



# **Land at Spring Lane Radford Semele**

Planning Statement

March 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 Spring Lane, Radford Semele.

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;
- Architectural Drawings prepared by Corstorphine+Wright Architects;
- Design and Access Statement prepared by Corstorphine+Wright Architects;
- Landscape and Visual Impact Assessment prepared by JB Landscape Associates;
- Transport Assessment prepared by David Tucker Associates;
- Desktop Appraisal of Ground Conditions prepared by Crossfield Consulting;
- Archaeology Assessment prepared by Prospect Archaeology;
- Flood Risk Assessment/Drainage Strategy prepared by A.C. Lloyd;
- Utilities Statement prepared by A.C. Lloyd;
- Sustainable Energy Statement prepared by Energy & Design; and
- Phase 1 Ecology Survey prepared by Ecoline.

## **2 Application Site and Surrounding Area**

- 2.1 The site at Spring Lane, Radford Semele comprises 3.37 hectares of agricultural land and is identified on the Site Location Plan accompanying the application. It is located on the south western edge of the village. The site is owned by A.C. Lloyd.
- 2.2 The site is accessed off Spring Lane which is connected to School Lane and in turn to the A425 Southam Road, a main route into Leamington Spa.
- 2.3 To the north the site is bounded by an existing residential development comprising of predominantly 2 storey semi-detached and terraced housing.
- 2.4 To the east the site is bounded by the Radford Semele recreation ground which provides a children's play area and football pitch, together with the village community hall and club. Further housing exists to the south of the recreation ground.
- 2.5 Land to the south and west of the site comprises open countryside including existing public footpaths. Fields, hedgerows and planting to the west, separate the site from the built up area of Sydenham.
- 2.6 Radford Semele has a good range of services and facilities including a primary school, early years' nursery, two churches, community hall and social club, recreation ground and play area, village shop, pub, hairdressers and post office. The village is well serviced by public transport, with a frequent bus service half hourly to Leamington Spa which is about a ten minute journey. Details of the facilities and public transport provision are provided in the Transport Assessment accompanying the application.

### **3 Development Proposals**

- 3.1 The planning application comprises an outline application for the development of up to 65 residential properties with access to be considered at outline stage. An illustrative layout plan accompanies the application and shows how the development could be formed. This plan illustrates a development of 63 dwellings including a mix of open market and affordable housing.
- 3.2 Vehicular and pedestrian access is proposed to be taken off Spring Lane. An upgrade to this access has been discussed with the Highway Authority as part of the pre-application discussions. A secondary emergency access is proposed to the west of the site in accordance with discussions with the Fire Service and Highway Authority. The internal road layout proposes a meandering street designed in accordance with recognised design standards, with the first part of the road proposing to be adopted and then narrowing to un-adopted roads providing access to the dwellings to the north and south of the site. This will ensure vehicle speeds are kept low making for a safe and pleasant environment for future residents.
- 3.3 Car parking will 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.
- 3.4 The landscape setting of the development is an important consideration in the design of the proposals. Important trees and hedgerows around the edge of the site will be retained and are incorporated into the proposals, which include for new native woodland and hedgerows around the boundaries offering an attractive natural setting. The illustrative layout shows new soft landscaping to front boundaries of residential properties and a public amenity space provided near to the site entrance to give a welcoming, open aspect to the development. A green walk is envisaged though the site linking the recreation ground to the east and the countryside beyond the site to the west. Overall the landscaping treatment envisaged throughout this development will offer a very pleasant living environment.
- 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 PPS's and PPG's.
- 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 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 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. 27<sup>th</sup> March 2012. Paragraph 215 confirms that in other cases, or 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 Radford Semele within an Area of Restraint where Rural Area policies apply.
- 4.14 Policy RAP1 – is concerned with directing new housing development in the 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 Radford Semele, 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 Policy DAP2 relates to Areas of Restraint and states that development will not be permitted within these areas where it would harm or threaten the generally open nature of the area.
- 4.16 As noted above, and as discussed further in Section 6 of this Statement, RAP1 and DAP2 are key policies relating to the provision of housing and can therefore not be considered as up to date. In line with NPPF they therefore should not form the basis for any decision making in relation to this application.

*Draft Warwick Local Plan*

- 4.17 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.
- 4.18 In 2012, a Preferred Options document was produced which covered all aspects of policy including the preferred level of growth, preferred large development sites and a strategy for housing distribution. In relation to the distribution of housing, it proposed a significant departure from the adopted Local Plan in that it proposed to spread new housing across the district more evenly with villages taking a share of the housing growth as well as the major towns. Radford Semele was identified as a Category 1 Village where approximately 100 houses would be provided.
- 4.19 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. Of note this 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.
- 4.20 Once completions and existing commitments etc. have been taken into account, the result of the June 2013 revised requirement is that Warwick District needs to identify additional land for some 6,622 new homes over the plan period. Within this document, Radford Semele is categorised as a Primary Service Village where between 100 and 150 houses will be provided.



- 4.21 As part of the Local Plan Review, WDC has recently consulted on a document entitled 'Village Housing Options and Settlement Boundaries'. Within this document, at Radford Semele, the Council has put forward a preferred option for growth at Land east of Church Lane (to the north of the village) that has a capacity for 100 dwellings. The document also outlines an indicative new settlement boundary for the village which includes land to the north of the settlement encompassing the preferred option site, but otherwise excluding all other potential growth options.
- 4.22 Within the evidence base to the Village Housing Options document, an assessment has been made of the A.C. Lloyd site south west of Radford Semele to which this application relates. To summarise, this site was discounted by WDC as a housing option because of a perceived (but not qualified) impact on the main village and because of the potential to encourage coalescence of settlements. A.C. Lloyd submitted representations to this document and objected to the site not being allocated for residential development given the clear suitability of the site, and evidence was provided in support of this.

### ***Supplementary Planning and other relevant Documents***

#### *Residential Design Guide – 2008*

- 4.23 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.

4.24 The document also provides 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*

4.25 The SPD expands on the 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*

4.26 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*

4.27 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.

4.28 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.

4.29 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*

4.30 In July 2013 WDC published its assessment of housing land supply. This identified that there was only 2.8 years worth of supply. This has recently been confirmed in the February 2014 Annual Monitoring Report.

**Policy Review Conclusions**

4.31 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 need to ensure good quality design and protection and enhancement of the environment;
- The absence of any up to date Local Plan policies relating to the provision of new housing;
- A serious shortfall in housing land supply, well below the 5 year requirement.

## **5 Pre-Application Consultation**

- 5.1 In preparing this planning application the applicant has undertaken various pre-application consultations with the relevant stakeholders.
- 5.2 Firstly, in relation to WDC, the applicants submitted an Environmental Impact Assessment (EIA) screening letter setting out the proposals for the site and requesting confirmation as to whether formal EIA would be required. WDC advised that formal pre-application discussions were not being given priority at the present time due to resource pressures but did however confirm that no formal EIA would be required.
- 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 heritage assessment.
- 5.4 With regard to the local community, the applicant has undertaken a public consultation exercise. This event was advertised through a letter drop to residents of Radford Semele village. The event took place on 4<sup>th</sup> February 2014, and was attended by around 100 local residents. 66 written responses were received. The results of this consultation were mixed. 18 people expressed support for residential development on the site whilst 48 people were against or raised issues of concern.
- 5.5 The recurrent points raised by those against the development related to concern over increased traffic on School Lane, concern over the village merging with Sydenham and loss of views from properties backing onto the site. Concern was also raised that local amenities and utilities would be overloaded.
- 5.6 Key points raised by those expressing support for the development were that the site is the best option in the village for additional housing being so close to village amenities and the school, avoiding people having to cross the main road. Comment was also made that they were pleased to see a local developer and that attractive housing was being proposed.
- 5.7 In direct response to the various consultations, there are recurring themes that have been raised as points of concern. These mainly relate to the increased traffic on School Lane, landscape impact and drainage. Our response to these issues is set out in detail in Section 6 of this Statement.

## 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;
- 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 NPPF is the need to provide sustainable development and to urgently boost the supply of land for housing. In order to achieve this 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 housing supply with only 2.8 years worth of sites available. In such circumstances, paragraph 49 of 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 policy context means that WDLP policies RAP1 (Development in Rural Areas) and DAP2 (Areas of Restraint) are no longer up to date as they have a particular relevance to the supply of housing provision. This has been recognised and accepted by WDC elsewhere across the District in recent decision making. WDC has allocated sites for housing within the 2013 Revised Development Strategy that are located within the countryside and within ADR. WDC has also recently granted planning permissions for housing in the countryside and within ADR, for example at Woodside Farm (Application ref W13/1207). In doing so the Council has recognised that ADR must be regularly reviewed to accommodate housing needs and furthermore, it was recognised at Woodside Farm that the need for new housing within the District outweighs ADR designations within Policy DAP2.
- 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 Radford Semele 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 Primary Service Village where between 100-150 houses will be provided. Whilst these housing figures have yet to be tested at inquiry, what is clear is that the village is considered a sustainable location for additional development.
- 6.9 With regard to the site itself, it is considered to be the best placed site within the village in terms of its proximity to community facilities and services. It lies immediately next to the sports ground/play ground and associated community hall and club. It is also within very easy walking distance to the primary school on School Lane and the local shops and church on Spring Lane. It is also within easy walking distance of the bus stops. This is an issue that was recognised by the public during the consultation exercise.
- 6.10 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 below.

## **Environmental and Transport Considerations**

- 6.11 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, Archaeology, Flood Risk 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.
- 6.12 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 with excellent linkages to the existing settlement and the public footpath network that will integrate well within the existing settlement pattern and provide a sustainable extension to the existing community.
- 6.13 A Landscape and Visual Impact Assessment has been undertaken as part of the development preparation. This concludes that at present the character of the countryside to the south and west of Radford Semele is currently adversely affected by the hard edge of the village caused by the unscreened rear elevation of the last line of houses developed on the ridge line. Should the proposed development be permitted, the hard edge will be softened by the flexible form of development layout, by ground modelling and by the associated generous landscape proposals along the development edges and through the centre of the site. Furthermore, the development of the site would form a natural 'rounding off' of the village boundaries and would not compromise the open nature of the area nor reduce the minimum width of the green wedge between the settlements of Radford Semele and Sydenham. The analysis that has been undertaken confirms that planning permission should not be refused for reasons of adverse effects on landscape character or visual amenity.
- 6.14 In respect of Transport, the accompanying Transport Assessment identifies that the site is situated in a sustainable location and 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 adverse impact upon the operation of the adjacent highway network.
- 6.15 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.



- 6.16 An Archaeological Assessment including a geophysical study has been undertaken by Prospect Archaeology. This has found that the potential for archaeological remains is low. If planning permission is approved, the report recommends that a planning condition is included requiring a limited programme of intrusive investigation is undertaken.
- 6.17 A Flood Risk Assessment and drainage report has been submitted with the application. This shows that the site is at no risk of flooding and the surface water drainage can be managed to ensure that the development will not increase the risk of flooding elsewhere. Foul water disposal will be via the existing adopted Severn Trent Sewers.
- 6.18 In respect of Ecological considerations, the accompanying Ecological Assessment has shown that the habitat value of the area is very poor for wildlife. Whilst the area includes some features of rank grassland and occasional mature trees, habitat quality, diversity and extent of these features is insufficient to support anything the more widespread features. Habitat connectivity is moderately poor although the network of a robust although gappy hedgerow with trees provides a continuity of marginal woodland habitat around the site. Overall, the proposed development will have minimal direct impact on any habitat apart from the arable land and there are opportunities for habitat enhancement within and around the perimeters of the site.

### **Planning Obligations**

- 6.19 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.

### **Sustainability**

- 6.20 Sustainable development is at the heart of government planning policy as set out in the NPPF. Paragraph 7 of 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.
- 6.21 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.

- 6.22 With regard to the social role, the new housing proposed would provide a range of unit sizes ranging from 2 bedroom dwellings through to 4 bedroom family houses, 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.
- 6.23 In terms of the environment, the development is located close to the heart of the village where the need to travel by car to use local facilities will be minimised. Indeed it is considered that there is no other site in the village that provides such a convenient location to access the school, sports and social facilities that the village provides. Radford Semele itself is recognised as a sustainable location, being one of the larger and better serviced villages in the District that accommodates a range of facilities including primary education, sports facilities, churches, pub and shops.
- 6.24 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.
- 6.25 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.
- 6.26 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**

- 6.27 The above 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 Spring Lane, Radford Semele.
- 7.2 The site comprises approximately 3.37 hectares of agricultural land and is identified on the Site Location Plan accompanying the application. It is located on the south western edge of the village. The site is accessed off Spring Lane which is connected to School Lane and in turn to the A425 Southam Road, a main route into Leamington Spa.
- 7.3 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 Radford Semele as a suitable location to meet future housing needs with a current indication that it should provide between 100 and 150 houses.
- 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.