

(2) Application No: PAP/2016/0280

Land Opposite 84 To 104, Orton Road, Warton, B79 0HU

Outline application for erection of 72 dwellings with associated access, parking and landscaping, for

Mr Ian Wilson - Warwickshire County Council

Introduction

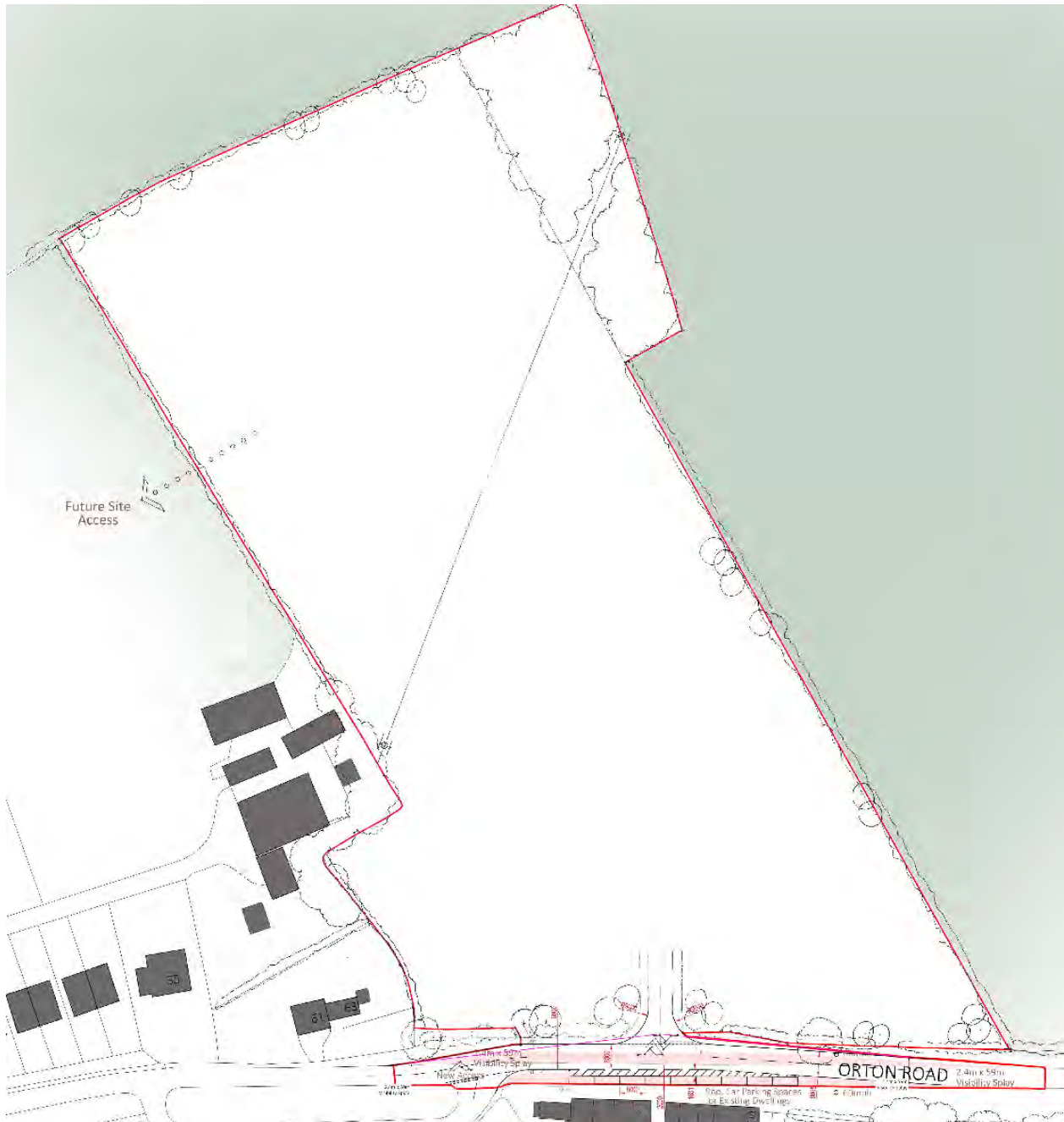
This application is reported to the Planning and Development Board in accordance with the Council's Scheme of Delegation as the proposal is for a major planning application on land owned by Warwickshire County Council.

The Site

The application site involves 2.73 hectares of land and is located on the eastern periphery of the village of Warton. The land is currently in agricultural use with an area to the south used for allotments. A hedgerow forms the northern boundary with fields beyond. Trees and fields beyond form the eastern boundary whilst Orton Road forms the southern boundary with residential properties on the opposite side of the road. The western boundary adjoins a residential dwelling which fronts onto Orton Road along with agricultural buildings and fields. The majority of this land to the west is included within a planning application - reference PAP/2017/0202 - also for a proposed residential development.

The site has a single access point along Orton Road. The topography of the site is relatively flat with a gradient increase from Orton Road into the site.

The outline of the site is shown below.



The Proposal

The application has been submitted in outline format, but for 72 residential dwellings with full details of the proposed vehicular access off Orton Road. The proposal includes the provision of a car park with 16 spaces and a recycling point off Orton Road along with a pedestrian access point and a new pedestrian link across Orton Road. The proposal includes the provision of on-site public open space along with additional planting on site.

The following documentation has been submitted with the application:

- A Design and Access Statement
- A Flood Risk Assessment
- Phase 1 Ecological survey
- Archaeological Assessment
- Plan showing 40% of the units as affordable units.

The proposal would be the subject of a Section 106 Agreement with the following draft heads of terms:

- The provision of 40% affordable housing with 65% of these units as affordable rented units and 35% as shared ownership units. The proposed mix of affordable rented units would be:

Affordable Rented Units: - 21% 2 bed bungalows; 58% 2 bed houses and 21% 4 bed houses

The mix of shared ownership units is unspecified.

- £187,503 towards education provision at Warton C.E. Primary School.
- £104,477.04 towards off-site open space provision and/or community facilities in Warton.
- Works to provide a pedestrian crossing over Orton Road; road improvements to Orton Road and provision and management of the car park and recycling centre for residents of Orton Road.
- Retention, maintenance and management of the woodland areas, hedgerows and open space within the site as shown on the attached plan.
- Maintenance and management of any surface water balancing pond required.
- £ 41,507 for the George Eliot Trust for the provision of additional health care services to meet patient demand.
- A Biodiversity Off-setting Scheme

Development Plan

North Warwickshire's Core Strategy 2012: NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW4 (Housing Development), NW5 (Split of Housing Numbers), NW6 (Affordable Housing Provision), NW10 (Development Considerations), NW11 (Renewable Energy and Energy Efficiency), NW12 (Quality of Development), NW13 (Natural Environment), NW15 (Nature Conservation), NW16 (Green Infrastructure) and NW22 (Infrastructure)

Saved Policies of the North Warwickshire Local Plan 2006: ENV4 (Trees and Hedgerows); ENV6 (Land Resources), ENV8 (Water Resources), ENV12 (Urban Design), ENV13 (Building Design), ENV14 (Access Design), TPT1 (Transport Considerations), TPT3 (Access and Sustainable Travel and Transport) and TPT6 (Vehicle Parking)

Other Material Planning Considerations

The National Planning Policy Framework 2012 (NPPF)

Consultations

Environmental Health Officer - An informative should be included in the grant of any permission about the model aircraft flying club situated nearby and so noise mitigation may be required. With regards to the working pig farm to the west then it would be advisable for an earth bund or acoustic fence to be installed. It should be noted that this working pig farm is the subject of a separate application for residential development under ref: PAP/2017/0202.

Warwickshire Museum – It confirms that it is probable that this area has been in an agricultural use since at least the medieval period. Evidence of a possible Roman settlement has been recorded to the north-west of the site. As such there is potential for archaeological features associated with the use of this area during the pre-medieval period to survive across this site. Although there is no objection to this proposal, further archaeological works will be required to be submitted prior to the submission of any reserved matters application for any phase of development.

Warwickshire Fire Services – No objection subject to a standard condition.

Warwickshire County Council as Lead Local Flood Authority – No objection to the proposal subject to the imposition of a planning condition requiring a detailed surface water drainage scheme to be submitted for the site.

Warwickshire County Council as Highway Authority – It originally objected to the details of the proposed access into the site which is being considered as part of this outline application. There were concerns about visibility; existing on-street parking, lack of speed survey information and no road safety audits. Following the receipt of further information and amended plans, the Highway Authority has confirmed that it now has no objection to the amended proposal subject to highway safety conditions being imposed on any consent granted. These conditions relate to the need for detailed technical drawings along with a supporting Road Safety Audit to be submitted and the need for a Construction Management Plan.

Green Spaces Officer - An off-site financial contribution of £104,477 is required towards enhancing open space in Warton.

Severn Trent Water Ltd – No objection to the proposal subject to the imposition of a standard condition.

George Eliot NHS Trust – It provides calculations which show that this proposed housing scheme will generate on average 20 emergency admissions and on average 20 hospital based emergency admissions. As a consequence a contribution of £41,507.00 for the provision of additional health care services to meet patient demand is required.

Warwickshire Wildlife Trust – It recommends that further bat surveys are completed on this site. With regards to biodiversity, the Trust estimates that there will be a net loss of 2.74 biodiversity units and a further loss of 2.96 linear units (hedgerows). This is

contrary to the NPPF and to Development Plan policies. As such the proposed layout should be amended to incorporate more green infrastructure into the site and where this is not possible a Biodiversity Offsetting Scheme will need to be provided to compensate for this loss of biodiversity by way of a Section 106 Agreement.

Warwickshire County Council as Education Authority - It confirms that Warton Primary School currently has six classes for the seven year groups. They have already seen an increase in pupil numbers which has been welcomed. The School has also recently opened a nursery. As such they welcome the proposed development in the village and encourage the Council to require levels of affordable housing to meet the needs of young families. However, they do express concern about the lack of resources at the school for these additional children. They will require a further classroom to accommodate one class per year throughout the school. Using a generic formula they calculate that 72 dwellings will require an additional 15 places. The Warwickshire funding for Primary expansion is circa £12,401 per pupil. As such this proposed development of 72 houses will require a contribution to the school of £187,503.

Representations

Eleven letters of objection have been received raising the following matters:

- The lack of reference to the impact this development on already stretched resources such as schools, healthcare, sewers and the busy roads around Warton.
- It's too big
- The loss of car parking along Orton Road.
- This part of Warton has a beautiful landscape and 72 houses will have a tremendous impact on this small village.
- The hedgerow along Orton Road will be destroyed. Wildlife also uses the site and there are extensive badger setts within half a kilometre of the site.
- The lack of open space in this application and the lack of village facilities within the proposed housing scheme.
- Potential future site access into land to the west.
- Traffic calming measures are needed in Orton Road as well as cycle paths to Little Warton Road.
- The loss of allotments
- The land in question is prime agricultural land and is on a slope so surface water drainage will flow from these houses onto Orton Road.
- The loss of existing views from neighbouring properties and the potential for adverse impacts on residential amenities from noise, disturbance, overlooking, loss of privacy and overshadowing.
- A comment on Human Rights is also made along with a question raised about the retention of the occupied pig units immediately to the west of the site.

Observations

Core Strategy Policy NW1 (Sustainable Development) states that planning applications which accord with the policies in the Core Strategy will be approved without delay, unless material considerations indicate otherwise. On this basis this report will assess the proposal against the Development Plan policies in the Core Strategy which are considered to be up-to-date.

a) The Principle of Development

The site lies outside the Development Boundary for Warton. Policy NW2 in North Warwickshire's Core Strategy seeks to develop a broad distribution pattern in accordance with the Borough's settlement hierarchy. Warton is a category 4 settlement where development is limited to that identified in the Plan or has been identified through a Neighbourhood or other locality plan.

The site lies adjacent to the development boundary for Warton as the development boundary includes the residential properties along Orton Road. However, the site has been identified as an allocated housing site in Policy LP39 as part of housing site H26 (Land north of Orton Road) in the North Warwickshire Local Plan Draft Submission November 2017.

The site will have direct vehicular and pedestrian access onto Orton Road. Little Warton Road has a bus shelter less than 20 metres from the proposed site entrance with a bus service between Tamworth and Atherstone. There is a shop and post office in Warton and a primary school further along Little Warton Road on Maypole Road. These pedestrian linkages comply with the requirements of Policy NW10 (4) and (5) to promote healthier lifestyles for the community to be active and to encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities.

Based on the above it is considered that the site proposed is in a sustainable location being located adjacent to the development boundary of Warton. The site is identified as an allocated housing site in the Emerging Local Plan. As such it is considered that the scheme complies with Policy NW2 and Policy NW10 in the Core Strategy.

The main impacts of approving residential development should now be considered

b) Highway Infrastructure

Policy NW10 (Development Considerations) in the Core Strategy states that development will provide for proper vehicular access, sufficient parking and manoeuvring for vehicles in accordance with adopted standards. The proposed site is located north of Orton Road which is a classified road and whose speed limit alters from 30mph to 60mph in front of the site. On the south side of Orton Road there is an existing row of terraced properties where there is on street parking in front of the houses and also at 90 degrees to Orton Road on the north side within the highway verge. The application originally lacked a Transportation Statement. There are two new vehicular accesses proposed as part of the development; however no Stage 1 road safety audit was undertaken when the application was first submitted. The Highway Authority also requested that a speed survey be undertaken due to the change in speed from 60mph to 30mph.

Additional information and amended plans have been submitted for this proposal. The amended scheme shows the widening of Orton Road to create nine parking bays outside the nine cottages on Orton Road which currently lack any off-street parking provision. Additional parking and a recycling centre for these residents is also shown within a separate community car parking area located to the west of the site which contains approximately 17 car parking spaces and recycling bin storage area. This proposed car park is shown to be accessed directly off Orton Road. A Road Safety Audit Stage 1 has not been provided to support the access arrangements. The Highway Authority has confirmed that they have no objections to the amended proposal subject

to highway safety conditions being imposed on any consent granted. They confirm that their assessment has been based on the proposal, accident records within the vicinity of the access and consideration of policies in the Warwickshire County Council Local Transport Plan. The conditions they suggest relate to the need for detailed technical drawings along with a supporting Road Safety Audit to be submitted and the need for a Construction Management Plan.

It is considered that the amended access arrangement with suitable mitigation will allow the impact of the proposed development on the existing network to be adequately managed. Provided the highway conditions are imposed on any consent granted then the proposal to widen Orton Road to create parking bays for the residents opposite the site along with a community car park and to create an access into this proposed residential site will comply with Policy NW10 (Development Considerations) in the Core Strategy and with Policies TPT1, TPT3 and TPT6 in the North Warwickshire Local Plan 2006.

c) Loss of Biodiversity

The site consists of arable land surrounded by hedgerows including in-hedge trees to the boundaries on the west and a significant oak tree on the southern boundary with Orton Road. Warwickshire Wildlife Trust raises concern about the loss of biodiversity through the development of this site. Through the use of WCC's Biodiversity Impact Assessment calculator, the original plans show a loss to biodiversity of 2.74 biodiversity units and a further loss of 2.96 linear units (hedgerows) resulting from this development.

This is as a result of the loss of moderate grassland and trees being removed.

Paragraph 118 of the NPPF states that when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity by applying the principle of if significant harm resulting from a development cannot be avoided, adequately mitigated or as a last resort, compensated for, then planning permission should be refused.

The opportunities for enhancement lie in three areas:

- Retention and enhancement of value of existing mature tree and hedgerows e.g. supplementary planting with native species within the boundary hedge features, particularly where there are gaps within the hedge-line; increasing the area of this valuable and priority habitat and to improve connectivity for wildlife and the introduction of bat and bird friendly native planting schemes,
- The introduction of bat and bird boxes on suitable trees.
- The selection of wildlife-friendly planting species as part of the terrestrial landscaping scheme within the development.

These matters can be taken up through planning conditions and through a Section 106 Agreement. As such the detail can be considered at reserved matters stages.

As such it is considered that in accordance with the requirements of the NPPF, significant harm to biodiversity is reduced if mitigation measures are incorporated into the scheme both onsite and offsite as part of an appropriately worded Section 106 Agreement.

d) Archaeology

The historic maps show that this plot has been static in the landscape for a long period of time. Indeed, the boundaries are traceable back through the Ordnance Survey depictions to 1886 almost without change. However between 1886 and at least 1970, the field is notable for two long linear paths which are probably grass paths and which served 'allotment gardens' as depicted on maps between 1924 and 1970. This is a plot which has been both ploughed in recent years for arable crops, before which it was dug over repeatedly for horticultural purposes between at least 1886 and 1970.

The Planning Archaeologist confirms that it is probable that this area has been in agricultural use since at least the medieval period. Evidence of a possible Roman settlement has been recorded to the north-west of the site and undated cropmarks of possible archaeological origin are visible on aerial photographs to the west and east of the site. Metal detecting in the locality has also identified material dating to the Roman period. As such, they conclude that there is a potential for archaeological features associated with the use of this area during the pre-medieval period to have survived and so a planning condition is recommended to ensure that a programme of archaeological evaluative work is undertaken prior to the commencement of any development on the site.

It is the case for the applicant is that there is no evidence that the site contains any archaeology at all and is unlikely to given the prolonged agricultural, and particularly the horticultural use, of the site. However, considering the evidence provided by the Planning Archaeologist and the Historic Maps of the area it is considered that in this location the site has the potential to contain items of archaeological interest which should be investigated before any intrusive ground works commence. Such a requirement is wholly in accordance with Policy NW14 (Historic Environment) in the adopted Core Strategy 2014.

e) Residential amenity

With regards to the residents to the south and south west of the site, the application is submitted in outline format and so any reserved matters application can ensure that the units are all orientated to maintain a sufficient degree of privacy between existing and proposed residential properties. The proposed indicative layout shows a buffer strip along the road side frontage with Orton Road to allow a hedgerow to be planted which will soften the impact of the proposal on the cottages opposite the site. The proposed separation distance between the cottages and the new dwellings is shown as around 25 metres on the indicative layout. The boundary treatment with the existing properties to the south west of the site, being numbers 61 and 63 Orton Road is shown to remain. To the east of these properties and so within the proposed site, the indicative layout shows this land to be used for car parking and recycling purposes for the residents in Orton Road. As such it is not intended to construct housing on this area of land.

With regards to the proposal for the land to the west to be used for residential purposes, the indicative layouts for both of these proposed housing schemes demonstrates how the two sites could be developed without having a detrimental impact on the occupiers of these new units.

As such it is not considered that to grant outline planning permission here for housing would result in the significant loss of privacy or loss of light to the residents to the south and south west of the site and to the use of the site to the west for housing. The proposal thus complies with Policy NW10 (Development Considerations) in the Core Strategy 2014.

f) Affordable Housing

Policy NW6 (Affordable Housing Provision) requires that 40% of the dwellings shall be affordable units. This can be required through a Section 106 Agreement. The Council's Housing Officer has stated that 65% of these required affordable housing units should be affordable rented units and 35% of these units should be shared ownership units. The proposed mix of affordable rented units requested is set out in the proposals section. This is in accordance with the requirements of Policy NW6.

h) Access to services and education

A number of the objections received raise concerns about the pressure on the existing services in the area from the occupiers of these units. A request is sought for Warton Primary School and towards the maintenance of off-site open space provision and/or community facilities in Warton.

The George Eliot Trust requires a contribution for the provision of additional health care services to meet patient demand for the sum of £41,507.00.

These contributions sought are in accordance with Policy NW22 (Infrastructure) in the Core Strategy.

i) Surface water drainage

Warwickshire County Council as the Lead Local Flood Department has no objection to the proposal subject to the imposition of a planning condition requiring a detailed surface water drainage scheme to be submitted for the site. In view of the area of land proposed to remain free from development it is considered that a satisfactory surface water drainage scheme can be submitted in accordance with the proposed wording of the planning condition. This is in accordance with Policy NW10 (Development Considerations).

Conclusions

It is recommended that this outline proposal (with details of access) for residential development is supported. This site forms part of a larger allocated site for housing under Emerging Policy LP39 (Housing Allocations) of the Draft Submission Version of November 2017. It has been demonstrated that the application site can be developed with up to 72 dwellings in accordance with the policies in the Development Plan.

Recommendation

That subject to the signing of a Section 106 Agreement covering the draft Heads of Terms as set out in this report, Outline planning permission be **GRANTED** with the following conditions:

- 1) Details of the appearance, access, landscaping, layout and scale (hereinafter called “the reserved matters”) shall be submitted to the Local Planning Authority for approval in writing before any development takes place and the development shall be carried out as approved.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990.

- 2) Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990.

- 3) The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990.

- 4) The development hereby approved shall be carried out in accordance with the site plan 7450 150F received by the Local Planning authority on 12 July 2017 and no more than 72 dwellings shall be constructed on the site.

REASON

To reduce the impact of the proposal on the open countryside.

- 5) Prior to the commencement of development, detailed technical drawings, with a supporting Road Safety Audit, in accordance with preliminary drawing no: DWG-05 shall be submitted and approved in writing by the Local Planning Authority.

None of the housing hereby approved shall be occupied until the approved highway access works have been implemented in accordance with the approved plans and as evidenced by the issuing of a Certificate of Substantial Completion.

REASON

In the interests of highway safety.

- 6) Prior to the commencement of development, detailed technical drawings shall be submitted showing an adopted footpath crossing the western boundary of the site into the neighbouring site currently known as Suttons Pig Farm. Such an adopted footpath shall be provided for full use within an area of open space prior to the occupation of any of the units hereby permitted.

REASON

To ensure that this residential development is connected to the site to the west as both sites are part of one allocated housing site known as H26 in emerging Policy LP39.

- 7) Prior to the submission of any Reserved Matters applications for any phase of development:
- a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work shall be submitted to and approved in writing by the Local Planning Authority.
 - b) the programme of archaeological evaluative work and associated post-excavation analysis, report production and archive deposition detailed within the approved WSI shall be undertaken. A report detailing the results of this fieldwork shall be submitted to the Local Planning Authority.
 - c) An Archaeological Mitigation Strategy document (including a WSI for any archaeological fieldwork proposed) shall be submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

The development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document.

REASON

In view of evidence recorded of a possible Roman settlement to the north-west of the site and undated cropmarks of possible archaeological origin being visible some 950 metres to the west of the site.

- 8) No development shall take place on site until a Construction Management Plan has been submitted to the Local Planning Authority for approval in writing, which shall remain in force throughout the construction period. The Plan shall provide details of the arrangements for:
- The location of storage compounds and car parking for site operatives and visitors;
 - The HGV Routing Plan;
 - The hours of working and the hours of delivery of goods, plant and materials;
 - Wheel washing facilities and any dust suppression measures particularly to prevent mud and debris entering the public highway;
 - Noise control during construction;
 - Site lighting details;
 - Measures for the protection of trees that are to be retained;

- Household refuse from occupied dwellings during construction; and,
- The contact for any local concerns with regards to the construction activities on the site.

REASON

In the interests of highway safety and of the amenity of neighbouring residents.

- 9) Prior to the commencement of any development on site full details of how the land shown as public open space and the trees and hedgerows shown to be retained as contained on the Landscape Strategy Drawing within the Design and Access Statement received by the Local Planning Authority on 13 May 2016 shall be submitted to the Local Planning Authority for their approval in writing. The approved details shall then be implemented in full on site.

REASON

In the interests of protecting the biodiversity of the site and retaining areas of open land.

- 10) An ecological management plan (EMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The content of the EMP shall include the following:
 - a) Retention of the area of woodland and hedgerows within land designated as public open space as shown on the Landscape Strategy Drawing contained within the Design and Access Statement received by the Local Planning Authority on 13 May 2016.
 - b) Description and evaluation of features to be managed.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving the aims and objectives.
 - e) An up-to-date Biodiversity Impact Assessment demonstrating that 'no net loss' to biodiversity has been achieved.
 - f) A work schedule, including an annual work plan capable of being rolled forward over a five-year period.
 - g) Details of the body or organisation responsible for the implementation and ongoing management, monitoring and remedial actions of the plan, including the mechanism for funding.

The approved plan shall be implemented in accordance with the approved details.

REASON

In the interests of protecting the biodiversity interests of the site.

- 11) No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles, the approved FRA and SuDs Strategy and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- Undertake infiltration testing in accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.
- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 4.37 l/s for the site.
- Provide provision of surface water attenuation storage as stated within the SUDs Strategy of 1296 cubic metres and/or in accordance with 'Science Report SC030219 Rainfall Management for Developments.'
- Surface water is to be provided via a minimum of two trains of treatment using the proposed above ground drainage features within the proposed drainage design.
- Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDs Manual,' CIRIA Report C753.
- Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Provide evidence to show an agreement from Severn Trent Water to connect to the existing surface water network.
- Provide an overland/exceedance flow routing plan to demonstrate any overland/exceedance flows are directed away from buildings.
- Provide a maintenance plan to the Local Planning Authority giving details on how the entire surface water systems shall be maintained and managed after completion for the life time of the development. The name of the party responsible, including contact name and details shall be provided to the Local Planning Authority.

REASON

To prevent the increased risk of flooding, improve and protect water quality, improve habitat and amenity and ensure the future maintenance of the sustainable drainage structures.

- 12) None of the residential units hereby permitted shall be occupied until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority.

REASON

In the interest of public safety from fire and for the protection of the Emergency Fire Fighters.

Notes

- 1) In accordance with the Protection of Badgers Act (1992) precautionary measures that should be taken to minimise disturbance and interference with badgers include:
 - Ensure that all those in work are aware of the potential for setts or badgers to be encountered, and the actions to be taken if these are discovered at anytime.
 - Trenches and excavations are to be covered at the end of each working day, or include ramps as a means of escape for any animal falling in.
 - Any temporary exposed open pipe system should be capped to prevent badgers gaining access
 - Immediately prior to the commencement of the works the developer undertakes to have all site rechecked by an ecologist with experience of dealing with badgers.
- 2) The hedgerows and scrub on site are particularly suitable for breeding birds and potentially will have a number of nests during the breeding season. Therefore, all site clearance should ideally take place outside of the bird breeding season. Bird breeding season is between mid-March and mid-July, although certain species can breed outside these months and if breeding birds are found then work should cease and the advice of an ecologist sought. If clearance is undertaken within the bird breeding season then all site features should preferably be checked immediately prior to clearance by a suitably qualified ecologist.
- 3) There is a model aircraft flying club operating near to the proposed site and a working farm which lies to the west of the site. Both of these uses have the potential to generate noise. The developer should consider the noise potential from these uses and mitigate accordingly.
- 4) Warwickshire County Council as the Lead Local Flood Authority does not consider oversized pipes or box culverts as sustainable drainage. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, with a preference for above ground solutions.
- 5) Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. SuDs are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site as opposed to traditional drainage approached which involve piping water off-site as quickly as possible.
- 6) Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

- 7) In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions, through seeking to resolve planning objections and issues and suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the requirement set out in paragraphs 186 and 187 of the National Planning Policy Framework.



1. View of the site from Orton Road access, looking north



2. View across the site from close to Orton Road hedgerow, with allotment, looking west

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2016/0280

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	14/9/16
2	E Knight	Objection	23/9/16
3	E Sparshott	Objection	22/9/17
4	Atherstone Herald	Press Notice	22/9/16
5	E Sparshott	Objection	21/9/16
6	R & W Parker	Objection	20/9/16
7	A Christer-King	Comments	20/9/16
8	R McGowan	Objection	20/9/16
9	M Hewetson	Objection	6/10/16
10	L Phipps	Objection	7/10/16
11	K Brown	Objection	6/10/16
12	A Newton	Objection	6/10/16
13	Pollution Control Officer	Consultation response	6/10/16
14	Water Officer	Consultation response	6/10/16
15	Snr Pollution Control Officer	Consultation response	6/10/16
16	Planning Archaeologist	Consultation response	3/10/16
17	G Roberts	Consultation response	28/9/16
18	Highway Authority	Consultation response	16/9/16
19	Forward Planning Officer	Consultation response	Undated
20	Warton Nethersole's School	Letter	13/10/16
21	Highway Authority	Consultation response	14/11/17
22	Agent	E-mail	14/11/16
23	L Phipps	Objection	16/9/16
24	M Williams	Objection	13/10/16
25	Severn Trent Water Ltd	Consultation response	26/10/16
26	A Newton	E-mail	28/10/16
27	Highway Authority	Consultation response	12/1/17
28	S Wilkinson	E-mail	11/4/17
29	WCC LLFA	Consultation response	17/5/17
30	G Roberts	Objection	2/6/17
31	A Newton	Objection	4/6/17
32	M Hewetson	E-mail	4/6/17
33	Snr Pollution Control Officer	Consultation response	16/5/17
34	M Williams	Objection	14/7/17

35	G Roberts	Objection	17/7/17
36	WWT	Consultation response	17/5/17
37	WCC LLFA	Consultation response	6/6/17
38	Highway Authority	Consultation response	2/8/17
39	Highway Authority	Consultation response	20/12/17

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.