

**To: The Deputy Leader and Members of the
Planning and Development Board
Councillors Simpson, Bell, T Clews, Deakin,
Dirveiks, Downes, Hayfield, D Humphreys,
Jarvis, Lees, Macdonald, Morson, Moss,
Parsons, H Phillips**

**For the information of other Members of the
Council**

PLANNING AND DEVELOPMENT BOARD

8 June 2020

NOTIFICATION OF PLANNING MATTERS FOR EMERGENCY DECISION MAKING under the Council's resolution of 20 May 2020.

This Notification identifies planning matters to be determined under the Chief Executive's delegated powers following the Council's emergency decision making procedures agreed on 20 May 2020. These matters are included in the following agenda and Members of the Planning and Development Board are invited to submit their representations to the Head of Development Control, who will then make a recommendation to the Chief Executive.

1 Disclosable Pecuniary and Non-Pecuniary Interests.

Members are reminded that they should take no part in any decision in respect of which they have a pecuniary personal interest, or a non-pecuniary interest which a Member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest.

ITEMS FOR CONSULTATION

2 Planning Applications - Report of the Head of Development Control

The Contact Officer for this report is Jeff Brown (719310)

(1) Application No: PAP/2020/0020

**Land North West Of Newton Regis Village Hall, Austrey Lane,
Newton Regis,**

**Outline application for the erection of 9 dwellings, re-surfacing,
line marking and replacement lighting of village hall car park,
access alterations to the village hall car park and associated
works (all matters reserved except for access), for**

Mr H Lillingston - Manor Farm Discretionary Settlement

STEVE MAXEY
Chief Executive

General Development Applications

(1) Application No: PAP/2020/0020

Land North West Of Newton Regis Village Hall, Austrey Lane, Newton Regis,

Outline application for the erection of 9 dwellings, re-surfacing, line marking and replacement lighting of village hall car park, access alterations to the village hall car park and associated works (all matters reserved except for access), for

Mr H Lillingston - Manor Farm Discretionary Settlement

Introduction

This item is referred to the Board at the request of local Members who consider that the weight to be given to the adverse impacts arising under Policy NW12 is significant and that as the Council has as five year supply of housing land, the assessment on the final planning balance should be one of refusal.

The Site

This is 0.66 hectares of relatively flat agricultural land immediately to the rear of established semi-detached residential properties on the north-east side of Townsend Close. A hawthorn hedgerow runs along this boundary. It contains an ash, a sycamore and a conifer. To the south is the village hall together with its car park and the tennis courts are further to the south. The access to the site is off the access drive to the village hall at the bend in Austrey Lane where it turns south at the Village Hall.

A public footpath – the T 137 – runs east/west along the access drive to the Village Hall.

The general location is shown at Appendix A.

The Proposal

This is an outline application for the erection of nine houses with all matters reserved for later approval apart from access. The existing access arrangements into the Hall and its car park would be re-engineered with a new access onto the outside of the bend in Austrey Lane leading up to the Hall and its car park. Access to the residential properties would then be off this new access road.

Improvements to the Village Hall car park are also proposed including re-surfacing and new low level lighting installed. It would not be made smaller. The existing access into the car park is right on the bell-mouth at the junction with Austrey Lane and this would be narrowed so as only to be for pedestrians and a new vehicular access provided further away along the new residential access so as to improve safety.

Additionally the applicant proposes a financial contribution of £25k towards the improvement of the adjacent recreation ground which may be spent on upgrading play equipment, landscaping, bins and seating at the discretion of the Parish Council.

A possible layout together with illustrations of the design of the properties are also submitted for information.

These matters are shown in Appendices B and C.

There are a number of documents submitted to support the application.

A Drainage Statement says that surface water discharge will be to attenuation tanks on site with discharge into the public combined sewer in Austrey Lane. Foul water would be disposed of via an on-site sewer discharging to the same combined sewer.

An Ecological Assessment concludes that the hedgerow and trees have the potential to support wildlife, but that the illustrative plans show minimal impact. The site itself is of low ecological value and there would be no bio-diversity loss particularly if new planting is agreed.

A tree report concludes that the hedgerow trees are poor in quality.

A Transport Statement concludes that the traffic generated would be unlikely to lead to any capacity issues on the local network and the improvements to the access onto Austrey lane will be of general benefit.

A Built Heritage and Landscape Appraisal looks at the impact of the proposal on these matters. Additionally it compares these impacts against a similar analysis for three other potential housing sites in the village concluding that the application site causes the least impact.

A Design and Access Statement describes the reasoning behind the approach to the design and appearance of the proposals.

Consultations

Warwickshire County Council as Highway Authority – No objection subject to standard conditions

Warwickshire County Rights of Way – No objection in principle

Warwickshire Education Authority – No comments received

Warwickshire Museum – No comments received

Environmental Health Officer – No objection subject to standard conditions

Representations

Sixteen letters from local residents have been received objecting to the proposal on the following grounds:

- Loss of countryside and thus quality of the environment
- This is Grade 2 agricultural land
- Loss of view

- Loss of light
- Loss of privacy
- More traffic in an area that is already heavily congested because of the School
- The site is outside of the village's development boundary and the proposal would not accord with policies NW2 or NW5 of the Core Strategy.
- There has already been more development in the village than planned for
- The access improvements involve third party land
- It would not provide affordable housing in the village
- The village hall car park would become smaller thus adding to traffic/parking problems and would not enable the school bus to turn around
- The car park is already heavily used by sports clubs
- There is no or little public benefit here
- Construction difficulties through disturbance

The Parish Council has objected to the proposal on the following grounds:

- The Council has a five year supply
- Planning permissions in the village have not yet been taken up so there is no further housing need
- The site is outside of the development boundary
- The access will need re-engineering

Development Plan

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW5 (Amount of Housing), NW6 (Affordable Housing Provision), NW10 (Development Considerations), NW12 (Quality of Development), NW14 (Historic Environment), NW15 (Natural Environment)

Other Material Planning Considerations

The National Planning Policy Framework

The Submitted Local Plan 2018 – LP1 (Quality of Development); LP2 (Settlement Hierarchy), LP6 (Amount of Housing), LP9 (Affordable Housing Provision) and LP31 (Development Considerations)

The Annual Housing Land Supply – March 2019

The Housing Delivery Test

The Designation Report for the Newton Regis Conservation Area

The North Warwickshire Landscape Character Appraisal 2010

The Daw Mill Appeal decision – APP/R3705/W/16/3149827

The Wood End Appeal decision – APP/R3705/W/19/3234056

Observations

a) Introduction

The site is outside of the development boundary for the village as defined by the Development Plan. As such the Plan says that new development is restricted to community based affordable housing or to that which is required within a rural area. Neither applies in this case. The proposal would therefore appear to be contrary to the provisions of Policy NW2. However as Members are aware the development boundaries of the Development Plan have been found to be out of date as set out in the Daw Mill appeal decision. In these circumstances the National Planning Policy Framework says that where the most important policies for determining applications are out of date, planning permission should be granted unless there are demonstrable and significant harms caused when the NPPF is looked at as a whole – para 11 (d) (ii) of the NPPF.

The report below therefore looks at whether the most important policies for determining this application are out of date and a number of areas of the NPPF where harm might be caused in this case. Weight will be ascribed to any such harm. In looking at these weights, Members are reminded that there is a need to identify the evidence that supports any harm. It will then be necessary to identify the other side of the planning balance and ascribe a weight to the benefits of the case as put forward by the applicant or as identified in the NPPF. Again these benefits have to be evidenced. The Board will then have to make an assessment of that final planning balance.

b) The Settlement Hierarchy

It is important to stress that although the development boundaries of Core Strategy NW2 are “out-of-date”, the main purpose of the policy is not, as this sets out a hierarchy and broad distribution of growth across the Borough. There is no reason why it should not be relied on as an underlying strategy in determining applications. The approach of directing new development to those settlements in proportion to their facilities, infrastructure and accessibility is still sound. Indeed this approach would be supported by paragraphs 78, 79, 102 and 103 of the NPPF and thus not be out-of-date.

Paragraph 78 in particular says that “to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive especially where this will support local services”. This therefore does not preclude development in the lower order settlements which can help to meet local needs and maintain or enhance their vitality. Indeed Policy NW5 of the Core Strategy refers to “minimum” housing numbers and as such there would be no conflict with NW5.

In this case, the Board has evidence from the Core Strategy and the Settlement Sustainability Appraisal that lies behind it, that Newton Regis is appropriately placed in the hierarchy as a Category Four settlement. It also has evidence from the Submitted Local Plan with its updated Appraisal and the evidence submitted to the Examination into that Plan, that its place in a settlement hierarchy is still relevant at Category Four.

In other words Policy NW2 as a spatial planning policy promoting a settlement hierarchy for the location of new development is not out of date and thus remains as one of the most important policies against which to determine this application.

The approach to new development in Category Four settlements in the Core Strategy is that development will be limited to that identified in the Strategy or a Neighbourhood Plan. The Strategy refers to a minimum of 15 units for Newton Regis. In the case of the Submitted Local Plan the approach is the same, but land is shown to be allocated in that Submitted Local Plan for 21 units at Manor Farm.

Evidence shows that planning permissions have been granted for 25 houses in the village since the adoption of the Core Strategy and this includes the site at Manor Farm.

Whilst it would appear that this would suggest a refusal in the current case, taking new development over the 21, Members are reminded that the Submitted Local Plan carries limited weight at the present time in respect of housing requirements as the Examination Inspector has not as yet recommended resolution of this matter. Additionally Policy LP6 of the Submitted Plan refers to the overall housing requirement in the Borough being a minimum figure.

As a consequence of all of these considerations, the central issue in respect of Policy NW2 is whether an additional nine houses in Newton Regis would cause significant harm to its place in the hierarchy and if so, what evidence is there to demonstrate that harm.

There are a couple of ways of looking at this. Firstly the % increase is small – an additional nine houses would amount to around a 5% increase in the village (including the permissions granted since 2014). As a consequence any increased harm is likely to be small too. Secondly, the village contains limited services and really these do not meet the everyday needs of local residents. This new development would increase the number of car trips but would not lead in itself to the introduction of new public transport services. On the other hand the limited new development would be of some benefit to the local services and increased car trips might occur in any event from increased car ownership in the village. As a consequence the scale of the proposal is considered unlikely to cause significant and demonstrable harm to existing services or to give rise to unsustainable levels of private transport.

In conclusion therefore, although the development boundary for Newton Regis is out of date, the spatial policy set out in NW2 is not. However, there would be no significant or demonstrable harm to the settlement hierarchy of the Core Strategy or to Newton Regis's place within it, if this development was to be supported.

c) Delivering Sufficient Houses

The Council has a five year supply of housing land including an appropriate buffer – the 2019 Annual Report shows this and the very recent Wood End appeal decision confirms this conclusion. Paragraph 11 (d) of the NPPF is therefore not engaged on this issue.

d) Affordable Housing

Policy NW6 of the Core Strategy is another of the most important policies relevant to this application. It says that for schemes of 14 and less units then there should be 20% affordable provision on site or through an off-site financial contribution in lieu. In this case that should be two on-site units. However as Members are aware, Government guidance changed after adoption of the Core Strategy as it considered that small development sites should be exempted from such provision. This guidance was

replicated in the NPPF – Section 5 and paragraph 63 – and it now carries more weight than the thresholds set out in NW6. This is also why the draft policy in the Submitted Plan – LP9 – identifies a lower threshold for affordable provision – 10 houses. The current application is for nine. As such Policy NW6 is out of date, but there is considered to be no scope here for defending a refusal based on there being no affordable provision.

e) Character and Appearance

Policy NW12 of the Core Strategy is another of the most important policies for determining this application. Section 12 of the NPPF requires planning decisions to add to the overall quality of an area; be visually attractive, sympathetic to local character and history including the surrounding built environment, establish and maintain a strong sense of place, sustain an appropriate mix of development and support local facilities and transport networks. In this regard this approach is fully in accord with Policy NW12 of the Core Strategy. As such it is not considered to be out-of-date. So the issue for the Board here is whether the proposal would cause significant harm to these criteria and if so, what evidence is there to support that conclusion.

The North Warwickshire Landscape Character Appraisal identifies Newton Regis as being in the “No Mans Heath to Warton – Lowlands” Area. This describes a “distinctly rural landscape, with a well ordered agricultural landscape and scattered farmsteads and nucleated hilltop villages with visually prominent church spires”. One of the landscape management strategies identified, is to “reinforce the existing settlement pattern”. The proposal would not do that as it would extend development into a large open field beyond a well -established hedgerow boundary, which clearly delineates the edge of the settlement. However that extension is small, immediately adjacent to that hedgerow and linear in scope. It is considered that it would not materially affect the openness of the area or indeed the overall nucleated character of the village. On the other hand, the development would not connect or link to the existing built form and would only be reached by a cul-de-sac that has no other purpose. There would be no sense of “place” created and the development would not positively improve the character or appearance of the village. Overall therefore it is considered that moderate harm would be caused under Policy NW12 of the Core Strategy and Section 12 of the NPPF.

f) Heritage Impacts

Policy NW14 of the Core Strategy applies to all planning applications. In this case the site is close to the Conservation Area and thus it is relevant. It is not considered to be out of date and it accords with Section 16 of the NPPF.

There are no designated or non-designated built heritage assets within the site or its immediate vicinity. The closest asset is the Conservation Area whose boundary is around 160 metres to the south-west. The Council is under a statutory duty to have special regard to the desirability of preserving or enhancing the character and appearance of its Conservation Areas. In this case the significance of the Area is that it represents the retention of a rural village character through time with contemporaneous architectural and historic attributes. The elevated position and height of the church spire and the village pond and green are significant features. The proposed development is sufficiently distant and sufficiently separated from the Area by established modern development which would screen it and not cause inter-visibility with the Area. There is

thus unlikely to be any harm caused to the setting of the Area. There may well be glimpses of the Church from the site but the intervening built development would form the foreground to any views. The proposed development would be seen in the context of that existing development which is already experienced within the setting of the Church or more particularly its spire. The development does not affect the three-dimensional setting of the Church by being on higher land or upsetting existing views of the church from further afield. It is considered that no harm is caused and thus the character and appearance of the Area is preserved. It is neither considered that the setting of the Church as a Listed Building is harmed for the same reasons.

There is thus no conflict with Policy NW14.

g) Highway Impacts

Policy NW10 applies to all planning applications and thus is another of the most important policies in this determination. Section 9 of the NPPF says that in assessing development applications, it should be ensured that appropriate opportunities are taken to promote sustainable transport modes; safe and suitable access to the site can be achieved for all users and that any significant impacts on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree. Refusals should only be considered if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the local road network would be severe. In this regard this approach is fully in accord with Policy NW10 (6) of the Core Strategy which is thus not considered to be out-of-date. So the issue for the Board is whether the proposal would give rise to unacceptable highway safety impacts or severe impacts on the local road network. If it does, what evidence is there to support that conclusion.

It is of substantial weight that the Highway Authority has not objected to the proposal in terms of the increased traffic generated causing problems on the capacity of the local road network or at any of its junctions. There would thus be no severe impact of the network. The issue here is therefore whether the proposed access would have unacceptable highway safety impacts. The proposed access is on the site of the existing junction of the unmade access with Austrey Lane on the outside of the bend. The proposals therefore enable a substantial improvement to the safety of that access by proposing an updated engineering solution that meets the County's specifications. Additionally moving the access to the village hall car park further to the east will give significant improvement for traffic using the Hall's car park.

One "local" issue that has been raised is that the school bus reverses into the present access in order to drop off children for the village school. This existing arrangement would not change. It is agreed that the development would lead to additional traffic using the new access, however that is not a significant amount and the bus is here for a very limited time and at a regular time in the day. It is not considered that the proposal in the terms of the NPPF would have an "unacceptable impact". As a consequence there would be no conflict with policy NW10 (6) or the NPPF.

h) Other Impacts

There is no evidence available to show that there would be unacceptable harm caused to ecological assets or to drainage and flooding interests.

Several representations have been raised concerning the impact of the development on the residential amenity of occupiers of the established houses in Townsend Close. Policy NW10 of the Core Strategy is not considered to be out of date. It requires all new development, amongst other things, to “avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing, noise, light, fumes or other pollution”. In this case, the illustrative separation distances between the rear elevations of the proposed houses and the established ones is some 30 metres which is in excess of the normally accepted guideline of 22 metres. There is not considered as a consequence and because the new houses would be to the east, to be unacceptable impacts through over-shadowing or loss of light. The rear gardens of the properties in Townsend Close are already overlooked by each other and thus there would be no material increase in adverse impacts. Members will be aware that the loss of a view or outlook is not a material planning consideration. It is thus considered overall that there would be no significant or demonstrable harm caused and thus no conflict with Policy NW10.

Harms

The most important policies in the consideration of this application are NW2, NW6, NW10, NW12, and NW14 of the Core Strategy. NW6 is the only one wholly out of date and the reference to development boundaries in NW2 is also out of date.

However no harm is caused under NW6 and there is considered to be no unacceptable harm caused under the identification of a settlement hierarchy under NW2. There are unacceptable harms under policies NW10 and NW14.

There is moderate harm under NW12.

The Applicant's Case

The applicant's case is three-fold.

Firstly he argues that the proposal will help with delivering the Borough's housing requirement which is set out in the emerging Local Plan. In particular he refers to para 68 of the NPPF where it states that, “small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly”. He also refers to the fact that the Core Strategy and the Emerging Local Plan both refer to housing requirements in various settlements as being minimum numbers. Whilst acknowledging that the Council may have a five year supply, he continues that this does not mean that all new housing development has to be rejected.

This argument is considered to carry significant weight given the context set out above. The Inspector in the recent Wood End appeal whilst agreeing that the Borough had a five year supply was not convinced that this might be deliverable. As a consequence, additional sites becoming available where there is no significant and demonstrable harm would support the Council's position in this regard.

Secondly, he argues that the improvements to the village hall car park are all benefits that should be afforded substantial weight. It is agreed that these are benefits but that they are not contingent upon the proposal and as such should only be afforded moderate weight.

The third matter is the prospect of the recreational contribution through a Unilateral Undertaking. This he considers again to carry substantial weight. Members should be advised that such a contribution is not directly related to the proposal. It has some linkage to it but it is not a wholly necessary or essential element in that a refusal would be contemplated without it. This is why it is being proposed through a 106 Unilateral Undertaking rather than a 106 Agreement. Members are advised that this matter carries limited weight in the determination.

When considered together the applicant's case carries significant weight.

The Final Planning Balance

In assessing this balance, the above report concludes that the only harm is the moderate harm caused under Policy NW12, but that the benefits carry significant weight. As such the balance lies in favour of supporting the proposal. It is open to Members to afford different weights to the matters to be considered in the final assessment.

Recommendation

That subject to the receipt of a completed Unilateral Undertaking as referred to in this report, Outline planning permission be GRANTED subject to the following conditions:

1. Standard Outline Condition- all matters reserved except for access
2. Standard Outline Condition
3. Standard Outline Condition

4. Standard Plan numbers condition – 3519/03 and the TTC plan numbered 01

5. Notwithstanding the details on the plan numbered 01 in condition (4) the vehicular access to the village hall car park shall be no less than 6 metres in width and constructed as a dropped kerb crossover.

REASON

In the interests of highway safety

6. The houses hereby approved shall each include the installation of one electric vehicle charging point.

REASON

In the interests of encouraging renewable energy

Pre-Commencement Conditions

7. No development shall commence on site 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. Only the approved scheme shall then be implemented on site.

REASON

In the interests of public safety

8. No development shall commence on site until a Written Scheme of Investigation for a programme of archaeological evaluative work has first been submitted to and approved in writing by the Local Planning Authority

REASON

In the interests of the archaeological potential of the site

9. No development shall commence on site until the programme as approved under condition (8); associated post-excavation analysis, report production and arrangements for archive deposition have all been undertaken and submitted to the Local Planning Authority.

REASON

In the interests of the archaeological potential of the site.

10. No development shall commence on site until an Archaeological Mitigation Strategy has been submitted to and approved in writing by the Local Planning Authority. This Strategy shall be informed by the results of the evaluation report. Development may then only proceed in accordance with the approved Strategy.

REASON

In the interests of the archaeological potential of the site

11. No development shall commence on site until a scheme and measures to secure the safety of the public using public footpath T137 have first been submitted to and agreed in writing by the Local Planning Authority. The development may only proceed once these measures have been installed to the written satisfaction of the Local Planning Authority and the measures shall remain in place until the Local Planning Authority agrees to their removal

REASON

In the interests of highway safety

- 12.No works shall take place on site until a preliminary assessment for contaminated land has been undertaken and submitted in writing to the Local Planning Authority. If that assessment identifies potential contamination, a further detailed investigation shall be carried out and details of remediation measures shall be provided where appropriate. These measures shall be referred in writing to the Local Planning Authority.

REASON

In the interests of reducing the risk of pollution

- 13.No works shall take place until all remediation measures as may have been agreed in writing by the Local Planning Authority have been completed in full to the written satisfaction of the Local Planning Authority.

REASON

In the interests of reducing the risk of pollution

- 14.In the event that contamination is found at any time when carrying out the approved development that was not previously identified under conditions (12) and (13), all work shall cease on site and then only proceed following the written approval of the Local Planning Authority of appropriate remedial measures.

REASON

In the interests of reducing the risk of pollution

- 15.No development shall commence on site until a Construction Management Plan has first been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to at all times and shall remain in force until completion of all construction works.

REASON

In the interests of the residential amenities of neighbouring occupiers and highway safety.

- 16.No development shall commence on the works to the village hall car park until full details of the surfacing, drainage and levels have first been submitted to and approved in writing by the Local Planning Authority. Only the approved works shall then be installed.

REASON

In the interests of highway safety and to reduce the risk of flooding

Pre-Occupation Conditions

17. The development hereby approved shall not be occupied for residential purposes until a post-remediation verification report has been submitted to and agreed in writing by the Local Planning Authority in the event that remediation measures have had to be undertaken on site in accordance with conditions (12), (13) and (14)

REASON

In the interests of reducing the risk of pollution.

18. The development hereby approved shall not be occupied for residential purposes until the measures agreed under condition (7) above have been fully installed to the written satisfaction of the Local Planning Authority.

REASON

In the interests of public safety

19. The development hereby approved shall not be occupied for residential purposes until the following items have all been completed to the written satisfaction of the Local Planning Authority:

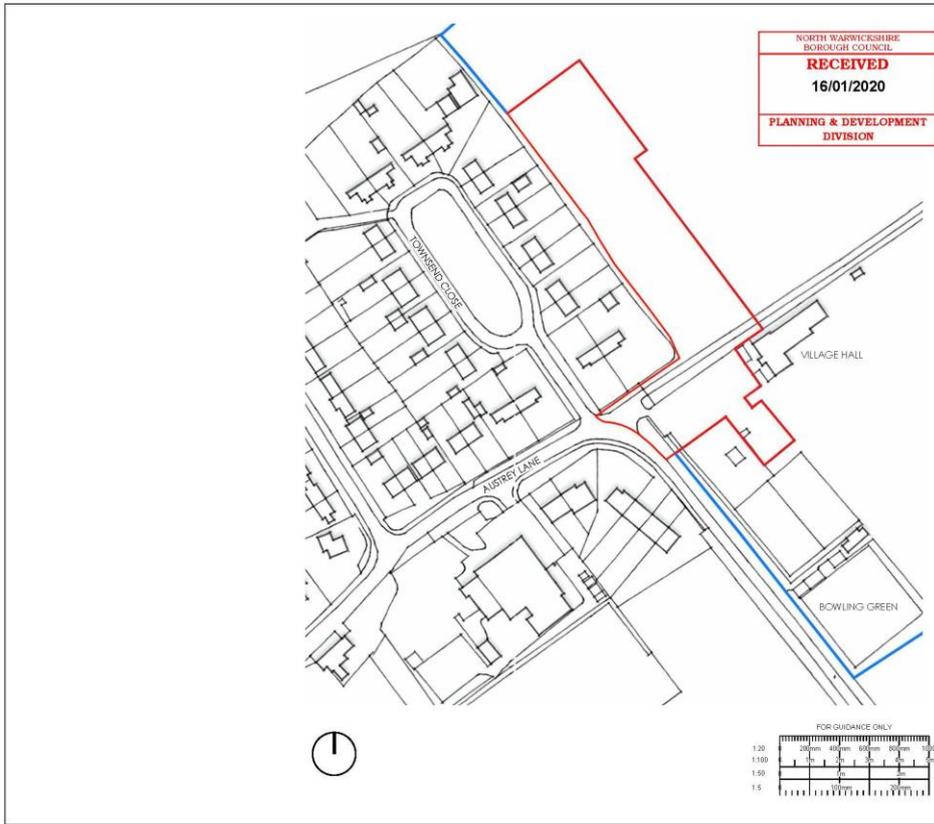
- a) The whole of the access works as defined under conditions (4) and (5) have been completed including the permanent closure of the existing vehicular access into the village hall car park.
- b) Visibility splays have been provided to the vehicular access to the site from Austrey Lane with a “x” distance of 2.4 metres and “y” distances of 43 metres as measured to the near edge of the public highway carriageway
- c) Visibility splays have been provided to the vehicular access to the village hall car park from the access road measuring 2.4 by 25 metres as measured to the near edge of the public highway carriageway.
- d) The improvements to the village hall car park as may have been agreed in writing by the Local Planning Authority under condition (16) above.

REASON

In the interests of highway safety

Notes:

1. The Local Planning Authority has met the requirements of the NPPF in this case through pre-application discussion and in seeking amended plans in order to resolve technical matters raised by consultation responses.
2. Attention is drawn to need to comply with dry NoX emissions from any gas boilers of less than 40mg per kWh.
3. Attention is drawn to Sections 59, 149, 151, 163 and 184 of the Highways Act 1980; the Traffic Management Act 2004, the New Roads and Street Works Act 1991 and all relevant Codes of Practice.
4. Public footpath T137 must remain open at all times unless closed by legal order and must not be obstructed at any time. The applicant must make good any damage to the path.
5. The developer is requested to contact Warwickshire County Council in respect of T137 and the requirements of condition (11) above.
6. The reserved matters application shall also include the changes proposed to the existing vehicular access serving the village hall.



NORTH WARWICKSHIRE
BOROUGH COUNCIL
RECEIVED
16/01/2020
PLANNING & DEVELOPMENT
DIVISION

APPENDIX A		PAP/2020/0020
Safety Health and Environmental Information A3		
The following risks are identified as unusual or unfamiliar to a competent contractor		
CONSTRUCTION There are no significant or unfamiliar risks		
DEMOLITION RISKS (FUTURE) There are no significant or unfamiliar risks		
It is assumed that all work will be carried out by a competent contractor working, where appropriate, to an approved method statement		
Notes:		
Land at Maiden Hope	3519 - 03	REV 001
Proposed Location Plan		
PLANNING	DATE	13/09/20



NORTH WARWICKSHIRE
BOROUGH COUNCIL
RECEIVED
16/01/2020
PLANNING & DEVELOPMENT
DIVISION

APPENDIX B		PAP/2020/0020
Safety Health and Environmental Information A2		
The following risks are identified as unusual or unfamiliar to a competent contractor		
CONSTRUCTION RISKS There are no significant or unfamiliar risks		
DEMOLITION RISKS (FUTURE) There are no significant or unfamiliar risks		
It is assumed that all work will be carried out by a competent contractor working, where appropriate, to an approved method statement		
Notes:		
Land at Maiden Hope	3519 - 02	REV 001
Proposed Site Plan		
Township of Manor Farm Settlement		
PRELIMINARY	DATE	13/09/20



APPENDIX C

PAP/2020/0020
 Land at Newton Regis
 Design and Access Statement Rev B
 October 2019

NORTH WARWICKSHIRE
 BOROUGH COUNCIL
RECEIVED
16/01/2020
 PLANNING & DEVELOPMENT
 DIVISION

bhb
 architects

1. Introduction

- 1.1 This Design and Access Statement (DAS) has been prepared on behalf of the Thorpe Estate, and accompanies an outline application (with all matters reserved, save for access) made by CT planning, for residential development on land to the north of Newton Regis Village Hall.
- 1.2 The outline application seeks consent for the principle of residential development, as well as the proposed access arrangement which would serve any future development. Whilst the exact layout and landscaping proposals are beyond the scope of this application, an indicative layout accompanies this application. This layout is intended to demonstrate the sites ability to accommodate a small quantum of development and illustrate the key design features which should come forward as part of any detailed application. A separate Planning Statement, prepared by CT Planning, details the key Planning Policy considerations.
- 1.3 This DAS has been prepared to explain the design concepts and principles behind the proposals as well as dealing with issues of access as required by the Town and Country Planning(Development Procedure)(England) Order (DMPO) 2015, along with the guidance given in the Department of Communities and Local Government documents: National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).
- 1.5 The document also serves the following functions and purpose:
 - To provide a concise description of the key issues and the evaluation that informed the design decisions that have led to the current form of development;
 - To provide comprehensive information on the development in terms of composition, urban design, access and circulation, open space, and landscape;
 - To set design standards which promote high quality design and ensure a coordinated and coherent development.
- 1.6 This document has been structured as set out in Table 1.1 in response to the requirement criteria for a DAS as set out by the DMPO (2015) in article 9(2) to reflect:
 - The design principles and concepts that have been applied to the development; and
 - How issues relating to access to the development have been dealt with.

2.1 Site Location

The application site is located on the northern-eastern edge of Newton Regis, approximately 1km north west of the M42. Newton Regis is a small village within the North Warwickshire Borough with a population of approximately 700 people. Newton Regis is located approximately 8 kilometres north-west of Tamworth, 12 kilometres south east of Ashby-de-la-Zouch, and 12 kilometres south of Swadincote.

The village has good transport links, being located around 4.5 kilometres from the M42, which provides access to the M6, M6 Toll and the wider Midlands region. The village is also served by the no.785 bus service, which provides access to Tamworth Town Centre, and the nearby village of Austrey.

The site is bounded to the west by the existing residential development along Townsend Close, and to the south lies Newton Regis Village Hall. Existing field boundary hedges bound the site to the north and east.

The village benefits from a range of local services and facilities, including a post office, primary school, village hall, parish church and a public house. Sporting facilities are also situated within the village, providing Tennis Courts, a Bowls Green and a Cricket Pitch



St Mary's Church

Newton Regis Village Hall

Queens Head (PH)

2. Site Location and Description



2.2 Site Description

The application site, comprising former agricultural land, is located off Austrey Lane, with access adjacent to Newton Regis Village Hall. The site is to the east of the village core of Newton Regis and is outside of the designated conservation area. The total site area is approximately 0.49ha

The site has remained undeveloped, having historically been used for agricultural purposes - as such the site has low potential for local archaeological significance. A requirement (by condition) for a written statement of investigation can confirm this assessment if required as part of any future application.

The site is broadly level, with only a slight change in level north to south. The northern edge of the application site is approximately 1m lower than the levels along the southern edge. The access into the site currently offers views towards St Mary's Church, and the village core, and views the other way which look out onto open country side.

The application site has a strong sense of visual enclosure, with views of the site screened by the Village Hall on the approach into Newton Regis via Newton Lane/Austrey Lane. A well-established field boundary to the northern edge of the site provides further containment.

It is assumed that there are no features of ecological significance within the site which require protecting. An ecological survey would accompany any reserved matters applications - and is likely that any future proposals will present an opportunity to increase ecological diversity across the site.

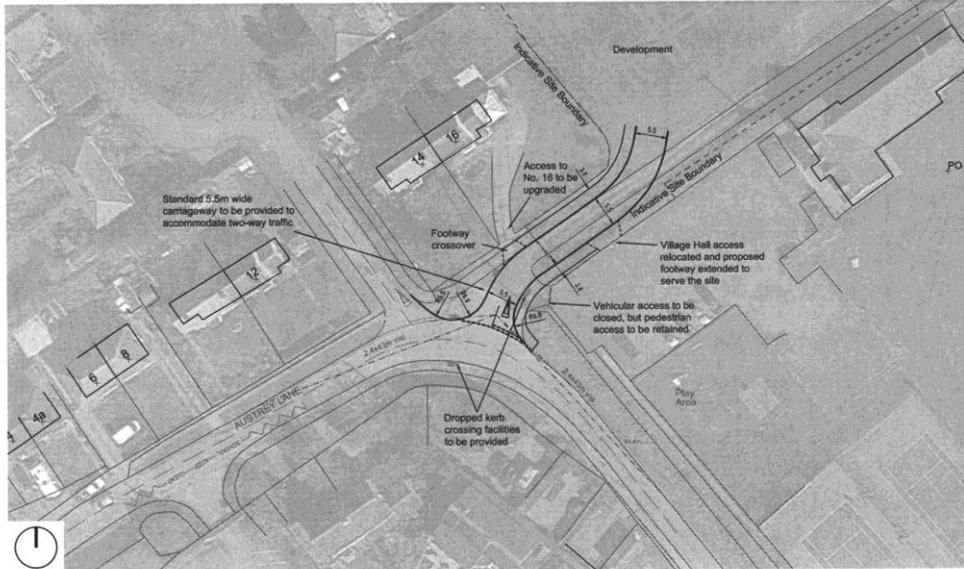


Existing View from Public Right of way - towards St Mary's Church and historic village core of Newton Regis



Existing into site from Austrey Lane, along Public Right of way - entrance frames views open surrounding open countryside, and is part of the existing character of Newton Regis. This openness should be retained as part of any proposals.

Proposed Plan Showing Access Arrangement

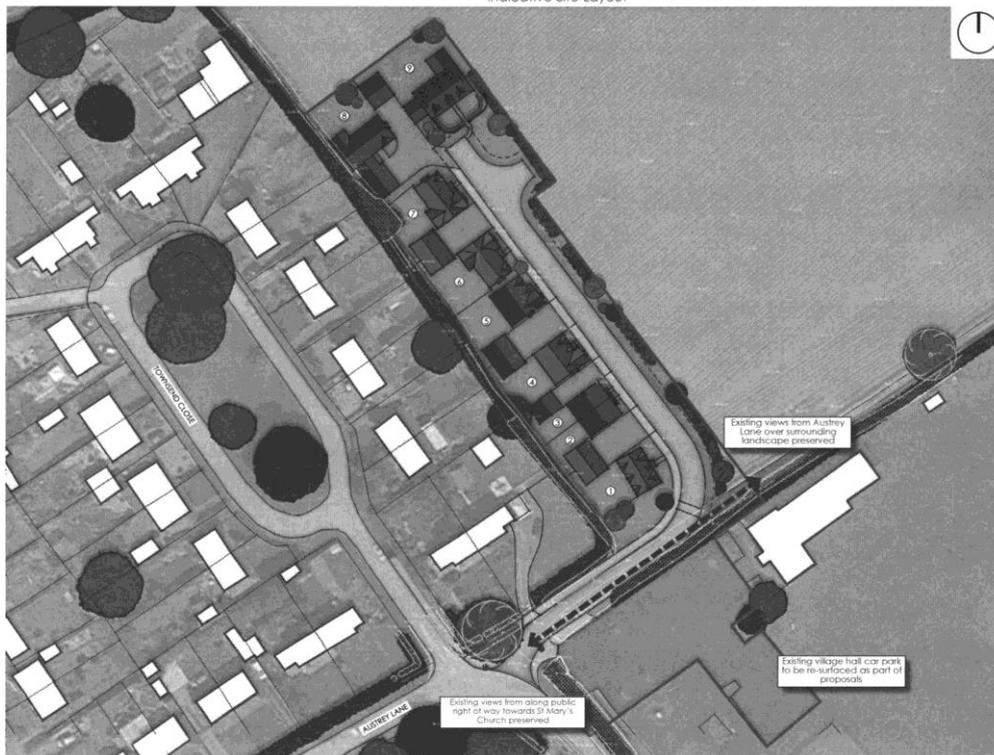


3. Access

Access into the site will be achieved via a new priority T-junction off Austrey Lane, replacing the existing gated access into the site. The access will be formed by a 5.5m access road (accommodating 2-way traffic) and a 2.0m footway, which links the existing footpath along Austrey Lane with the existing public right of way to the southern edge of the site. Dropped kerbs with tactile paving will emphasise a suitable crossing location for pedestrians at the site access. Visibility splays of 2.4m x 43m have been provided in either direction at the point of the proposed access.

Vehicular access to No.16 Austrey Lane will be via the new access road, with a new foot-way crossover point and dropped kerb. The proposed access road will also serve the Village Hall car park. The existing vehicular access to the Village Hall will be closed, and retained as a gated pedestrian access point. A new vehicular access point will be provided, with the Village Hall car park being resurfaced and the existing pole lighting replaced with low level bollard lighting, providing further environmental improvements.

Indicative Site Layout



Indicative Visual of Proposed Development



3. Amount and Design

The outline application seeks consent for the principle of residential development, with all other matters reserved. An indicative layout accompanies this application and is intended to demonstrate the site's ability to accept a small amount of development.

This indicative layout consists of 9 dwellings, comprising of a mix of 2,3,4 and 5-bedroom units. This mix would ensure the proposed development addresses a range of housing needs within the village.

Although the application site lies outside of the current settlement boundary, the Core Strategy spatial portrait describes Newton Regis as having 'some potential to accommodate well designed, small scale development'.

The illustrative layout which accompanies the application demonstrates that the site can comfortably accommodate a limited quantum of development and illustrates the key principles which should be incorporated in any future reserved matters application, to ensure a high standard of design.

In addition, by virtue of its inherent visual enclosure, it is considered that the site is capable of accommodating development which: - avoids the visual encroachment of the settlement of Newton Regis into the surrounding countryside. Does not negatively impact the intrinsic character of Newton Regis. The site features several existing views, towards the historic core of the village and St Mary's Church, and from the proposed access point, looking out of the village over the surrounding open countryside. These views are to be retained as part of the proposals.

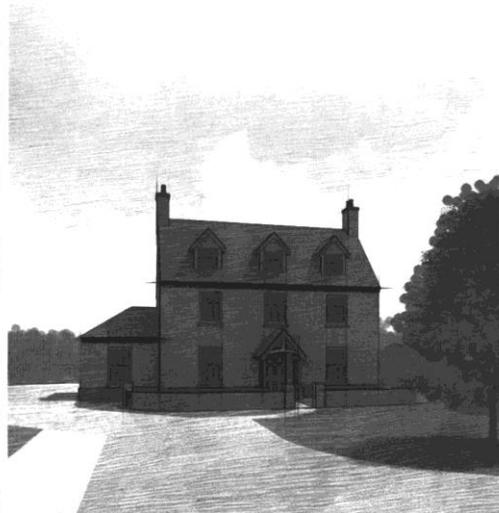
4. Scale & Appearance

Although the detailed design does not form part of this outline submission, the following parameters should be incorporated in any future detailed application, to ensure a high quality of design.

Scale
The scale of the proposed development has been carefully thought about and is considered appropriate to the immediate surroundings and the character of Newton Regis. The scheme consists of a variety of dwelling types, each with varying eaves and ridge heights, creating a variety in form and scale.

Materiality
The principle external finish will be facing brick, with key plots featuring a white render. Roofing materials would be a plain clay or slate tile. Materials in the local area vary, with painted brickwork, render and stone all present.

Appearance
A variety of traditional architectural details have been used on the proposed scheme, which responds to the character of Newton Regis. Brick arch window heads, with a mixture of corbelled and overhanging eaves all echo the surrounding area. Windows and doors will be of a style to match those in the immediate vicinity and the wider area, while chimneys, porches and other architectural details will be in-keeping with the surrounding residential context.



Indicative Visual of Proposed Development

5. Landscaping

Although, again, a detailed landscape design does not form part of this submission, the following parameters should be incorporated in any future detailed application, to ensure a high quality of design.

Planting should be incorporated along the north-east edge of the site. This will help screen the development from the surrounding countryside, meaning the only views of the proposed development will be glimpsed views.

The introduction of new trees and planting will provide a pleasant and sustainable external realm.

All houses will have a frontage to the street, with areas for planting, which would recreate the feel of a traditional cottage garden. Boundary fencing to the rear gardens of proposed plots will be demarcated with 1.8m high timber fencing.



Indicative Street Scene



6. Summary and Conclusions

The site has the potential to deliver a small, high-quality development of 9 new dwellings with associated landscape, parking and access.

The site, by virtue of its inherent visual enclosure, is capable of accommodating development which:-

avoids the visual encroachment of the settlement of Newton Regis into the surrounding countryside.
Does not negatively impact the intrinsic character of Newton Regis

The site is within walking distance of the village centre, which features several facilities, including a village hall, post office, school and a regular bus service providing access to the nearby Tamworth Town Centre.

The proposals will create a high-quality development which respects and complements the existing character of the surrounding area and local village context.

Proposed Visual - showing retention of existing views over open country side, preserving the existing character of Newton Regis

bhb
architects

georgian house
24 bird street
lichfield
staffordshire
ws13 6pt

01543 254357

www.bhbarchitects.co.uk

mail@bhbarchitects.co.uk