to provide recreational facilities within easy reach for all future occupiers. In addition to the equipped play areas, the site benefits from a range of natural open spaces with footpaths etc for recreation.

The final detail of the play equipment to be provided on the equipped areas is required through the Section 106 Agreement to ensure that the play areas are satisfactorily equipped.

Highway safety / car parking

The primary access to the site is from the proposed roundabout on Glasshouse Lane with a secondary access from Crew Lane. The access point elements were approved at outline stage. From the roundabout, the scheme has a central spine road that serves the site and links through to Crew Lane access. This spine road represents the primary route for traffic with the minor routes linking from this route into the development in a clear hierarchy of transport corridors. The key routes are designed a 20mph design speed in line with WCC Highways advice. The main spine road is a 30mph design speed as a primary route.

The site has been subject to extensive negotiations with Warwickshire County Council Highways to ensure that all internal roads meet the required specification for adoption by the County Council. The layout on the final plans will be subject to a Road Safety Audit to ensure that all aspects are safe and would not result in any harm to highway safety.

Within the site, provision has been made for bus stops to allow the extension of the local bus service into the site to serve the needs of the future occupants. A Section 106 contribution was secured through the outline permission to secure this extended/improved bus route to service the site and connect the development to surrounding settlements including Coventry, Leamington and Warwick as well as the provision of Town Centre 'Hopper' service to link the sites with the town centre and Kenilworth Railway Station.

In terms of sustainable transport options, a range of routes through the site are proposed for pedestrians and cyclists. In addition, the main site access is also proposed to connect into the combined cycle/footway on Glasshouse Lane which has already been part approved under the approved Kenilworth School development.

Within the site, the key route through the site is via a cycleway adjacent to the main spine road. This has been designed to be 3 metres wide in line with the Development Brief and to tie into the works to the main access that provides for a link to the 3 metre wide cycle lane proposed to be delivered by the school application. Upon consideration of the cycle lane, the County Highways Officer has requested that within the site, this be increased to 4 metres. At the time of writing,

this element is still being negotiated and the final design will be reported via the update sheet.

Wider improvements to the provision of cycleways forms an integral part of the proposed highways works. The spine road is proposed to provide a full off-road cycle way through the core of the site and the site also incorporates a number of other recreational cycle routes giving a range of choice for cyclists.

The cycling improvements will build upon the existing improvement works secured in the High School proposal and further works to support the proposed Kenilworth to Leamington Cycle Link. A key aspect of the sustainable nature of this development is the strong provision of cycling opportunities to support the aims of the Development Brief, the Neighbourhood Plan and the NPPF in promoting and enhancing sustainable transport methods. Wider improvements to cycling infrastructure were secured through financial contributions at the outline stage to be delivered in the local area to connect this development to the wider area.

In terms of parking, each property has an appropriate level of parking in accordance with the Council's Vehicle Parking Standards as well as areas set out for visitor parking. Bin collection points have been provided where necessary for properties off private drives to allow for easy servicing.

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

Ecology

The Ecologist was satisfied at outline stage that any ecological impact could be successfully mitigated through planning conditions and these were imposed upon the original outline application and the subsequent variation application.

The ecological conditions do not need to be replicated as part of this reserved matters application and are subject to the separate discharge of conditions process.

In respect of the reserved matters submission, the County Ecologist has made comments seeking additional survey work to be carried out. The CEMP and LEMP have not yet been finalised for the development as these matters require the approval of a final layout. I am satisfied that the requirements can be incorporated into the CEMP and LEMP relate specifically to the discharge of conditions process which is separate from the consideration and determination of the reserved matters submission. An informative note can be added to the decision notice that provides the requirements in more detail for CEMP and LEMP submissions.

I am therefore satisfied that the proposal raises no significant ecological concerns. All ecological matters are satisfactorily controlled through the conditions attached to the outline consent and the development is therefore considered acceptable having regard to Policy NE3 of the Local Plan.

Drainage and flood risk

The site layout in terms of the SUDS ponds generally reflects the earlier submission under the outline planning permission. A suite of drainage conditions were attached to the outline planning permission as the SUDS pond area was previously considered to be acceptable. The submitted layout satisfactorily demonstrates that appropriate drainage can be provided on the site and the detailed proposal will be controlled via conditions associated with the outline application.

Based on the submitted information no objection is raised to these proposals with regard to the drainage and surface water management.

Impact on heritage assets and features of Archaeological Importance

Heritage Assets

Paragraph 129 of the NPPF requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Regard should also be had to the Ancient Monuments and Archaeological Areas Act 1979, which makes provisions for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters.

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

The East of Kenilworth Development Brief seeks to ensure that any development is sensitive to the setting of heritage assets and features of archaeological importance.

Policy KP13 of the Kenilworth Neighbourhood Plan sets out a range of design principles and states that in terms of Heritage Assets, their settings in the locality must be in accordance with their significance.

In this case there are no listed buildings or conservation areas either within or in close proximity of the application site. There is however one designated heritage asset to which consideration must be given, which is identified as Roman Settlement at Glasshouse Wood which lies to the south east of the application site. This is designated as a Scheduled Monument (SM). The SM is within the site ownership boundary.

The SM was clearly acknowledged within the submitted Design and Access Statement and Heritage Statement in pursuance of the outline permission and the location of the SM clearly informed the illustrative masterplan for the site, which was designed to acknowledge the importance of the SM.

At outline stage, Historic England acknowledged that the impact of the scheme on the setting and significance of the heritage assets and requested a condition to secure a management plan to ensure the long-term management and maintenance of this

The scheme as set out in the submitted drawings retains a significant buffer of at between the built form and the SM area as requested. The design and layout also incorporates a green buffer that acts as a transition from the development into the SM area. All dwellings to the southern edge of the development that are adjacent to the SM Area all have their frontages looking onto the area so this provides a good level of natural surveillance of the area. In addition, the frontages facing the SM means that traffic etc will be present in the area providing further natural surveillance of the area. This should help to protect the area from unlawful incursions.

In conclusion, regard has been had to all the positive steps the applicant has sought to take and the measures intended to be implemented to safeguard the long term management and maintenance of the area of the site in closest proximity to the SAM and the area of the SM itself. The scale of the development is acknowledged as having some impact on the setting of the heritage asset which in Historic England's opinion will result in some modest harm which was identified at outline stage. The advice from the outline from Historic England to secure a clear management framework and management plan to mitigate the harm has been carried through and it evident in the layout of the scheme.

The proposal is therefore considered acceptable having regard to Policy HE1 of the Local Plan and Policy KP13 of the Kenilworth Neighbourhood Plan.

Archaeology

Policy HE4 of the Local Plan requires an appropriate evaluation of potential archaeological remains. Where a development has the potential to have an adverse effect on archaeological remains, mitigation would be required through an appropriate form of archaeological investigation.

Conditions were imposed at outline stage to secure a range of additional survey work above that already carried out. These works have now been completed and the results of the survey work and trial trenching have been submitted to the County Archaeologist for consideration. Whilst these relates to the outline conditions, Officers are satisfied that there are no further archaeological works necessary to be secured on the site.

Officers are satisfied that the proposal is in accordance with Policy HE4 of the Local Plan.

Sustainability

Kenilworth Town Council have raised concerns regarding the lack of an energy/sustainability statement with this application. As part of the outline application, a detailed energy/sustainability statement was secured by planning condition to demonstrate energy saving measures across the site.

It is also noted that the affordable housing element of this scheme is to be delivered for Milverton Homes. 50% of the dwellings will be delivered to zero carbon standards comprising the full 40% affordable housing provision and an additional 10% of the dwellings to be for private rental purposes.

The remaining private homes will also be expected to deliver significant energy savings and this will be detailed within the statement to be submitted as part of the outline planning permission.

Officers are therefore satisfied that the sustainability credentials of the development will meet and in 50% of the properties, exceed the requirements set out by the planning condition.

Summary/Conclusion

Officers consider the proposed development would provide a high quality residential environment in accordance with the garden suburbs principles, including an appropriate mix of market and affordable housing and acceptable dwelling house and layout design solutions, including landscaping and public open space. There would be no harm arising in terms of neighbour amenity, highway safety or ecology and as such it is considered the scheme therefore complies with the policies listed. Accordingly Officers recommend that the reserved matters be approved.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) *****, and specification contained therein, submitted on *****.

****PLANS TO BE CONFIRMED FOLLOWING HIGHWAYS RESPONSE****

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.

