



Land off Seven Acre Close Bishop's Tachbrook

Planning Statement

May 2014



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1 Introduction

1.1 This statement has been prepared on behalf of A.C. Lloyd Homes Ltd to support an outline planning application for residential development at land off Seven Acre Close, Bishop's Tachbrook.

1.2 This statement provides relevant information in support of the planning application. Section 2 provides a description of the site and surrounding area, section 3 describes the development proposals and section 4 sets out the key planning policies relevant to the application. Section 5 provides a summary of the pre-application consultation that has been undertaken and section 6 provides a full planning analysis of the proposal. Finally, section 7 outlines our summary and conclusions in relation to the planning application.

1.3 In addition to this Planning Statement, the planning application is accompanied by the following documents:

- Planning Application forms and ownership certificates;
- Location plan and Illustrative site layout prepared by Morton Wykes Kramar Architects;
- Design and Access Statement prepared by Delta Planning;
- Landscape and Visual Impact Assessment prepared by Barry Chinn Associates;
- Transport Statement prepared by David Tucker Associates;
- Desktop Appraisal of Ground Conditions prepared by Crossfield Consulting;
- Archaeology Assessment prepared by Prospect Archaeology;
- Drainage Strategy and Utilities Statement prepared by A.C. Lloyd Engineers;
- Phase 1 Ecology Survey prepared by Ecoline;
- Sustainable Energy Statement; and
- Agricultural Land Assessment by Reading Agricultural Consultants Ltd.

2 Application Site, Surrounding Area and Planning History

- 2.1 The site off Seven Acre Close, Bishop's Tachbrook comprises 0.85 hectares of land and is identified on the Site Location Plan accompanying the application. It is located on the western edge of the village. The site is owned by A.C. Lloyd.
- 2.2 The site is accessed off Seven Acre Close which is connected to Mallory Road, a main route through the village. This in turn is connected to the A452 Banbury Road to the west of the village, a main route into Warwick and B4087 Oakley Wood Road to the east of the village, a main route into Leamington Spa.
- 2.3 To the east of the site is an existing residential development built by A.C. Lloyd Homes in 1995 comprising two-storey semi-detached properties and bungalows. This development was part of the same field as this application site.
- 2.4 Land to the north of the site incorporates open countryside. To the west is an individual farm house and small holding known as Knob Hill. Mallory Road runs along the southern boundary of the site.
- 2.5 Bishop's Tachbrook has a good range of services and facilities including a village store, primary school, sports and social club, GP surgery, church, and public house. The village is well serviced by public transport, with a frequent bus service hourly between Stratford and Coventry via Leamington Spa from Monday to Saturday and a service between Leamington and Cubbington on Sundays. The closest bus stops to the site are located on Mallory Road just to the east of Seven Acre Close only a short walking distance from the site. The Transport Assessment provided with this application details the local facilities and public transport access available in the village.
- 2.6 There is no planning history of direct relevance to the application site, however, it is of note that there are two applications determined close to the site recently. These are:
1. W/13/1688 – Land south of Mallory Road – outline application for 125 dwellings with access from Mallory Road. Refused 26/02/2014
 2. W/13/1608 – Land at Brickyard Farm, Mallory Road – Construction of a 4.1 MW solar photovoltaic park. Granted 20/12/2013
- 2.7 The relevance of these applications will be considered later in this Statement.

3 Development Proposals

- 3.1 This outline planning application is for the development of up to 25 residential properties, with access to be considered at outline stage. An illustrative layout accompanies the application and shows how the development could be formed. This plan illustrates a development of 25 dwellings which would include a mix of 15 open market and 10 affordable houses.
- 3.2 Vehicular and pedestrian access is proposed to be taken off Seven Acre Close. The junction of Seven Acre Close and Mallory Road is within the existing 30 mph speed limit area. The junction itself has a large bellmouth with ample width to allow two vehicles to pass. The new proposed access achieves compliance with relevant design standards and the necessary visibility requirements.
- 3.3 The illustrative layout of the road and siting of the houses has evolved from taking into account the site characteristics and in particular the neighbouring development to the east.
- 3.4 Car parking can be provided in accordance with Local Authority standards and will be generally positioned to the front and side of houses ensuring that it is easily secured and well observed. Pedestrian connections will be provided across the site and will ensure a high level of connectivity both within the site and to the surrounding area and public footpath network.
- 3.5 The landscape setting of the development is an important consideration in the design of the proposals. Boundary hedgerows will be retained where practicable and will be incorporated into the proposals. The illustrative layout shows an amenity space at the entrance of the site off Seven Acre Close to give a welcoming, open landscaped feel to the development. There will be further soft landscaping created to the northern and western boundaries.
- 3.6 The Design and Access Statement that accompanies the proposals provides further analysis of the design philosophy of the scheme; and the Landscape Assessment provides full details of visual impact and landscape strategy.

4 Planning Policy Context

- 4.1 The principal planning policy relevant to the determination of this planning application is as follows:

National Planning Policy Framework

- 4.2 The National Planning Policy Framework (NPPF) is a material consideration for the purposes of planning decision making and supersedes all existing PPSs and PPGs.
- 4.3 The NPPF places a presumption in favour of sustainable development. Paragraph 7 of the Framework states that there are three dimensions to sustainable development: economic, social and environmental.
- 4.4 Paragraph 14 of the NPPF states that for decision-taking, the presumption in favour of sustainable development means approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out-of-date, it means granting planning permission unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
 - Specific policies in NPPF indicate development should be restricted.
- 4.5 In terms of the need to boost significantly the supply of housing, paragraph 47 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, authorities are required to increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition for the market. In terms of affordable housing, where local planning authorities have identified that affordable housing is needed, they should set policies for meeting need on site unless off site provision or a financial contribution of broadly equivalent value can be robustly justified.
- 4.6 With regard to planning applications for housing development, paragraph 49 of NPPF states that these should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

- 4.7 The NPPF states that applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
- 4.8 The NPPF sets out that the government attaches great importance to the design of the built environment and good design is considered to be a key aspect of sustainable development.
- 4.9 In respect of decision-taking, the NPPF states that local planning authorities should look for solutions rather than problems and decision-takers at every level should seek to approve applications for sustainable development wherever possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
- 4.10 Paragraph 214 of NPPF and its associated footnote confirm that full weight can only be applied to local planning policies adopted in accordance with the Planning and Compulsory Purchase Act 2004 for a period of 12 months from the date of publication i.e. 27th March 2012. Paragraph 215 confirms that, following that 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the Plan to the policies in the Framework, the greater the weight that may be given).

Local Plan Policy

Warwick District Local Plan 1996-2011 (WDLP)

- 4.11 The WDLP was adopted in 2007 and covers the period up to 2011. The plan is out of date in respect of policies relating to the provision of housing on a number of levels, not least of which is that it makes no provision for new housing supply beyond 2011 and therefore not does comply with NPPF requirements to boost significantly the supply of housing.
- 4.12 Within the above context, the key policies of the Warwick Local Plan that relate to the application are outlined below.
- 4.13 On the proposals map, the site is located outside but adjacent to the village envelope of Bishop's Tachbrook. The site is not located within either the Green Belt or the Area of Restraint, it does not lie within an identified flood plain and is not located within the Conservation Area boundary of Bishop's Tachbrook.
- 4.14 Policy RAP1 is concerned with directing new housing development in rural areas. This policy provides that residential development will only be permitted

if it is on previously developed land within the Limited Growth Villages, including Bishop's Tachbrook, where any market housing meets a specific local need as identified by the community in an appraisal or assessment; it is affordable housing in accordance with Policy RAP4; it is housing for rural workers; it is the conversion or sub-division of appropriate rural buildings; or it is a replacement building in accordance with RAP3.

- 4.15 As noted above, and as discussed further in Section 6 of this Statement, RAP1 is a key policy relating to the provision of housing and can therefore not be considered as up to date. In line with NPPF, any housing policies should therefore not form the basis for any decision making in relation to this application.

Draft Warwick Local Plan

- 4.16 Warwick District Council (WDC) is in the process of reviewing its Local Plan. However, since it has not been submitted for Examination or considered by an Inspector only limited weight can currently be afforded to its policies.
- 4.17 In June 2013, WDC issued a revised Development Strategy following updated evidence including the March 2012 Strategic Housing Market Assessment (SHMA), and latest ONS population projections. This resulted in a revised Interim Housing requirement of 12,300 homes between 2011 and 2029. The figure was an interim figure pending the outcome of a joint SHMA review with Coventry, Rugby and Nuneaton & Bedworth Council's required following the outcome of the Coventry Core Strategy Examination in Public.
- 4.18 Once completions and existing commitments etc. had been taken into account, the result of the June 2013 revised requirement is that Warwick District needed to identify additional land for some 6,622 new homes over the plan period. Within this document, Bishop's Tachbrook was categorised as a Primary Service Village with a requirement to provide between 100 and 150 houses.
- 4.19 As part of the Local Plan Review, WDC consulted on a document entitled 'Village Housing Options and Settlement Boundaries'. Within this document, at Bishop's Tachbrook, the Council put forward a preferred option at 'Land south of the school' (to the south of the village) that has a capacity for 150 dwellings. The document also outlines an indicative new settlement boundary for the village which includes land to the south of the settlement encompassing the preferred option site, but otherwise excluding all other potential growth options.
- 4.20 Within the evidence base to the Village Housing Options document, an assessment has been made of the A.C. Lloyd site west of Bishop's Tachbrook to which this application relates. To summarise, this site was discounted by

WDC as a housing option because of its perceived (but not qualified) distance from main village services. A.C. Lloyd submitted representations to this document and objected to the site not being allocated for residential development given the suitability of the site and evidence was supplied in support of this.

- 4.21 Within the evidence base to the Village Housing Options document is a report undertaken by Warwickshire County Council entitled 'Landscape Sensitivity and Ecological and Geological Study'. The document identifies that the majority of land surrounding the village of Bishop's Tachbrook is characterised as high sensitivity to housing development. The application site is located within a zone defined as BT03 which is considered as having a high sensitivity to housing development. The document describes the zone as being high visibility and has an area of young trees on the settlement edge. These two reasons meant the site was perceived to be unsuitable for housing development.
- 4.22 A Publication version of the Draft Local Plan was approved at committee on 23rd April 2014. This Plan is open to public consultation from 12th May 2014 for a period of 6 weeks. Within this draft of the Plan, a revised housing requirement has been suggested of 12,860 new homes to be provided between 2011 and 2029. WDC suggest that this figure has been primarily derived from the Joint SHMA for Coventry and Warwickshire.
- 4.23 The main changes to the Plan since the 2013 draft include a higher number of completions, an increase in housing allocations on brownfield sites within urban areas and a reduction in overall housing numbers to be allocated outside the existing urban areas, including a reduction in numbers in Growth Villages. The categorisation of Villages has been altered in the Publication version of the Plan with Growth Villages and Limited Infill Villages being identified. In respect of the Growth Villages, there is no longer a target figure to be provided within these settlements, rather site allocations have been identified. Bishop's Tachbrook is identified as a Growth Village. Within Bishop's Tachbrook, the allocation of the site at Land south of the school remains albeit with a revised south western boundary. This site is proposed to provide 150 units.

Neighbourhood Plan

- 4.24 Bishop's Tachbrook Neighbourhood Plan is progressing with an Aims and Issues Statement produced in January 2013. In respect of housing issues, the Plan states that a Housing Needs Survey was undertaken by the Parish Council in August 2009 which found that there is a definable local demand for

some additional housing. The objectives for housing set out in the Plan state the following:

1. Meet the requirements of the housing need survey
2. Provide housing suited to an ageing population
3. Provide a variety of new housing sizes and tenures to meet the Vision and needs of the local population
4. To ensure that new housing is well designed and respects its local setting
5. Select sites carefully ensuring that the local impact on the rural area is minimised and that urban areas do not encroach into rural areas.

4.25 Appendix B of the Neighbourhood Plan Aims and Issues Statement provides a plan showing some options for the location of small housing schemes. The A.C. Lloyd site off Seven Acre Close is identified within this plan for 25 houses including 10 affordable houses to meet identified need. Space is also reserved on this site for a similar future need.

Supplementary Planning and other Relevant Documents

Residential Design Guide (2008)

4.26 The WDC Residential Design Guide is a framework that provides design advice for residential development. A series of design steps are set out in the document and these are outlined below:

- Harmonise and enhance existing settlement in terms of physical form pattern or movement and land use
- Relate well to local topography and landscape features including prominent ridge lines
- Reinforce or enhance the established urban character of streets, squares and other spaces
- Reflect, respect and reinforce local architecture and historic distinctiveness
- Retain and incorporate important existing features into the development
- Respect surrounding buildings in terms of scale, height, form and massing
- Adopt appropriate materials and massing
- Integrate with existing paths, streets, circulation networks and patterns of activity

- Provide adequate open space for the development in terms of quantity and quality
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features
- Ensure all components e.g. buildings, landscape, access routes, parking and open space are well related to each other to provide a safe and attractive environment
- Make sufficient provision for sustainable waste management without adverse impact on the street scene, the local landscape or amenity of neighbours.

4.27 The document also provides helpful advice in respect of local distinctiveness, densities and increased scale, design character, design practicalities, layout, design and dwelling mix, access for the disabled, parking considerations and landscaping.

Affordable Housing SPD (2008)

4.28 The SPD expands on affordable housing policies in the adopted WDLP. It states that the Council will require 40% of the total number of dwellings on site to be affordable. The presumption is that affordable dwellings will be provided on site to ensure that the development provides a choice and mix of homes. WDC considers that in order to ensure the creation of mixed and integrated communities, the affordable housing should not be visually distinguishable from the market housing in terms of build quality, materials, details, levels of amenity space and privacy.

Vehicle Parking Standards (2007)

4.29 This document sets out WDC's detailed planning policies for vehicle parking. With regard to residential development, 2 bedroom units require 1.5 spaces whilst 3 and 4 bedroom units require 2 spaces to be provided. In accordance with 'Secure By Design' principles, parking areas should have natural surveillance, adequate lighting and defensible space. In residential developments, parking should be generally at the front or side of a building and provision of underground parking will be encouraged. In respect of cycle parking standards for residential houses, each development will be considered on its merits.

Sustainable Buildings SPD (2008)

4.30 This SPD requires that applicants will be expected to submit a Sustainable Buildings Statement with their application. These statements should include consideration of matters relating to Design and Layout, Energy, Flooding and Climate Change and Measuring Performance.

4.31 In respect of Renewable Energy requirements, the Council will require 10% of the predicted energy requirement to be produced on site, or in the locality from renewable energy sources. The document provides advice on the design considerations of different renewable and low carbon technologies.

4.32 With regard to the Code for Sustainable Homes, the Council will expect new residential development to meet level 3 in order to meet government targets.

Five Year Housing Land Assessment 2013-2018

4.33 In July 2013 WDC published a detailed assessment of housing land supply. This identified that there was only 2.8 years worth of supply against identified needs. This has recently been confirmed in the Council's Annual Monitoring Report published in February 2014.

Policy Review Conclusions

4.34 From the policy review above, it is clear that the key planning policy issues raised by this planning application are as follows:

- A clear presumption in favour of sustainable development;
- A clear objective to increase the delivery of new homes;
- The absence of any up to date Local Plan policies relating to the provision of new housing;
- A serious shortfall in housing land supply within the district, well below the five year requirement;
- An identified 'growth village' providing a sustainable location for new housing;
- The identification of the site as a suitable site within the 'Issues and Options' consultation for the Neighbourhood Plan;
- The need to ensure good quality design and protection and enhancement of the environment.

5 Pre-Application Consultation

- 5.1 In preparing this planning application the applicant has undertaken various levels of pre-application consultation.
- 5.2 Firstly, in relation to WDC, the applicants have discussed the proposed development at a meeting with development control officers and no issues of concern were raised.
- 5.3 Discussions have also taken place with Warwickshire County Council Education and Libraries teams to consider possible s106 requirements and the applicant has also been in discussion with Warwickshire County Highways to discuss the access proposals and transportation issues. Pre-application consultation has also been held with the County Archaeologist over the scope of the archaeology assessment.
- 5.4 With regard to the local community, the applicant has undertaken a public consultation event. This event was advertised through both a leaflet drop to residents of Bishop's Tachbrook village and on the Bishop's Tachbrook Parish Council website. The event took place on 17th March 2014, and was attended by around 30 local residents. In total 19 written responses were received of which 12 were in favour of the development and 7 were against.
- 5.5 The main points raised against the application at the consultation event and in written feedback were impacts of increased traffic, overlooking of properties at Seven Acre Close, loss of views, pressure on existing local services, housing types, drainage and concerns over ecological impact. These issues are considered in the Planning Analysis section of this Report
- 5.6 The key points raised amongst the comments of those in support of the proposed development were that there would be no adverse impacts of the development in view of its small scale, that it is sensitive and in keeping with the village and the affordable housing provision helps to meet identified local need.

6 Planning Analysis

6.1 The starting point for considering the merits of a planning application is Section 38(6) of the Planning and Compulsory Act 2004. This requires that where regard is to be had to the development plan, planning applications must be made in accordance with that plan unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).

6.2 At the time of submitting this planning application, the statutory development plan comprises of the WDLP, adopted in 2007. Although some policies from the Plan have been saved, the plan does not provide for housing provision beyond 2011. Furthermore, WDC does not have a five year land supply. Accordingly, in light of advice contained within NPPF the WDLP is considered out of date in relation to housing provision and therefore the main policies against which this application should be determined are those policies contained in the NPPF.

6.3 Having had regard to the development plan and other material considerations identified, the key planning issues arising from the application are therefore:

- The principle of the development in view of the presumption in favour of sustainable development and the very strong needs case for new housing to assist in meeting Warwick District's 5 year housing supply shortfall;
- Environmental and transport considerations;
- Planning obligations;
- Implications of recent planning decisions close to the site;
- Whether overall, the development constitutes sustainable development.

6.4 The following sections of this Statement consider these issues in turn.

Principle of Residential Development and the Presumption in Favour

6.5 The key requirement of the NPPF is the need to provide sustainable development and it seeks an urgent boost in the supply of land for housing. In order to achieve this the NPPF states that planning authorities should identify and update annually a supply of specific deliverable sites to provide five years worth of housing against their housing requirement with an

additional 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing this buffer should be increased to 20%.

- 6.6 WDC's latest published 5 year housing supply figures show that there is a significant shortfall of five year housing supply with only 2.8 years worth of supply available. In such circumstances, paragraph 49 of the NPPF directs that development plan policies relating to housing should not be considered up to date, and that the presumption in favour of sustainable development therefore applies.
- 6.7 Of particular note, the above policy context means that WDLP policy RAP1 (Development in Rural Areas) is no longer up to date as this has a particular relevance to the supply of housing provision. This has been recognised and accepted by WDC elsewhere across the District in recent planning application decision making. WDC has also allocated a number of sites for housing within the 2014 Publication Draft Local Plan that are currently located within the countryside.
- 6.8 In this policy context it is therefore clear that the sole judgement as to the principle of development is whether the application proposes sustainable development. In this regard Bishop's Tachbrook is clearly a sustainable location for development. It is noted in the WDLP as being one of largest settlements in the rural area and is defined within the emerging Local Plan as a Growth Village that can support additional housing. Whilst the housing figures within the Draft Local Plan have yet to be tested at inquiry, what is clear is that the village is considered a sustainable location for additional development.
- 6.9 Whilst in its early stages, work on the Bishop's Tachbrook Neighbourhood Plan has already identified the site as an area suitable for housing growth to accommodate around 25 houses with the provision of 10 affordable housing.
- 6.10 With regard to the site itself, it is considered to be well located in terms of its proximity to community facilities and services. The application site is located only 400m from the village primary school, 90m from a bus stop and around 500 m away from the village medical centre. Evidently, local services are therefore within a short walking distance to the site, confirming that the site is in a sustainable location.
- 6.11 In view of the above it is clear that, in principle, the development on the site would constitute sustainable development. Therefore, the presumption in favour of approval should apply unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The potential for any such adverse impacts is considered in the following sub-sections.

Environmental and Transport Considerations

- 6.12 A number of technical reports have been undertaken that support the application proposals. These include consideration of issues such as Design and Access, Landscaping, Transport, Ground Conditions, Agricultural Land Quality, Archaeology, Drainage and Ecology. A short summary of these issues is provided further below, however full reports should be read as part of the overall planning application proposals.
- 6.13 The Design and Access Statement that accompanies the application has undertaken an analysis of the character of the area which has helped to understand and inform the creation of an illustrative layout for the site. It demonstrates how a development of high quality design can be provided on the site in keeping with the existing settlement.
- 6.14 A Landscape and Visual Impact Assessment has been undertaken as part of the development preparation. This concludes that the site benefits from a good level of existing boundary treatment and is well contained. In respect of visual impact, the sensitivity of visual receptors to the proposals are not significant.
- 6.15 In respect of Transport, the accompanying Transport Statement identifies that the site is situated in an accessible location and is well connected to existing pedestrian, cycle and public transport networks. It also demonstrates that the traffic generation associated with the proposals will be modest and will not have a material impact upon the operation of the adjacent highway network. Furthermore it demonstrates that satisfactory vehicle access can be formed.
- 6.16 An appraisal relating to ground conditions has been provided with the application. This shows that there is no likely source of potential contamination such that the proposed development should be constrained. The report recommends further investigation to provide relevant information on the shallow ground conditions so that appropriate foundation solutions can be confirmed.
- 6.17 An Agricultural Land Quality Report has been undertaken and this suggests that the site is most likely to comprise land within subgrade 3b, and is therefore likely to be of relatively low quality when compared to other land in the vicinity. As the land is currently not used, the loss of this grass land is not considered a significant loss to the local or national agricultural land resource.
- 6.18 An Archaeological Assessment has been undertaken by Prospect Archaeology. This has found that archaeology is unlikely to be a constraint to development.

- 6.19 A Drainage Report has been submitted with the application. This shows that the site is at no risk of flooding and is located in Flood Zone 1. Surface water drainage can be managed to ensure that the development will not increase the risk of flooding elsewhere. Foul and Surface water disposal will be via the existing adopted Severn Trent Sewers.
- 6.20 In respect of Ecological considerations, the accompanying Ecological Assessment has shown that ecological considerations do not pose a material constraint to the development of the site and that adequate mitigation for loss of existing habitats can be provided within the clients wider land ownership.

Planning Obligations

- 6.21 The applicant is agreeable to enter into a planning obligation to secure 40% of the new homes as affordable housing under the terms of the WDC adopted SPD. Furthermore, the applicant is agreeable to meet other necessary planning obligation requirements that arise following consultation with the relevant bodies provided they are compliant with the CIL regulations.

The Implications of Recent Planning Decisions Close to the Site

- 6.22 Two key planning decisions have recently been made near to the application site as referred to in Section 2 of this Statement. The first application was the outline application made by Barwood Developments for 125 dwellings at land south of Mallory Road (immediately south of the application site). This application was refused on 26/02/2014. The key reasons for refusal related to the adverse visual impact on the area, the poor design approach and the fact that the most southern part of this development would be a long distance from local services within the village, thus making sustainable travel less viable.
- 6.23 The decision on the Barwood application has seen been appealed. Nevertheless what is clear is that development proposed by this application is on a significantly smaller scale than the Barwood proposal and therefore any impacts are markedly different in nature. It is also considered that the site is in any event less visually sensitive, will more readily integrate into the village and as a small scheme the houses will not be a long distance from the services in the village. These critical differences between the 2 schemes were borne out through comments raised by the local community during the pre-application consultation.
- 6.24 The second application referred to in Section 2 of this report is an application for a solar farm on land at Brickyard's Barn, Mallory Road, which was approved on 20/12/2014. This site is located to the north west of the application site within open countryside. In the reasoning given behind the

approval it is clear that this area was not considered to be visually prominent and that development in this area would have limited impact on the rural landscape.

- 6.25 What is clear from this decision is that the land north of Mallory Road is not considered to have a particularly high landscape or visual sensitivity.

Overall Sustainability

- 6.26 Sustainable development is at the heart of government planning policy as set out in the NPPF. Paragraph 7 of the NPPF identifies that there are three dimensions to sustainable development: economic, social and environmental. Accordingly, the following section sets out why it is considered that the development proposed by this planning application represents sustainable development in this context.
- 6.27 In terms of the economic dimension, the building of new homes will provide and support many jobs in the local construction industry and related services sector thereby assisting the local and national economy. New home formation also creates a particularly significant boost in consumer spending and provides for the creation of new households with disposable income that will be spent in the local economy. The new homes bonus will also provide additional income to the local authority to spend on local services and infrastructure.
- 6.28 With regard to the social role, the new housing would provide a range of unit sizes and will include both market and affordable housing catering for all sections of the community. This housing will help meet the shortfall in housing land across the District, as well as satisfying locally identified needs.
- 6.29 In terms of the environment, the development is located near to facilities within the village, thus reducing the need to travel by car to access local facilities. Bishop's Tachbrook itself is recognised as a sustainable location, being one of the better serviced villages in the District that accommodates a range of facilities. The school is 400m from the site, the doctor's surgery is around 500m away, the Sports and Social Club is 700m away and nearest bus stop is only 90m from the site.
- 6.30 In terms of the natural environment, the current site provides a limited contribution to biodiversity and there will be no adverse impacts on existing ecology arising from the development. Although there is some degree of landscape and visual impact, this is the case for any 'edge of settlement' development and in this case it has been demonstrated to not be significant.

- 6.31 In terms of building design, the proposed residential properties will all meet the latest building regulation energy requirements as well as achieving the equivalent of a Code Level 3 rating for Sustainable Homes.
- 6.32 As can be seen from the above assessment, it is clear that the application proposals represent sustainable development. The provisions of paragraph 14 of NPPF place a presumption in favour of approval of such development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In this case there are no such significant adverse impacts.

Planning Analysis Conclusions

- 6.33 The analysis demonstrates that the development proposed by this planning application is very clearly sustainable residential development. The WDLP is out of date as regards housing provision and furthermore, the District Council is experiencing a shortfall in housing land supply. With no other valid material considerations mitigating against it, government policy therefore requires that planning permission should be approved.

7 Summary and Conclusions

- 7.1 A.C. Lloyd Homes Ltd has submitted an outline planning application for residential development at land off Seven Acre Close, Bishop's Tachbrook.
- 7.2 The site extends to approximately 0.85 hectares. It is located on the western edge of the village between existing housing and a single farmhouse. The site is accessed off Seven Acre Close, which is connected to Mallory Road, a main route through the village.
- 7.3 The NPPF places a presumption in favour of sustainable development and places an urgent need on the delivery of new homes. Where local authorities do not have a 5 year supply of housing land, the presumption in favour of approval applies.
- 7.4 The statutory development plan is formed by the Warwick District Local Plan 1996-2011. This plan does not make provision for housing beyond 2011 and since WDC does not have a 5 year housing land supply the policies within this Plan are therefore out of date. The Council is in the process of producing a New Local Plan that identifies Bishop's Tachbrook as a suitable location to meet future housing needs. Early work on the Neighbourhood Plan has identified the site as a suitable location for development.
- 7.5 The planning analysis that has been undertaken as part of this Statement has demonstrated that the development proposed by this planning application represents sustainable residential development. Under the terms of the NPPF, there is a clear presumption in favour of approving such development.
- 7.6 There are no overriding environmental considerations that would outweigh the benefits of providing residential development on the site.
- 7.7 In conclusion, it is considered that the development proposed by this planning application represents sustainable residential development. Government policy encourages planning authorities to adopt a positive and constructive approach towards such planning applications and requires that planning applications that secure sustainable growth should be treated favourably. Under the terms of the NPPF, there is a clear presumption in favour of approving such development.