

Charingwoth Drive, Hatton Park
KACH Capital Estates Ltd
December 2021



PLANNING STATEMENT **LAND OFF CHARINGWORTH** **DRIVE, HATTON PARK**

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1.0 Introduction

- 1.1 Bidwells has been appointed by their client, KACH Capital Estates Ltd (the 'Applicant'), to prepare this Planning Statement (PS) to support the submission of a full planning application for the development of land south of Charingworth Drive, Hatton Park (the 'Site').
- 1.2 The proposed development comprises the redevelopment of the Site to provide 7no. residential dwellings, associated parking and landscaping. Warwick District Council (WDC) ("the Council") is the local authority with jurisdiction over the planning application.
- 1.3 This PS provides a review of the planning considerations for development, summarises the technical matters associated with the development and provides an overview of the design aspects of the scheme, which is covered in more detail in the Design and Access Statement prepared by Benchmark Architects.
- 1.4 As well as planning and design, this PS also provides a summary of other key issues which are required to be addressed by the application. This includes:
- Design and character;
 - Parking provision and access;
 - Ecological impact;
 - Arboricultural impact; and
 - Archaeology.
- 1.5 The application submission also includes the submission of the following documents:
- Plans and drawings;
 - Ecological appraisal, including biodiversity net gain calculation, a Botanical Survey and Appraisal survey, and a summary note on issues around a previous Local Wildlife Site designation.
 - Arboricultural Assessment including Arboricultural Impact Assessment;
 - Desk Based Archaeological Impact Assessment;
 - Landscape Strategy Plan;
 - Landscape Technical Note;
 - Access and Tracking Drawings;
 - Air Quality Mitigation Statement; and
 - Topographical Survey.
- 1.6 The scope of these application documents as submitted demonstrate that the proposals are sound and technically deliverable
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- 1.7 This application follows the withdrawal of a previous application (reference W/20/0526) for a similar development. This application was withdrawn primarily to allow issues around a Local Wildlife Site designation to be resolved. As this issue has now been resolved, a revised application which also responds to a number of detailed design points raised by the case officer is being submitted for determination.
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2.0 Site and Surroundings

- 2.1 The Site is located within the defined boundary of Hatton Park, a Growth Village inset into the Green Belt to the north-west of Warwick.
- 2.2 Hatton Park is a village of some 800 dwellings, developed since the late 1990s by Bovis Homes, from who the Applicant purchased the application Site. The village contains a number of facilities, including a local store and well utilised village hall, which provides a number of groups and classes for residents. The village is well related to Warwick, being connected by the A4177 Birmingham Road. The village is also connected to Warwick, and onwards to Kenilworth, by a regular bus service (route 16) which runs all day. The nearest bus stop is approximately 300m to the south of the Site.
- 2.3 Hatton Park is designed around the redevelopment of a former 19th Century hospital site. The hospital, which lies to the north west of Hatton Park, closed in 1995 when it was converted to residential use. The surrounding area has been developed for predominantly residential use with planned open spaces and retained landscape features, including Smiths Covert, which lies to the south of the application Site.
- 2.4 The Site, which extends to approximately 0.46 hectares, is an area of scrub and grassland which currently has an undefined use. There are a number of small, self-seeded shrubs and trees on the Site.

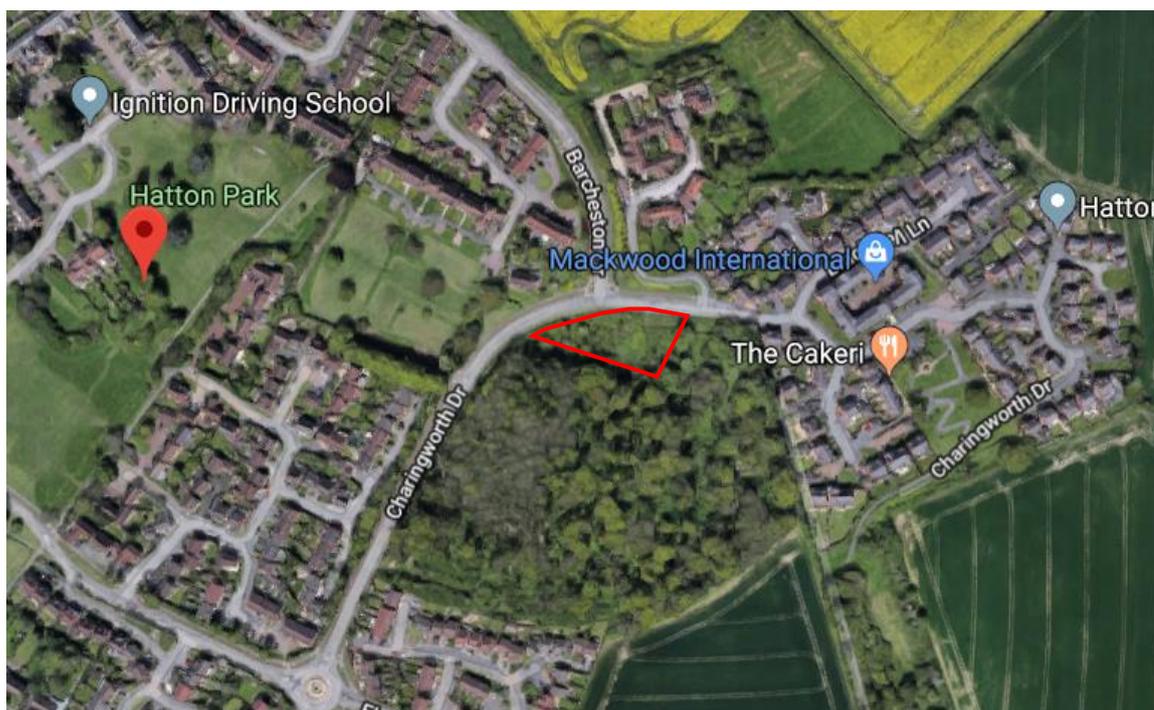


Figure 1: Aerial Photograph of the Site

- 2.5 The Site fronts onto Charingworth Drive, set behind a footpath and grass verge. There is currently no vehicular access to the site but there is potential for access to be created from a number of points on Charingworth Drive.
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- 2.6 To the south of the Site lies Smith's Covert, an area identified on DEFRA's mapping as 'ancient and semi natural woodland'. This woodland is covered by a group Tree Preservation Area (TPO No.162 A1).
- 2.7 Neither the ancient/semi ancient woodland designation nor the TPO cover the application Site.
- 2.8 None of the trees on Site are subject to a TPO. The wider area is also identified as priority habitat (deciduous woodland). Again, this designation does not extend to the application Site, as shown on figure 2 below. The green area is the deciduous woodland. The hatched area only is ancient woodland.

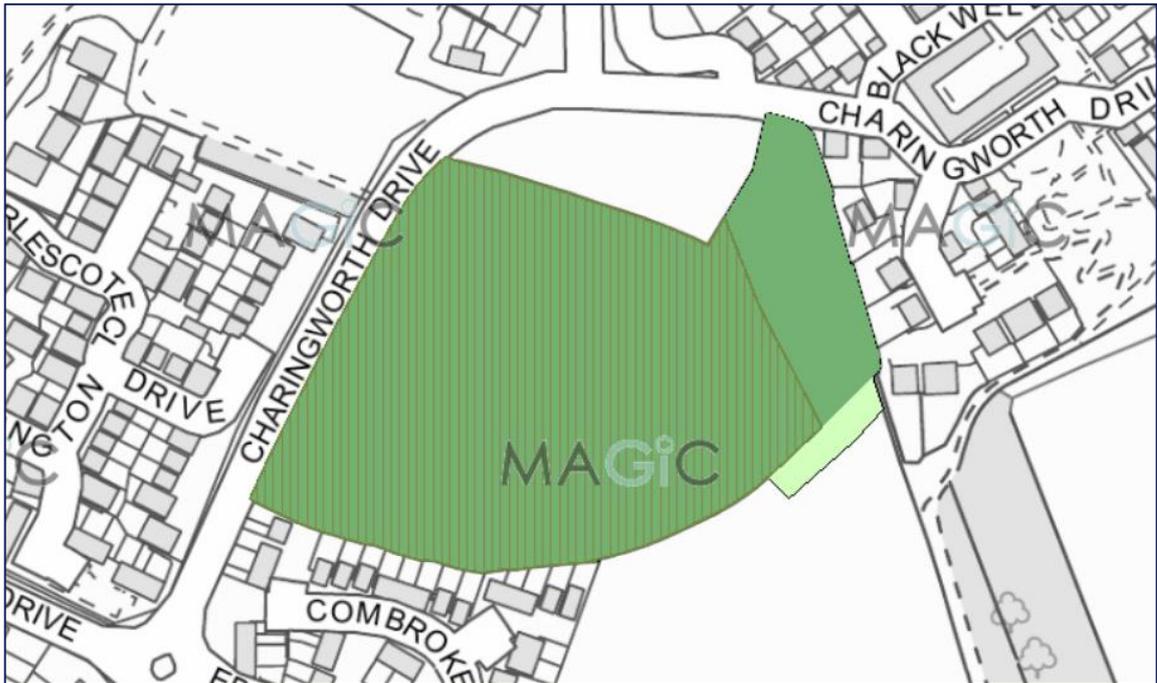


Figure 2: Smith's Covert designations (hatch area is ancient woodland, green woodland)

- 2.9 As is discussed further in section 8 of this PS, the site was previously covered by a Local Wildlife Site designation. However, it has been clarified that this designation does not include the application site, with the designation only covering the area of woodland, from which the development will be offset by 15 metres.
- 2.10 As noted above, the wider area is broadly residential, with a mix of modern building designs, with features which reflect the heritage of the Site. Nearby buildings are generally of red brick construction with dark tiled roofs.
- 2.11 Predominantly the building form consists of 2 and 2 1/2 storey semi-detached and detached dwellings, grouped in small closes and cul-de-sacs, with the use of shared private drives and courtyards prevalent. Parking tends to be on plot, either on a private drive or allocated parking, with limited use of shared courtyard areas.
- 2.12 A more detailed review of the existing site and surroundings is provided within the Design and Access Statement.

3.0 Site Constraints

- 3.1 The Local Plan Proposals Map has been reviewed to determine any local designations that apply to the Site. National Resources such as the Environment Agency Flood Maps have also been referenced to construct an understanding of the relevant constraints that apply to the Site.
- 3.2 With regard to the Local Plan Proposals Map, adopted in 2017, Hatton Park is shown as a 'Growth Village' inset into the Green Belt.

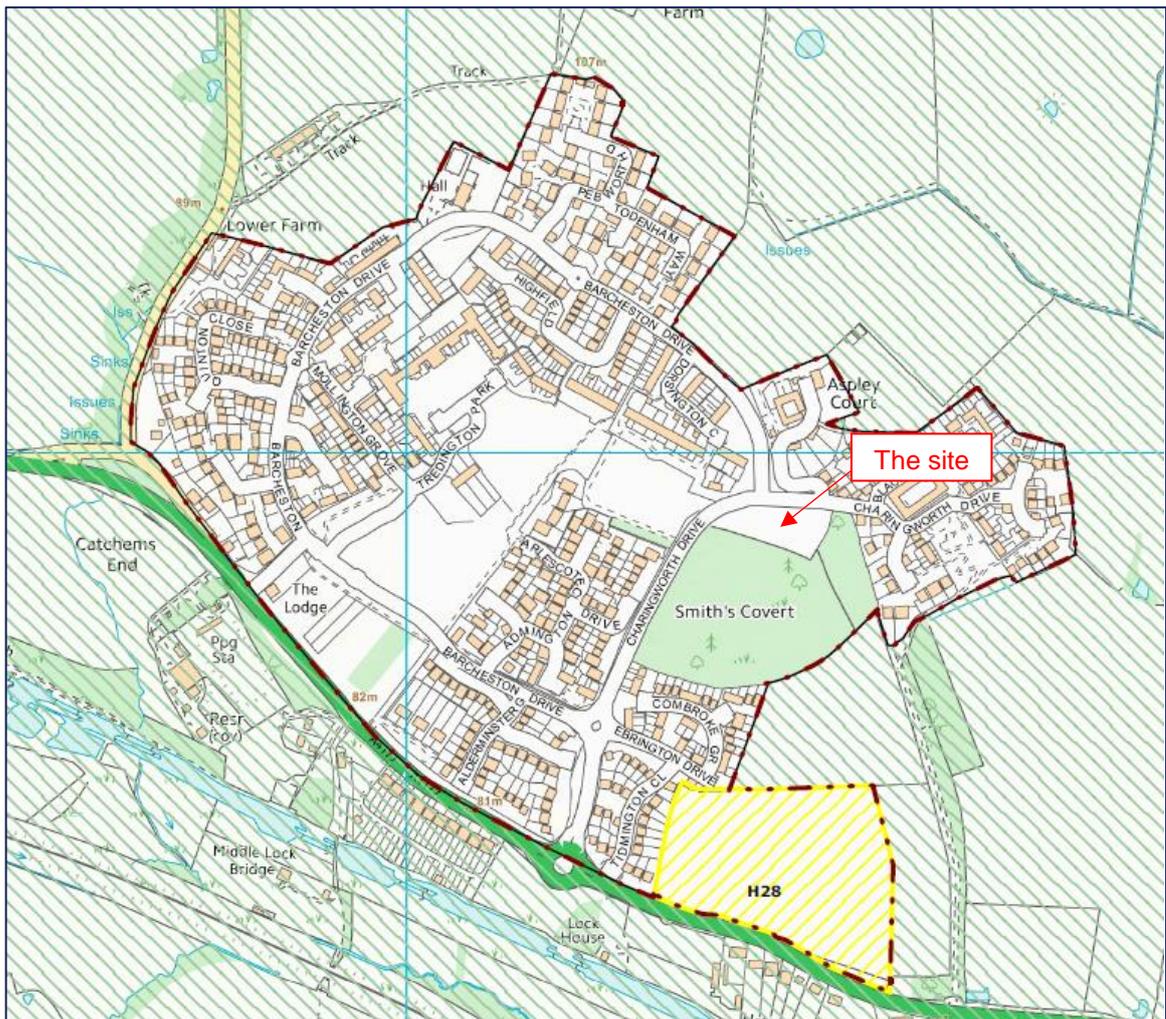


Figure 3: Warwick District Local Plan Proposals Map (2017) extract

- 3.3 The Site is not covered by any other Local Plan designations, such as conservation areas or sensitive landscape character areas. The only designation of note is the allocation of site H28 for residential development to the south of the village as shown on Figure 3.
- 3.4 The Site is not subject to any heritage constraints with no Conservation Areas covering the Site and no listed buildings in the vicinity of the Site. The nearest listed building is the former hospital building which lies some 350m to the north west and has no visual or functional relationship with the Site.

3.5 There are no other relevant designations such as Special Habitat Protections.

3.6 The EA Flood maps show that the Sites is not within Flood Area 2 or 3 and is not at risk of flooding, as shown on figure 3 over the page.



Figure 4: EA Flood Risk Map extract

3.7 As noted above, adjacent to the Site are an ancient woodland and priority habitat. These areas are not included within the application Site.

4.0 Pre-Application Discussions

- 4.1 The development of the Site was subject to a request for formal written pre-application advice by the previous landowner advice in April 2018 (reference PRE18/0045).
- 4.2 As part of the request, advice was sought via email and an initial layout plan was submitted.. The following points provide a summary of the matters key issues identified in the initial pre-application feedback:
- The recommendation was 'likely to support';
 - The site is within the village boundary where policy H1 seeks to direct development – the principle of development is therefore acceptable;
 - 6 dwellings to the site frontage is welcomed;
 - Three dwellings at depth is contrary to design advice;
 - The amount of development close to the Ancient Woodland should be reduced;
 - Amenity levels for dwellings are 40sqm (3 bed), 50sqm (4 bed) and 60sqm (5 bed);
 - Three new accesses may not be supported in highway terms – advice should be sought from the Highways Authority;
 - Parking should be in line with the recently adopted Parking Standards SPD;
 - Parking should be next to dwellings and garages are not classed as parking spaces;
 - An archaeological and protected species survey will be required;
 - A Tree Survey will be required to ensure no adverse impact is caused to the Ancient Woodland by the development;
 - 40% affordable housing will be required if the gross floor area exceeds 1,000sqm; and
 - The development would be CIL liable.
- 4.3 In light of the comments on access, a separate request for pre-application advice was submitted to the Highway Authority. The key points can be summarised as follows:
- Up to 6 dwellings are acceptable off a single private drive;
 - The access points shown (which were east and west of the site) are generally acceptable;
 - The provision of 2.4 x 43m visibility splays are acceptable. These could be reinforced by a speed survey – if low speeds are observed, a shorter length would be required;
 - Need to give consideration to refuse collection when selecting the access point.
 - Access should allow for two vehicles to pass at the point of connection to the highway. The drive should be 5 metres wide for the first 7.5 metres.
- 4.4 As noted above, a previous application was submitted for the site by KACH Capital Estates, with feedback received from the case officer and other consultees informing amendments to the scheme presented in this application. Key issues addressed are:
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- The ecological status of the site
 - Design consideration, including the relationship with the street at the western end of the site
 - The design of the individual dwellings, particularly how they work with the topography
 - Details of access and manoeuvring within the site
 - Impact on the character of the area.
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5.0 Planning History

- 5.1 As noted, Hatton Park came about through the development of the Central Hospital site which was approved in March 1996 (LPA Ref. W950144). This application sought outline planning permission for residential development including the conversion of the Hospital plus the provision of a spine road, access and open space on 84 acres of land in the Green Belt. This permission was subsequently built out under a number of reserved matters applications and phases of development.
- 5.2 As noted above, KACH Capital Estates previously submitted an application for 7 dwellings on the site. This application was withdrawn to allow ecological issues to be resolved, which they have now been.
- 5.3 In terms of surrounding development of note, on 19 February 2020 a full planning application on the site to the south of Smith's Covert and to the north of Birmingham Road (the allocation H28 site) was approved for 150 new dwellings with associated infrastructure (LPA Ref. W/19/0933).
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6.0 Proposed Development

- 6.1 After consideration of the feedback received from the Council on the previous application and a review by the new project architect, the scheme has evolved to that presented in the accompanying plans and drawings. The description of development subject to the application is as follows:
- “Redevelopment to provide 7no. residential dwellings, associated parking and landscaping”*
- 6.2 Further details on the final proposals is provided in section 8.0 of this statement which summarises the Design and Access elements of the scheme covered in more detail in the Design and Access Statement.
- 6.3 The proposal provides various typologies of detached three, four and five-bedroom family homes which are characteristic of the surrounding area.
- 6.4 Each dwelling typology has been individually designed to fit with the characteristics of the area and the opportunities and constraints offered by the site.
- 6.5 In line with the highway pre-app advice, the development is served from two shared drives to the east and west of the site. This is an alteration where 6 dwellings were served off a single access point with plot 7 having its own driveway directly onto Charingworth Drive, which comments had noted was out of keeping with the character of the street. Each dwelling has on plot, policy compliant parking either to the front or side of the property with four of the dwellings having additional space in a garage (not counted towards the parking requirements).
- 6.6 Each dwelling has policy compliant private amenity space to the rear (or side and rear in the case of plot 1).
- 6.7 The proposal has respected the ancient woodland to the rear by providing a 15-metre offset from the rear boundary in line with national guidance. Impacts on all trees, including those in the adjacent woodland, have been considered in the Arboricultural Impact Assessment. No trees, soils or tree roots in the ancient woodland or deciduous woodland are affected by the proposal. This position remains unaltered from the previous applications where the Tree Officer had no objection to the proposal.
- 6.8 The Site Layout plan is shown on figure 5 over the page, with the layout submitted in the previous application also included for comparison.
- 6.9 A Landscape Strategy Plan has been prepared which sets out how the development would be embedded in a green framework with new on street planning as well as sensitive landscaping within the 15m ancient woodland buffer including native shrub and tree planting which help contribute to biodiversity gain across the site. The approach to planting in this area is in line with the advice of the Local Wildlife Trust to boost the area’s potential for inclusion in the adjacent Local Wildlife Site.
- 6.10 The development would provide a positive frontage to Charingworth Drive, set back behind a private drive, which is characteristic of the area. In line with comments made on the original
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application, the design of the development and layout has been amended to a) ensure the development works more closely with the topography of the site and b) to better address the street at the western end of the site, where the dwelling in plot 1 has been reoriented and an area of open landscaping has been incorporated to soften the approach from the south.



Figure 5: Revised Site Layout

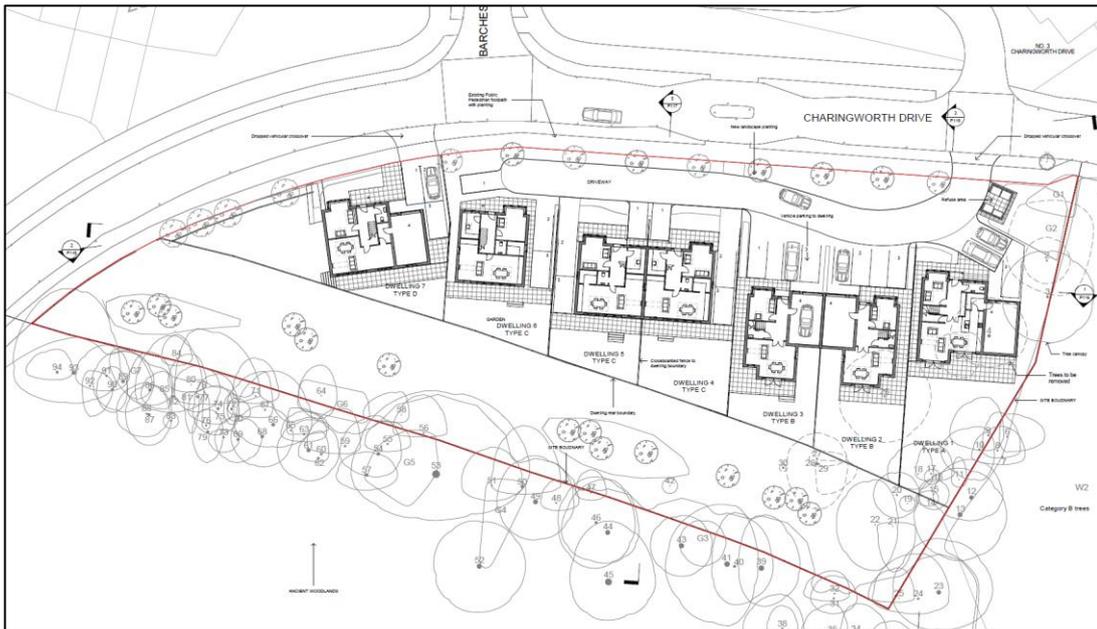


Figure 6: Previously Submitted Site Layout Plan

- 6.11 The buildings heights have been limited to two and two and a half storeys to reflect the predominant character of the immediate surroundings and protect the amenity of neighbouring properties.

- 6.12 Dwellings would be of red brick construction, with grey or clay tiled roofs, which are the predominant materials in the area. The design has incorporated features such as casement windows, pitched roofs, symmetrical facades and landscaped frontages to reflect the local character.
- 6.13 Sufficient space has been allowed on plot for the storage of waste receptacles with dedicated bin collection points provided at the entrance to the shared drive for storage on collection day. This will allow collections to take place directly from Charingworth Drive without a need to enter the site.
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7.0 Assessment of Scheme Against Relevant Policy

- 7.1 The relevant Development Plan Document for Warwick District Council against which the application is assessed is the Warwick District Local Plan (2011-2029) adopted in September 2017. The District Local Plan is the only Development Plan Document relevant to these proposals.
- 7.2 The Government's National Planning Policy Framework (NPPF), February 2019, is a material consideration in the determination of all planning applications.
- 7.3 Paragraph 213 of the NPPF confirms that for existing policies adopted before the publication of the NPPF "*due weight should be given to them according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)*". Accordingly, in many cases, the NPPF and supporting guidance may take precedence over outdated Local Plan Policies.
- 7.4 To this end, the consistency of the relevant policies of the Local Plan with the NPPF is noted as appropriate in the following analysis in this section.

Relevant Policies

- 7.5 The relevant policies of the Local Plan are noted as follows:
- DS2 - Providing the Homes the District Needs
 - DS4 - Spatial Strategy
 - DS5 - Presumption in Favour of Sustainable Development
 - SC0 - Sustainable Communities
 - H0 - Housing
 - H1 - Directing New Housing
 - BE1 - Layout and Design
 - BE3 - Amenity
 - TR1 - Access and Choice
 - TR3 - Parking
 - HS7 - Crime Prevention
 - CC1 - Planning for Climate Change Adaptation
 - FW3 - Water Conservation
 - HE1 – Designated Heritage Assets and their setting
 - HE4 – Archaeology
 - NE3 - Biodiversity
- 7.6 These policies are considered in detail below in relation to the principle of development and the acceptability of the specific proposal presented in the planning application.
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Principle of Development

- 7.7 The principle of development was supported in the pre-application advice provided by Officers. In accordance with the Planning Practice Guidance (Reference ID: 20-011-20140306) this is a material consideration that can be given weight in the decision-making process.
- 7.8 Policy DS2 requires the Council to meet the full Objectively Assessed Housing Need identified for the district, which is established as 1,098 homes per year up to 2029. This is a figure that has not been achieved in recent years, although completions since 2017 have exceeded 1,000 homes each year.
- 7.9 The Council's latest Five-Year Land Supply Paper (October 2021) sets out that the Council considers that it has a five-year land supply of 5.1 years. This is a significant decrease from the 6.37 year supply claimed in the August 2019 paper, which was the latest publication at the time of the previous application and suggests a weakening land supply position
- 7.10 The NPPF (paragraph 69) is clear that the Government's objective is to **significantly boost** the supply of homes. Small, windfall sites such as the land at Charingworth Drive, are often the most deliverable and therefore most capable of helping meet this Government objective, whilst helping to maintain a deliverable five-year land supply locally – a position is clearly worsening over time.
- 7.11 Whilst the applicant is not seeking to challenge the Council's land supply position at this time, the fact that the surplus of land is only 137 dwellings over the requirement (or 2%) suggests the position is borderline and any slippage could put the Council below five years, opening the door to speculative allocations outside settlement boundaries. This increases the emphasis on ensuring applications on appropriate sites within in the confines of settlement boundaries are approved without delay.
- 7.12 In this regard, Policy H0 (Housing), directs new housing development to the most sustainable locations in the District to support sustainable lifestyles and to ensure the most highly valued aspects of the District are protected.
- 7.13 Aligned with this, Policy DS4 sets out the Spatial Strategy for the District and identifies that development will be directed to growth villages, such as Hatton, as sustainable locations for further development. Policy H1 (Directing New Housing), goes on to confirm that housing development will be permitted within the boundaries of Growth Villages.
- 7.14 Furthermore, Policy DS5 (Presumption in Favour of Sustainable Development) confirms that planning applications which accord with the policies of the Local Plan will be approved without delay. As is set out later in this section, there are no material consideration or adverse impacts that outweigh the benefits of delivering homes on a site within the defined settlement boundary of Hatton. Therefore, as the site lies within the settlement boundary of a Growth Village, and can be developed without significant adverse impacts, it is considered that that the principle of development of the Site for residential dwellings is acceptable.

The Development Proposal

- 7.15 Policy SC0 (Sustainable Communities), set out a number of criteria that new development in the District will be expected to adhere to. Of particular relevant to the proposal, which is for a small-scale infill site are criteria:
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- a) deliver high-quality layout and design to integrate with existing communities;
- e) take account of community safety, including measures to prevent crime and road accidents;
- g) minimise energy and water consumption and take account of opportunities to promote renewable energies where appropriate;
- j) protect and where possible enhance the natural environment including important landscapes, natural features and areas of biodiversity;

7.16 As set out in the Design and Access Statement, the application proposal is considered to fully comply with these requirements.

7.17 Great care has been taken to address points previously raised with the design and layout, ensuring the proposal reflects the character of the surrounding area. The house types reflect those in the local area in terms of both scale and appearance, with the layout taking account of the original pre-application advice, avoiding development at depth, which also keeps homes away from the woodland.

7.18 Access to the Site has reflected advice taken from the Highways Authority, ensuring safe access can be taken from the public highway. Two points of access are proposed which the Highway Authority has confirmed is acceptable. The design of the access, shown on the submitted drawings, provides for safe access with appropriate visibility and manoeuvring space, in line with Local Plan policy TR1 (Access and Choice).

7.19 All dwellings will be for market sale. The pre-application advice indicated that 40% affordable housing would be required if the floor area exceeded 1,000sqm (which the scheme does). However, this advice, and the corresponding Local Plan Policy H2, pre-date the revised government position on planning obligations (PPG Reference ID: 23b-023-20190901), clarifying that obligations, including affordable housing, should only be sought on major developments of 10 dwellings or more or sites of over 0.5 hectares (neither of which apply to the site), with no reference to the 1,000sqm threshold in government advice, on which the pre-application advice was based.

Ecology, Trees & Biodiversity

7.20 The semi ancient woodland to the rear of the Site has been given due consideration in the development of the proposal, with ecology, arboricultural and archaeological assessments supporting the proposal. These all demonstrate that the site is developable and that the proposal, with the creation of a 15-m buffer zone to the ancient woodland, will not cause harm to the woodland, as required by national policy. This position was accepted by the Tree Officer in relation to the original application and nothing has changed with the revised application to change this situation.

7.21 Policy NE3 (Biodiversity), sets out that development will be permitted providing that it protects, enhances and/or restores habitat biodiversity. It requires development proposals to lead to no net loss of biodiversity and for biodiversity assets to be protected, securing their long terms management and maintenance.

7.22 As is set out in the accompanying ecological appraisal, whilst the Site has the potential to support certain protected species such as badgers, no evidence was found for any protected species or habitat on site and no further survey work is recommended. As part of the proposal, a number of recommendations are made for precautionary methods of working such as for reptiles and

amphibians. Enhancements are also recommended in terms of creating gaps in new boundary fences for providing hedgehog commuting routes.

- 7.23 In response to comments on the previous application, a Botanical Survey and Assessment has been undertaken which, as set out in the Ecology Note prepared by Arbtech, has helped inform the declassification of the site as part of the LWS designation. This assessment concludes:

This small area of grassland / scrub / tall herb mosaic habitat supports no plant species of any note, and the component plant communities are of no botanical or nature conservation interest. There is no woodland element to the plants recorded here and no obvious indication of any recent history as woodland.

Although the site compliments the adjacent Smith's Covert woodland in providing a different range of species and habitats compared to what is present in the wood it is not of sufficient botanical or habitat value to be included within the LWS.

The site also scores poorly with regard to the scientific LWS selection criteria and poor to moderate with regard to the non-scientific LWS criteria.

- 7.24 In addition, landscape planting enhancement are proposed as set out on the Landscape Strategy Plan, this includes details of the 15-metre buffer to the ancient woodland which will comprise native woodland edge grassland planting and native tree and shrub planting. This new habitat creation will create opportunities for a range of new species and biodiversity enhancement with the expectation that in due course this area could form part of the Local Wildlife site which covers the ancient woodland. It is therefore considered that the application proposal meets the requirements of policy BE3. Any further detail on this matter can be secured by condition.

- 7.25 The submitted BNG matrix and covering note demonstrates that the development will deliver an overall net gain of 22.5%, in line with the policy requirement and the emerging legislative requirements. This is achieved through the introduction of good quality modified grassland in the buffer area along with new urban tree planting adjacent to the woodland and areas of mixed shrubs

- 7.26 An Arboricultural Impact Assessment (AIA) accompanies this submission which assesses the effect of the proposed development on individual trees and groups of trees within and adjacent to the Site. To facilitate the development, a total of 10 trees and 1 group of trees are required to be removed, these are all either Category U, C or B trees with a further five trees recommended for pruning to the eastern boundary. No Category A trees or any trees within the ancient woodland are to be affected. A Tree Constraints Plan plus an Arboricultural Impact Assessment Plan showing the location of the trees to be removed are provided within the appendices of the report. A Tree Protection Plan and Method Statement can be condition as confirmed by the AIA.

- 7.27 The AIA concludes that the proposed development has been carefully designed to remain outside the 15m buffer zone from the ancient woodland to protect it from root and soil damage as well as species creep from domestic garden planting. The trees to be removed are limited to low-quality category and do not represent a significant impact to the amenity value of trees within the area and overall, there is no arboricultural reason to object to the application.
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Design

- 7.28 In design terms, Policy BE1 (Layout and Design), sets out that development will be permitted where it positively contributes to the character and quality of its environment through good layout and design.
- 7.29 As is explained in more detail in the Design and Access Statement and the Landscape Technical Note, care has been taken to ensure the scale, form and layout of the proposed dwellings is consistent with the existing pattern of development.
- 7.30 It is considered that the proposal enhances the appearance of Charingworth Drive, replacing an area of scrub with a high-quality development which complements the surrounding area. New tree planting is proposed along the frontage with Charingworth Drive to further enhance the streetscape, with the development also not being of a scale to comprised the vegetated skyline offered by the ancient woodland.
- 7.31 The materials proposed, which can be confirmed by condition, have been chosen to reflect those in the vicinity the site. Design features such as casement windows, pitched roofs, symmetrical facades and landscaped frontages have also included which draw on existing local design features.
- 7.32 In response to the original pre-application feedback, each dwelling has been designed to include the required level of private amenity space. On plot parking has also been provided in accordance with the standards for each dwelling with 20 spaces across the site. Six of the dwellings have three on-plot driveway parking spaces, with four dwellings having an additional garage designed to meet the required standard for parking. There are two three-bed dwellings – one has a policy compliant two parking spaces, the second has an additional space owing to the opportunity to incorporate three spaces in front of the dwelling. This satisfies Local Plan Policy TR3 – Parking. The garages also provide sufficient space for the secure storage of bicycles with those units without a garage expected to have secure storage in the rear garden.
- 7.33 Each plot has adequate space for on-plot waste storage, with dedicated kerbside collection areas located adjacent to the main entrance to avoid the bin lorry having to enter the Site.
- 7.34 Although the Site is in a built-up residential area, there are no existing properties with a close relationship with the site. Therefore, it is not considered that the proposed development would have a negative impact on the amenity of existing properties. As the development also provides acceptable levels of amenity for each of the new dwellings, Policy BE3 (Amenity) of the Local Plan is satisfied.
- 7.35 Care has been taken to ensure that the proposal define the private and public spaces. Fronting development to Charingworth Drive provides an opportunity for increased surveillance of the street which will help improve a feeling of safety, particularly at night.
- 7.36 In addition, the layout and orientation of building has been considered to mitigate against climate change with all dwellings having south orientated rear gardens which maximises Passive Solar Gain Capture. Additionally, all buildings will be designed to improve energy efficiency standards by meeting minimum Building Regulation Requirements which will reduce heat loss during colder
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months. Dwellings will be provided with a high proportion of low energy light fittings and appropriate lighting and heating controls. As such the proposal accords with the aims of Policy CC1 (Planning for Climate Change Adaption) and Policies FW3 and FW2 of the Local Plan.

- 7.37 Overall, it is considered that the design and layout of the development respond to the policy requirements set out in the Local Plan.

Heritage & Archaeology

- 7.38 As noted previously, Hatton Park is a modern development which was constructed in the late 1990s. As a result, there are limited heritage constraints with only two heritage designations within the village; the Grade II listed lodge at the entrance to the former hospital and the former hospital itself (also Grade II). Both assets are more than 300metres from the Site with no direct or visual connection. The closest Conservation Area (CA) is the Canal CA over 400m from the Site to the south of Birmingham Road. The proposed development will have no impact on any designated heritage asset and as such there is no conflict with Local Plan Policy HE1.
- 7.39 During pre-application engagement, officers requested that, given the location of the Site adjacent to Ancient Woodland, an archaeological survey should be provided. An Archaeological Impact Assessment has been prepared by Andrew Josephs Associates which considers potential direct effects upon archaeology.
- 7.40 This Assessment finds that there are no earthworks, evidence of archaeological features or structures on the Site and that given its small size and location the Site has very low potential for archaeology. The Assessment concludes that the proposed development therefore fully accords with local and national planning policy including Policy HE4 of the Local Plan.
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8.0 Summary of Design Considerations

- 8.1 The application is accompanied by a separate Design and Access Statement prepared by PML Architecture. However, this section summarises how the characteristics of the proposed development have been informed by a thorough assessment of the site and its surroundings.
- 8.2 Set out below are section on use, amount, layout, scale, appearance and landscaping. Each section is informed by an evaluation of the site and the surrounding area. As is addressed in more detail in the Design and Access Statement, the assessment demonstrates how the scheme has evolved to that presented in the application, which it is considered is the most appropriate form of development possible for the site.

Use

- 8.3 The application proposes that the site is redeveloped for residential purposes. As shown on Figure 7 below, the site is in a predominantly residential area and is bounded to the rear by an area of tall woodland.
- 8.4 The site is well located close to the town centre, public open spaces and also public transport routes making it a good location for new residents to live.



Figure 7: Surrounding residential area

- 8.5 The potential for the Site to be utilised for alternative uses is limited by its size, shape and location. Located on the edge of the town, in a predominantly residential area, there would be limited scope for any commercial or retail use. Whilst some form of community use may be possible, the size of the site, proximity to neighbouring properties and the need to provide access

to neighbouring rear gardens (see below under layout) would make it difficult to accommodate both a community building and the required parking logically on site.

8.6 Residential development is therefore considered to be the most logical use of the site.

Amount

8.7 The development of seven dwellings represents a density of c.15 dph, however this does not take into account the need to provide a 15-metre buffer to the ancient woodland and that the 'development area' is significantly smaller than the site area of 0.47ha.

8.8 The amount of development proposed responds to the amenity requirements of the dwellings as well as the number of spaces required to meet parking standards. It also allows for the optimum design response to the site, covered further in Design & Access Statement.

8.9 Seven dwellings is therefore felt to be the optimum number of units for the site allowing the provision of appropriately sized dwellings, a policy compliant level of open space and car parking, whilst providing a positive frontage to Charingworth Drive.

Layout & Scale

8.10 As alluded to above, layout has been integral to understanding the amount of development that could be accommodated on Site. The Site has a number of constraints which limit layout of development that can be accommodated on Site.

8.11 The layout of the Site is centred around maintaining a 15-metre buffer to the Ancient Woodland to the south which is the main constraint for the Site. This leaves a wide linear site extent which informed the logical, single property depth layout with all dwellings facing onto Charingworth Drive with front or side parking and gardens to the rear or rear and side.

8.12 More generally, the Site fronts onto Charingworth Drive, which is the main access road into Hatton Park from Birmingham Road (A4177) to the south. Nevertheless, this is a relatively quiet stretch of road and engagement with the Local Highway Authority has confirmed that the proposal to create two new accesses onto the road is acceptable.

**Minimum gross internal floor areas required by the National Space Standards (N.S.S) (2015)*

8.13 This demonstrates that all properties are of a high quality and significantly exceed minimum space standards. These large family properties have all been designed with a large private amenity area which exceed the requirements of the local SPD.

Landscaping

8.14 A Landscape Strategy Plan (LSP) has been prepared for the proposed scheme by ES Landscape Planning. The LSP sets out the proposed scheme of hard and soft landscaping for the site as well as proposed species for new planting and boundary treatments.

- 8.15 The extensive 15-metre buffer the Ancient Woodland will be significantly enhanced to create a species rich native woodland edge grassland area with new native trees and native shrub planting. Wooden post and livestock fencing provides a boundary to the woodland whilst allowing the two area to share biodiversity value and species habitats.
- 8.16 To the front of the Site, a more attractive and defined frontage is created to Charingworth Drive with new street trees, grass verges with bulb planting and frontage shrub/hedgerow planting.
- 8.17 Each dwelling has a large private garden space comprising natural paving and lawns enclosed by a 1.8m high timber closeboard fence. The exception to this is Dwelling 7 which has a more sensitive 1.2m high closeboard fence with trellis as it adjoins the woodland.
- 8.18 Further details on the indicative planting palette and hard landscaping materials is provides on the LSP.
- 8.19 Overall, a high-quality landscaping scheme is proposed which will enhance the biodiversity value of the Site and provide a sensitive and attractive development to improve the overall appearance and quality of the local area.
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9.0 Conclusions

- 9.1 This statement has considered the relevant planning matters for the redevelopment of the Site for the provision of seven new homes.
 - 9.2 The design of the development has responded to the original pre-application advice of the Planning Department as well as the feedback on the previous application, arriving at an improved and more suitable development for the Site.
 - 9.3 The proposals meet all relevant policy requirements as directed by the Warwick Local Plan (2017), and relevant supplementary documents.
 - 9.4 The proposed development has suitably considered the design characteristics of the surrounding area and has reflected these positively in the proposed design. The design responds the surrounding constraint and delivers a positive relationship with the adjacent ancient woodland with a high quality and sensitive landscaping scheme.
 - 9.5 The Site will be served with appropriate space for amenity, parking and servicing, a clear indication that the proposal does not constitute overdevelopment.
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