

Planning Committee: 23 August 2005

Item Number: 01

Application No: W 05 / 0067

Registration Date: 19/01/05

Town/Parish Council: Radford Semele
Case Officer: John Beaumont

Expiry Date: 16/03/05

01926 456533 planning_east@warwickdc.gov.uk

**Radford Semele C E Combined School, School Lane, Radford Semele,
Leamington Spa, CV31 1TQ**

Erection of seven dwelling houses (after demolition of existing buildings).
Extension to main school to incorporate nursery facilities; provision of hard play
areas (resubmission of W04/0618) FOR M Marshall Developments

The application is referred to the Planning Committee due to the objections raised by the Ward Member, Parish Council and local residents.

SUMMARY OF REPRESENTATIONS

Ward Member: Councillor Doody: I strongly object to this planning application for the old school site at Radford Semele.

The objections by Warwickshire County Council are in keeping with villagers own feelings, and the reservations that the County Council have are consistent with my views.

Should this planning application be changed, then the Parish Council and Objectors should see any further plans before they are taken to committee.

My Concerns:

1. Foul drainage and general water problems in School Lane must be corrected before planning permission is granted.
2. Parking outside the school causes congestion and with these additional houses the problem will be even greater.
3. The old school building is still used by the school for teaching and therefore it would not be unreasonable to bring it up to date.
4. The old school building is a Victorian property that although not a listed building it certainly adds character to the village.
5. The whole of the village does not have any three-storey properties, but this application takes no note of the character of the village never mind the surrounding properties.

I commend Warwickshire County Council for their observations and I believe their comments are reasonable and should stop this planning application.

(NB: This comment relates to the application as originally submitted; WCC (Highways) has now raised no objection to the amended plan).

Parish Council: Object. **General Comment:** There is a widely held view among village people that the demolition of the historic school building as a means of funding a state school development is not acceptable. If the school has justification for new facilities then the L.E.A. should prioritise the need and fund the requirements as it does for other capital projects. The sale and appropriate use of the Old School Site should be subject to separate consideration which recognises its architecture and historic value to the village.

In recognition of the considerable public concern, the Planning Application has been assessed by the full Parish Council (Excluding those who declared a prejudicial interest). No objections or concerns are raised relative to the proposed extension of the main school, incorporating nursery facilities and the provision of hard play areas. All of the objections and concerns raised relate to the proposed demolition of the historic school and the re-development of the site to include seven dwelling houses.

Objections:

1. Although not a listed building the Old School dates from the early Victorian era and is a good example of school architecture from that period. Its history and use over the period are well documented. It is one of only a few buildings left in the village which has a distinctive period character. Its demolition will diminish the distinctive character of the area.
2. The proposed development on the site represents an overdevelopment of the space available.
3. School Lane is narrow for passing traffic and difficult for entry and exit onto the main Southam Road. At school arrival and departure times there is already congestion and danger to pedestrians. The seven additional properties will increase traffic and create an additional entry and exit at the daily pick up point for school children. The project can only worsen traffic generation and access.
4. The drainage of foul and surface water is already a problem in School Lane. Drain covers were recently lifted by storm water on Southam Road at the junction of School Lane causing a serious hazard and requiring emergency Fire Service assistance. The soakaways proposed will still leave a need for surface water and sewage to be removed by the drainage system. Significant improvements to the surface and foul water disposal infrastructure would be essential.
5. The parking spaces provided in the current plan will add to car parking congestion. The common practice is that few people in small properties use garages for housing cars.
6. The plans show the second floor of the six properties to receive daylight only through a roof light so giving visibility from the third floor. The proposed elevation will lead to a loss of privacy for those living opposite.

Concerns:

1. It is reported that the Old School building provides shelter for a number of bats. A further loss of habitat for these mammals would be regrettable.
2. Companies and businesses within the village have expressed interest in acquiring the School building. Some wish to retain the school building while others would integrate it into a sympathetic development. No opportunity has been given for alternatives to be considered. Ownership and accountability appears to be secret and impervious to enquiry.

3. The combining of two separate developments into one Planning Application is considered by many to be unacceptable. "The Proposal" distributed with and supporting the Planning Application is a document detailing deficiencies in our social and educational environment. It is considered more appropriate that these problems are addressed to the LEA and Government and not directed at those who are required to make recommendations on Planning Applications on behalf of current and future generations of people living in this village.

Neighbours: 46 letters of objection (many lengthy) received raising issues including as follows:- over-intensive development; School Lane of restricted width so will cause highway congestion; loss of light/overbearing effect to neighbouring properties, loss of privacy, un-neighbourly, out of character with street, inadequate capacity in sewerage system, unacceptable loss of existing buildings which should be converted; no provision of affordable housing; loss of trees/wildlife; noise/light pollution; funding needs of school should not override sound planning objections; bat survey needed; disruption during building; safety of school children; loss of an access track; contrary to policy (was site notice displayed)?, increase in traffic pollution.

Two further letters of objection received from the immediate neighbour to the north continuing to object to the amended plans and raising further issues of possible light pollution, overbearing effect and drawing attention to recent localised flooding.

Two long letters from the Chairman of the Committee "Against the Demolition of Radford School", stating whilst no demolition and redevelopment of the school building is considered to be contrary to Local Plan policies and raising objections on grounds identified above. It is considered the school buildings should be retained and possibly converted to residential use; examples of similar converted school buildings have been submitted. Other ways of funding the school improvements should be explored.

Seven letters of support have been received stating the old school buildings are in a very poor state of repair, new/improved classrooms required; housing proposal would be appropriate for the site.

WCC (County Education Officer): I am writing on behalf of Warwickshire County Council Cabinet in support of the planning application to enable the replacement of the Old School building at Radford Semele with an extension to the main school building.

The Old School building was used by the youngest children in the school before being taken out of use last year. Ofsted had heavily criticised the state of the building and its isolation from the main site. As a result the youngest children were moved into the main building and two year 5 classes were moved out and into temporary accommodation. It has been agreed that the Old School building is unsuitable for school use and therefore the school and LEA agree it should be disposed of and all the proceeds used to provide 21st Century accommodation and facilities on the main school site.

The LEA has been trying for some time to replace the Old School building but financial constraints and ownership issues have made this difficult. Although the total amount of money available for capital work in schools has increased over

the last few years the Authority still has a backlog of £108m in condition issues alone (new roofs, boilers etc) as well as the major improvements required to enable children to learn as appropriate in the 21st Century. We now have an excellent opportunity to solve this longstanding problem which will enable pupils in Radford Semele to maximise their learning potential.

I very much hope that the District Council will be able to support the school and the LEA in this aim.

Chair of Governors, Radford Semele C.E. Primary School: "I am writing on behalf of the Full Governing body of Radford Semele CE Primary School in support of the planning application stated above. The main driving force behind this application is to allow the school to move into purpose built classrooms all on one main site. The redevelopment of the Old School site holds the key to the new classrooms that the school needs. The school must have facilities that enable the top quality teaching and learning, the high level of motivation of the children and the extremely supportive parents to move the school forward from "good", as in the recent OFSTED inspection, to "excellent."

The obvious question is why did we need to move out of the old school site? The building is old and is not suitable to deliver the Foundation Stage curriculum in its current state which is why we ceased to use it from September 2004. The state of the building had been causing concern for some time and the suitability of the building had been called into question. The Local Education Authority (LEA), who maintain the fabric of the building, have estimated that it would take £250,000 just to bring the building back into a reasonable state of repair. The last OFSTED inspection in September 2003 highlighted problems with the accommodation. Here are a couple of quotes from that report:

- The quality of the accommodation for children is unsatisfactory. The separate building is old, shabby, very damp and unappealing for young children
- The accommodation for pupils in the Foundation Stage is unsatisfactory.

The way forward from this situation has been to redevelop the old school site in order to raise enough funds to enable the school to have two classrooms and a play area on the main site. In the interim we are using temporary, outside classrooms. Having all the school facilities on one site will make for a safer environment and with modern facilities for the twenty first century. Recent vandalism incidents on the school grounds make the aim of having a single, secure site more important than ever. This will help the school develop and move onwards. The plans submitted by the builder for the redevelopment of the old school involve demolishing the old buildings. This has caused some opposition in the village but those involved in using and managing the old buildings - the school, Trustees and LEA - are behind the plans as it achieves the aim of raising sufficient funds to build the new classrooms and associated areas. The buildings are not in a conservation area and are not listed. English Heritage were called in and have not recommended these buildings be listed. There is a lot of sentiment attached to the old buildings but sentiment alone will not fund the first class facilities that we, as governors of the school, are striving to achieve for this school."

Sport England: No objection.

WCC (Highways): No objection subject to highway conditions. (NB: Originally a holding objection was issued but the concerns of WCC (Highways) were

addressed by the amended plans. With regard to on-site car parking WCC (Highways) commented that they agreed with the amount of on-site car parking to remove the possibility of residents/visitors parking on School Lane).

WCC (Archaeology): No objection subject to condition to enable a "watching brief" by Warwickshire Museum.

WCC (Ecology): No objection subject to a condition requiring full details of bat mitigation and conservation works and bird notes.

STW: No objection subject to drainage conditions. (NB: Subsequently the applicants agent submitted details to STW of the existing site and the proposed development and STW confirmed "Having inspected the drainage details submitted we are happy to inform you that we would raise no objection to the proposal for this site therefore the drainage conditions can be discharged").

WCC (Fire and Rescue): No objection subject to conditions on water supplies/Fire hydrants.

WCC (Planning): "Enabling development is by definition a development that is contrary to national or local policy but can only be permitted because the benefits it would bring and these would outweigh the harm that would be caused. Therefore, any scheme should be judged along with sound planning principles against the harm to policy and integrity and sustainability of the scheme.

The application, for 7 market dwellings on the site of existing school buildings, should be judged against the following criteria:-

The harm to housing policy for the District.

The integrity of the scheme to deliver the improvements stated. Is the financial assessment realistic? The benefits the scheme would bring to the quality, vitality and viability to the rural area.

The proposal will bring about additional funding to carry out much needed improvements and extensions for the school. Improved school facilities would support sustainability of a rural community and therefore would support improvitality and vibrance for the school. However, it is a matter for the District Council to balance whether the benefits of improvements to the local primary school outweigh the harm to housing policy."

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) H8 - Limited Infill Villages (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

RAP2 - Directing New Housing (Warwick District 1996 - 2011 First Deposit Version)

SC7a - Protecting Community Facilities (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

A previous application by the same applicant for the erection of 9 dwellings on this site was withdrawn (reference W04/0618). There have been previous permissions for alterations and extensions to the school.

KEY ISSUES

The Site and its Location

The site is located within the village of Radford Semele. It comprises a range of Victorian school buildings and a school house with associated playground fronting onto School Lane, now vacant, and to the rear a complex of more modern school buildings, the Radford Semele Church of England Combined School. The site is adjoined by a residential property to the north which has windows overlooking the site with other houses to the east of School Lane, similarly overlooking the site, and to the south of the school site. Separating the old and new school site is a public footpath; a track running along the northern boundary of the site is not recognised as a public footpath.

Details of the Development

This is an amended application. As amended it proposes the following:-

- The demolition of all existing buildings on the 'old' school site and the removal of all existing trees/vegetation within that site (trees and hedgerows on the boundary of the site would be retained).
- The erection of two terraces of 3 two storey dwellings (i.e. a total of 6) fronting onto School Lane. These would incorporate accommodation within their roofspace to provide a 4th bedroom/bathroom which would be lit by rooflights; the applicants agent has submitted a section through the building to demonstrate the rooflights would be a minimum of 1.5 m above floor level to avoid overlooking of nearby properties. The terraced properties would have first floor windows on their gables to en-suite bathrooms.
- It is proposed that the terraced properties would have front gardens some 3.4 m deep which would have a timber fence/brick pier detail to enclose these gardens. The gable of the northern terrace would be some 6.4 m from the side gable of No. 6 School Lane.
- Between the above mentioned terraces would be an access road to a rear turning head and car parking area; 4 garages and 8 car parking spaces are proposed to serve the 6 terraced dwellings with a further 4 visitors spaces. The garages would be brick built with pitched roofs.
- At the rear of the site it is proposed to building a 3 bedroomed bungalow with an integral garage with a car parking space in front.
- It is proposed to construct a single storey, pitched roof extension to the existing 'new' school some 17.5 m by 13.5 m with extensions to the existing hard surfaced playground and a new hard surfaced play area to the existing

nursery unit; the extension would accommodate two classrooms, each of 54 sq. m., a 'practical area' of 85 sq. m. and a toilet area of 17 sq. m.

The applicant's agent has submitted a statement in support of the application. This states that the site would be sold for £530,000 with the money then being spent on the construction of the proposed extension to the school (costed at £352,000) together with other works for the upgrading of the physical fabric of the school and the construction of hard surfaced areas. The total cost of all proposed work is estimated at £562,000. The applicant's agent states it is hoped that the shortfall would be made up by the Local Education Authority or from fund raising and other sources. A detailed report in support of the application was submitted setting out the background to the situation at the school and the need for expenditure which it is stated will not be funded by the Local Education Authority. The applicant's agent subsequently submitted a letter further detailing the proposal, seeking to address issues raised by objectors to the site and stating that the application is a combined application to ensure that it is clear to all interested parties that the scheme is an enabling development to provide much needed accommodation for the school with all the money raised by the sale of the land going to fund improvements to the school which will otherwise not happen; a bat survey of the site has also been submitted. In a further letter, the applicant's agent confirmed that it is proposed the access road to the site would not be adopted and only low level lighting would be proposed to avoid nuisance to neighbours.

A further statement has been received from the Headteacher of Radford Semele C.E. Combined School setting out the educational justification for the proposed works to the school and the potential disadvantages to the school in the event that these works were not undertaken. It is stated that the submitted scheme is considered to yield the funding necessary to sustain the school which a reduced scheme would not achieve.

Assessment

Clearly this is a complex application which has raised a considerable degree of local concern. I consider it raises following key issues for consideration:-

The proposed extensions and alterations to the 'modern' school buildings

The application contains proposals for the extension of the existing school and alterations to the hard playing surfaces. I note no objection was raised to these proposals by Sport England and I consider that they would be wholly acceptable and would not cause harm to the amenity of this locality. I am, therefore, of the opinion that this element of the application can be supported.

The demolition of the existing 'old' school buildings

These buildings are not in a Conservation Area and despite a further approach to English Heritage, they were not considered to be worthy of 'listing' as buildings of architectural or historic interest. They are, therefore, not given statutory protection from demolition and in these circumstances, whilst noting the strongly expressed local views that they should be retained and refurbished as part of an alternative scheme of development of the site, I consider that there are no

planning grounds to justify a refusal of the present application on the basis of the unacceptable loss of the existing buildings.

The principle of residential redevelopment of the site as proposed

In the context of policies in the Warwickshire Structure Plan 1996-2011, and those in the emerging Warwick District Local Plan 1996-2011 there is now a presumption that development in the rural area should only take place where it meets a specific identified local housing need. This application, however, has not been submitted on that basis; rather, the applicant has made it clear that this is submitted as an enabling application with the full value of the land sale for residential development (given as £530,000) being used to finance a programme of building an extension to the 'modern' school and other physical improvements to the school buildings and grounds. The proposed works to the school are justified in a report submitted in support of the application and are rooted in health and safety issues and in issues relating to the quality of education that the staff is able to provide at the school with evidence from an OFSTED report of September 2003.

It is my view that the proposal for housing alone must be viewed as contrary to Planning policy and, therefore, an objection would normally be raised against such a proposal. It is also the case that an enabling development argument is generally one that carries very little weight and should not normally be a determining factor in the consideration of a planning application. However, in this instance, it may be appropriate in planning terms to consider the underlying policy objectives that are relevant to the determination of this application. On the one hand, the development of residential accommodation is generally not acceptable in the rural areas of the District for reasons of sustainability, i.e. to prevent longer journeys by private car and to maintain the urban areas of the District as the focus for development.

In this instance, however, the direct result of the proposed development would be the retention and enhancement of school facilities within the village. This in itself has significant sustainability advantages in that it would directly lead to the retention of facilities that would meet such objectives. Indeed, the maintenance of a successful school in the village does directly support the following elements of the core strategy of the Local Plan.

Objective 3A: Reducing the need to travel (by providing a local facility for local children and families)

Objective 3B: Promoting more sustainable travel choices (by allowing children and their parents to walk to a local school)

Objective 3C: Reducing the consumption of scarce resources (reducing the need to travel would inevitably reduce petrol consumption from cars)

Objective 4B: Promoting social inclusion (by providing a village school accessible to all)

Objective 4C: Promoting healthy lifestyles (walking to school)

Objective 4E: Protecting and enhancing community facilities (a village school)

I consider, therefore, that a balanced assessment is required between competing sustainability objectives: the resistance of residential accommodation and the potential increase in commuting that it may bring, against the direct benefit of

school enhancement and the benefits that would bring to the village in enhancing its sustainability as a community overall.

It is only possible in this instance to undertake this balance as there is a direct commitment of the funding for the school to be drawn from the redevelopment of an existing school building equivalent to the whole land value of this "previously developed land." It is not comparable to, for example, proposals for residential development to maintain local retail and social or recreational facilities as these contribute less directly to the achievement of sustainability objectives and generally entail "greenfield" development. In this instance, I believe that the practical contribution towards the development of a sustainable community at Radford Semele through the proposed works at the school is a factor of sufficient weight to outweigh the disbenefits to sustainability that would arise through the implementation of the residential scheme. On that basis, provided there is a mechanism through a Section 106 Agreement to ensure the funding from the scheme is wholly and directly tied to the improvement works to the school then I consider that whilst a rural housing policy objection exists, that there are relevant material circumstances, on the basis of the evidence provided, to allow this application to be approved as an enabling development.

Design and siting considerations and impact on residential amenity

Whilst noting objections raised to the submitted scheme, I consider that as designed it would be an acceptable addition to the streetscene subject to appropriate conditions on large scale details, materials and landscaping. The area has a mixed architectural character and I consider that the proposal would not be obtrusive or unneighbourly such as to justify refusal. In particular, I note the objections raised by the occupier of the adjoining property to the north of the site which has side facing windows overlooking the school site. I consider, as amended, however, that this development whilst clearly having an effect on the outlook from that property would not be so overbearing or result in a loss of light such as to be unacceptable. With regard to the use of the roofspace of the proposed two storey dwellings to provide additional accommodation, I consider the proposed use of rooflights would be acceptable given that at the lowest height their cills would be 1.5 m above floor level.

Highway and drainage considerations

The scheme has been amended to address the concerns of the Highway Authority who now raise no objection to the proposed development. The scheme includes 18 car parking spaces for the 7 dwellings, in excess of the average of 1.5 spaces normally recommended by Government advice contained in PPG3 (Housing). Given the proximity of this site to the school and the limited amount of on street car parking available, I consider this to be an acceptable level of car parking on this particular site. The applicant has submitted drainage details which have satisfied Severn Trent Water that the scheme would be acceptable; the attention of Severn Trent Water was drawn to a recent localised flooding event but they have maintained their view of no objection.

Bats and trees

Again, whilst noting the views expressed against this development, I consider that no tree would be felled on the site which would justify raising objection,

subject to the protection of the existing hedgerows and trees on the site boundary and to a landscaping scheme. A bat survey has been undertaken which has demonstrated the presence of bats but this has been considered by Warwickshire County Council (Ecology) who have agreed with the conclusions of the survey that development could proceed subject to appropriate works of mitigation/conservation.

In conclusion, whilst recognising the objections raised to this application, I do not consider the demolition of the existing old school buildings can be resisted and I am of the opinion that circumstances have been submitted in support of the application to justify the proposed housing development as 'enabling development' for works to the adjoining 'modern' school buildings. I have considered the details of the new development but, as amended, I consider it would be an acceptable development on this site. I am of the opinion, however, that prior to the grant of permission, the application should be referred to the Secretary of State as a departure from the Development Plan and it would need to be the subject of a Section 106 Agreement to ensure that the agreed sale value of the land, £530,000, should be wholly used to fund extensions and other works for the improvement of the physical fabric, fittings and grounds of the Radford Semele, Church of England Combined School as contained in this application and as specified in the statement of works submitted in support of the application.

REASON FOR RECOMMENDATION

The circumstances contained within the application are considered to justify a departure from the Development Plan.

RECOMMENDATION

GRANT, following referral to the Secretary of State as a departure from the Development Plan and the conclusion of a Section 106 Agreement as set out above to secure the use of the sale value of the land to secure improvements to the retained school, subject to the following conditions:-

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 4408/01D and 02A and 4408/13A and 14A, and specification contained therein, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

- 4 No development shall be carried out on the site which is the subject of this permission, until large scale details of porches, doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure a high standard of design and appearance in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 5 Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. **REASON** : To protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 6 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 District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority. **REASON** : In the interests of fire safety.
- 7 No development shall be carried out on the site which is the subject of this permission, until details of provision for storage of refuse have been submitted to and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To protect the amenities of occupiers of the site and the character and appearance of the locality, in accordance with Policy ENV3 of the Warwick District Local Plan.
- 8 No external lighting shall be installed on any external wall or roof of any building or within the open land comprised in the application site other than in accordance with details first submitted to and approved in writing by the District Planning Authority. **REASON** : To protect the amenity of the occupiers of nearby properties, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Parts 1 and 2 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : This site is of a restricted size and configuration and is in close proximity to other dwellings. It is considered appropriate therefore to retain control over future development to ensure that the residential amenity of this locality is protected in accordance with the provisions of District-Wide Policy ENV3 of the Warwick District Local Plan.

- 10 The development hereby permitted shall not commence unless and until two weeks notice in writing of the start of works shall have been given to the Warwickshire Museum as the nominated representative of the District Planning Authority. During the construction period the developer shall afford access at all reasonable times to representatives of the Museum and shall allow them to observe the excavations and record items of interest and finds. **REASON** : To ensure any items of archaeological interest are adequately investigated, recorded and if necessary, protected, in order to satisfy the requirements of Policy ENV22 of the Warwick District Local Plan.
- 11 No development shall take place until full details of measures for bat mitigation and conservation have been submitted to and approved by the District Planning Authority. These measures should include:-
- (a) Inspection of existing buildings on site within one month prior to their demolition to determine presence or absence of roosting or hibernating bats;
 - (b) No building containing bats shall be demolished until bats have been safely excluded using such measures as have been previously submitted to and approved in writing by the District Planning Authority;
 - (c) Provision, prior to demolition of existing buildings and the commencement of development, of a new bat roost/hibernacula constructed to a design and in a location previously approved by the District Planning Authority;
 - (d) Provision of an area of buffer habitat around the new bat roost/hibernacula, details of the buffer to be submitted to and approved in writing by the District Planning Authority;
 - (e) Retention of hedgerows identified as being important for foraging bats within the development site, details of the location of hedges to be submitted to and approved in writing by the District Planning Authority;
 - (f) Provisions for the management in perpetuity of the buffer habitat, hedgerows used for foraging, and the new bat roost/hibernacula, to be submitted to and approved in writing by the District Planning Authority.
- The works shall be implemented in accordance with the approved details and an agreed timing of the works, unless otherwise approved in writing by the District Planning Authority.
- REASON:** To ensure the protection of bats within the site in accordance with the requirements of Policy ENV27 of the Warwick District Local Plan.
- 12 The access to the site for vehicles shall not be used unless a bellmouth has been laid out and constructed within the public highway in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety in accordance with the requirement of Policy ENV3 of the Warwick District Local Plan.
- 13 The access to the site for vehicles shall not be used in connection with the development until it has been surfaced with a bound macadam material for its whole length as measured from the near edge of the public highway carriageway in accordance with details to be approved in writing by the District Planning Authority (in consultation with the Highway Authority). **REASON:** In the interests of highway safety in accordance with the requirement of Policy ENV3 of the Warwick District Local Plan.

- 14 The development shall not be commenced until visibility splays have been provided to the vehicular access to the site with an 'x' distance of 2.4 metres and 'y' distances of 70 metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.
REASON: In the interests of highway safety in accordance with the requirement of Policy ENV3 of the Warwick District Local Plan.
-