



Enquiries to:
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Date: 21st August 2026

Our Ref: MM

Dear Sir/Madam,

A meeting of the **PLANNING APPLICATIONS COMMITTEE** will be held in the Council Chamber, Town Hall, Nuneaton on **Tuesday 1st September 2026 at 6.00p.m.**

Public Consultation on planning applications will commence at 6.00pm (see Agenda Item No. 6 for clarification).

Yours faithfully,

TOM SHARDLOW

Chief Executive

To: All Members of the Planning
Applications Committee

Councillors: K. Wilson (Chair),
L. Cvetkovic (Vice-Chair), D. Boughan,
S. Carvell, B. Hancox, P. Hickling,
K. Kondakor, S. Markham, C. Morris,
P. Smith and T. Venson.

The Council is committed to providing a safe and respectful environment for our employees, customers and elected members. As such, please be advised that any form of abuse, aggression, or disrespectful behaviour towards our team will not be tolerated under any circumstances.

AGENDA

PART I - PUBLIC BUSINESS

1. **EVACUATION PROCEDURE**

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside Lloyds Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

2. **APOLOGIES** - To receive apologies for absence from the meeting.

3. **MINUTES** - To confirm the minutes of the meeting held on 21st July 2026, attached (**Page 5**).

4. **DECLARATIONS OF INTEREST**

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non-pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made so that interests that are declared regularly by members can be viewed in a schedule on the Council website ([Councillor Schedule of Declarations of Interests for Meetings](#)). Any interest noted in the schedule on the website will be deemed to have been declared and will be minuted as such by the Democratic Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule.

There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room, the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.

2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring Officer immediately prior to the meeting). The existence and

nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

5. DECLARATIONS OF CONTACT

Members are reminded that contacts about any Planning Applications on this agenda must be declared before the application is considered.

6. APPLICATIONS FOR PLANNING PERMISSION ON WHICH THE PUBLIC HAVE INDICATED A DESIRE TO SPEAK. EACH SPEAKER WILL BE ALLOWED 3 MINUTES ONLY TO MAKE THEIR POINTS – the report of the Head of Development Control, attached (**Page 7**).

Members of the public will be given three minutes to speak on a particular item and this is strictly timed. The chair will inform all public speakers that: their comments must be limited to addressing issues raised in the agenda item under consideration: and that any departure from the item will not be tolerated.

The Chair may interrupt the speaker if they start discussing other matters which are not related to the item, or the speaker uses threatening or inappropriate language towards Councillors or Officers and if after a warning issued by the chair, the speaker persists, they will be asked to stop speaking by the Chair. The Chair will advise the speaker that, having ignored the warning, the speaker's opportunity to speak to the current or other items on the agenda may not be allowed. In this eventuality, the Chair has discretion to exclude the speaker from speaking further on the item under consideration or other items of the agenda.

7. APPLICATIONS FOR PLANNING PERMISSION ON WHICH NO MEMBER OF THE PUBLIC HAS INDICATED A DESIRE TO SPEAK – the report of the Head of Development Control.
8. ANY OTHER ITEMS which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified).

PART 2 - PRIVATE BUSINESS

9. EXCLUSION OF PUBLIC AND PRESS
Under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting during consideration of the following item, it being likely that there would be disclosure of exempt information of the description specified in paragraph 12 of Part I of Schedule 12A to the Act.
10. 212 HIGHAM LANE, NUNEATON, CV11 6AS – report of the Head of Development Control.

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

21st July 2026

A meeting of the Planning Applications Committee was held in the Town Hall, Nuneaton on Tuesday, 21st July 2026.

Present

Councillor K. Wilson (Chair)

Councillors: L. Cvetkovic (Vice-Chair), S. Carvell, D. Boughan, B. Hancox,
P. Hickling, K. Kondakor, S. Markham, C. Morris and T. Venson

Apologies: Councillor J. Bartlett.

PLA5 **Minutes**

RESOLVED that the minutes of the meeting held on the 26th May 2026 be approved, and signed by the Chair.

PLA6 **Declarations of Interest**

Councillors S. Carvell and D. Boughan both declared prejudicial/pre-determination in relation to application 041303 and will therefore not take part in the discussion or vote on this item.

The Chair declared he had been involved with applications 041303 and 041347 in the past, relating to negotiations for previous applications and in his previous roles as Leader of the Council and Portfolio Holder. He confirmed that this was not a prejudicial interest and he had no pre-determination in relation to either item.

RESOLVED that the declarations of interests are as set out above in addition to those set out in the Schedule that can be found on the Council's website - [\(Councillor Schedule of Declarations of Interests for Meetings\)](#).

PLA7 **Declarations of Contact**

An email from a resident which contained photographs was forwarded to all Committee Members via Democratic Services in relation to application 041247.

Councillor S. Markham and the Chair declared that they had been contacted by residents in relation to applications 041303 and 041247, but confirmed they had given an opinion or an indication how they would vote.

Councillor S. Carvell declared that he had previously met with a resident in relation to application 041247, but confirmed that he had not given an opinion or an indication how he would vote.

IN PUBLIC SESSION

PLA8 **Planning Applications**

(Note: Names of the members of the public who submitted statements or spoke are recorded in the Schedule).

RESOLVED that decisions made on applications for planning permission are as shown in the attached schedule, for the reasons and with the conditions set out in the report and addendum, unless stated otherwise.

Chair

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND
RELATED MATTERS REFERRED TO IN MINUTE PLA8 OF THE PLANNING
APPLICATIONS COMMITTEE ON 21ST JULY 2026

1. 041303 – Site 64c001 - Golf Drive Nuneaton Warwickshire

Applicant – Michaela Corbett

Public Speakers:	Mr Allen Gilbey	(Objector)
	Mr Frederick Frempong	(Consultant for Applicant)
	Councillor S. Carvell	(NBBC Councillor)
	Councillor D. Boughan	(NBBC Councillor)

As Councillors S. Carvell and D. Boughan had declared a prejudicial interest/pre-determination in relation to this item, they were able to make a statement as a public speaker, but they did not take part in the discussion or vote in relation to this item.

DECISION that this application be deferred to a September Planning Applications Committee meeting to allow for:

- a) a Warwickshire County Council Transport Highways Officer being asked to attend to give a presentation to Members on the modelling and explaining what is and isn't significant, whether Traffic Regulation Orders have been/will be considered, and to explain safe crossing points; and
- b) the Chair to write to the Warwickshire County Council Transport Portfolio Holder on behalf of the Committee to express disappointment in the lack of WCC Highways Officer attendance at meetings and ask for their support in requesting relevant Officers to attend Planning Application Committee meetings where required, and to expedite the process in relation to this application.

2. 041247 – 164 Woodlands Road, Bedworth, Warwickshire, CV12 0AD

Applicant – Mrs Nicola Lea

Public Speaker:	Mr Bradley Smith	(Objector)
	Mr Karl Mayer	(Objector)
	Mrs Nicola Lea (A R Cartwright Ltd)	(Applicant)

DECISION that this application be deferred to the 1st September 2026 Planning Applications Committee to allow for Planning Application Committee Members to attend a site visit and get more information at the next meeting which will allow them to:

- a) consider the impact of the application on wildlife and the environment,
- b) obtain and consider relevant flood risk information, including surface water run off,
- c) consider the topography of the application site; and
- d) receive more information about the ditch, including the ownership of the ditch, future ditch maintenance and the course of the ditch.

3. 041347 – Site 51A025 - Vicarage Street Nuneaton (Church Street Shops & Justice Walk Car Park).

Applicant – Warwickshire Property and Development Group

DECISION that the report be noted.

Planning Applications Committee
1st September 2026

Agenda Item Index

Previously Considered Deferred Items

Item No.	Reference	Ward	Address	Page No.
1.	041303	WH	Site 64C001 – Golf Drive, Nuneaton	8

Wards:					
AR	Arbury	EA	Eastboro	SL	Slough
AT	Attleborough	EX	Exhall	SM	St Marys
BE	Bede	GC	Galley Common	SN	St Nicolas
BU	Bulkington	HE	Heath	SE	Stockingford East
CH	Camp Hill	MI	Milby	SW	Stockingford West
CC	Chilvers Coton	PO	Poplar	WE	Weddington
				WH	Whitestone

PREVIOUSLY DEFERRED ITEM

Item No. 1

REFERENCE No. 041303

Site Address: Site 64c001 - Golf Drive Nuneaton Warwickshire

Description of Development: Application for variation of condition 33 (amendment to trigger point of junction signalisation scheme from occupation of 150th dwelling to occupation of 225th dwelling and to be in accordance with the Golf Drive General Arrangement Option 10 plan (following grant of planning permission 037112 as amended by 040022)

Applicant: Michaela Corbett

Ward: WH

RECOMMENDATION:

Planning Applications Committee is recommended to grant planning permission, subject to the conditions printed.

Reasons for the Deferral

This application was previously heard at Planning Applications Committee 21st July 2026. The application was deferred to allow for:

- a) a Warwickshire County Council Transport Highways Officer being asked to attend to give a presentation to Members on the modelling and explaining what is and isn't significant, whether Traffic Regulation Orders have been/will be considered, and to explain safe crossing points; and
- b) the Chair to write to the Warwickshire County Council Transport Portfolio Holder on behalf of the Committee to express disappointment in the lack of WCC Highways Officer attendance at meetings and ask for their support in requesting relevant Officers to attend Planning Application Committee meetings where required, and to expedite the process in relation to this application.

INTRODUCTION:

This application seeks to vary condition 33 following grant of planning permission 037112 as amended by 040022 at Site 64c001 - Golf Drive Golf Drive Nuneaton Warwickshire. Condition 33 relates to the trigger point for a junction signalisation scheme as proposed at the Lutterworth Road and Golf Drive junction. The condition at present would require the junction improvements to be carried out prior to the occupation of the 150th dwelling; this application seeks to amend this trigger point to prior to the occupation of the 225th dwelling. In addition, the condition is to be updated to correctly reference the most up-to-date junction improvement plan.

BACKGROUND:

This application is being reported to Committee as it has received more than 15 valid objections.

RELEVANT PLANNING HISTORY:

- 041772 - Application for variation of conditions 5 and 32 following grant of planning permission 037112 (as amended by 040022) to show alterations to the position of plots and amendments to house types. Pending consideration
- 041737 - Application for variation of condition 5 relating to approved schedule of plans and condition 32 following grant of planning permission 037112 (as amended by 040022). Pending consideration
- 041550 - Full application for a community hall (use class F2) relating to obligations within the S106 agreement attached to ref. 037112 (as amended by ref. 040022). Pending consideration
- 041082 - Non-material amendment relating to relocation of affordable/ open market dwellings (following approval of 040022). House types and housing mix themselves to remain as per 040022. Approved 08/08/2025
- 040979 - Non material application relating to proposed tenure swaps to some plots, additional parking spaces to plots, amended turning head to plot 208, repositioning of garages to 3 no. plots plus amendments to on plot landscaping (following approval of application 037112 amended by 040022). Refused 21/05/2025
- 040022 - Application for the variation of conditions 5 and 32 of planning permission 037112 to show alterations to the positioning of 25 plots, alignment of the carriageway and additional landscaping. Conditional approved granted 09/05/2024
- 037112 - Hybrid planning application for (i) full planning application for 621 no. dwellings (Use Class C3), vehicular access from Golf Drive and Wentworth Drive, pedestrian and cycle access from Juliet Close, landscaping, open space, drainage and all other ancillary and enabling works and (ii) outline planning application (including access from internal site roads) for a site of 0.8ha comprising a community hall (Use Class D1) and a health centre (Use Class D1). Conditional approved granted 01/03/2022

RELEVANT PLANNING POLICIES:

As required by Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development shall be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan for the area relevant to this application is the Nuneaton and Bedworth Borough Plan Review (2021-2039), adopted in December 2025

- Policies in the Borough Plan Review 2021-2039 (2025):
 - o DS1 – Delivering Sustainable Development
 - o DS2 – Settlement Hierarchy and Roles
 - o DS3 – Overall Development needs
 - o DS4 – Residential Allocations
 - o BE3 – Sustainable Design and Construction
- Sustainable Design and Construction SPD 2026.
- Transport Demand Management Matters SPD 2026.
- National Policy Planning Framework (NPPF) 2026.
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

WCC Highways

CONSULTATION RESPONSES:

No objection from:

WCC Highways

NEIGHBOURS NOTIFIED:

5-10 (inc.) Aysgarth Close. 46, 56, 64 Fairway. "Gorse Farm Cottage", "Hill Farm", 1, 25, 36, 38, 42, 44, 46-59 (inc.), 61-79 (odds inc.), 80-88 (inc.), 90-104 (inc.) and 107 Golf Drive. 1-25 (odds inc.), 26, 27, 29 Hamlet Close. 38, 40, 48 Hathaway Drive. 15 Hebden Way. 12-16 (inc.), 19 & 20 Ingleton Close. 15, 17, 20 & 22 Juliet Close. 4-9 (inc.) Leyburn Close. 8-14 (inc.) Malham Close. Marrons Planning 1 Meriden South Meridian Business Park. 1, 2-28 (evens inc.) Oberon Close. 79 Pallett Drive. 1, 2, 3-19 (odds inc.), 101 Shakespeare Drive. 17-53 (odds inc.) St Andrews Drive. 28 Stonewall Crescent. Wheatcroft Farm The Long Shoot. 13, 46, 110-136 (evens inc.) Wenworth Drive.

Neighbouring properties were sent letters notifying them of the proposed development on 31st October 2025, 8th January 2026, 2nd April 2026 and 5th June 2026. A site notice was erected on street furniture on 5th November 2025, 14th January 2026, 21st April 2026 and 3rd June 2026. The application was advertised in The Nuneaton News on 5th November 2025, 14th January 2026, 22nd April 2026 and 17th June 2026.

NEIGHBOUR RESPONSES:

There have been 78 objections from 50 addresses as well as 3 objections with no address provided. The comments are summarised below:

1. The proposed development/ houses will result in additional traffic
2. The road and junctions are already congested and will be made worse by the housing development
3. The road improvements as per Condition 33 are required for safety reasons
4. Road traffic and on-street car parking is already an issue
5. Traffic from the development will increase demand before mitigation is in place
6. Safety concerns in relation to traffic from vehicles including construction vehicles
7. There shouldn't be a need for further delays to road infrastructure given the date of determination was 2022
8. The reason for the delays have not been provided
9. There has been an increase in traffic in the area since the application was approved in 2022 and therefore no further delays should be allowed
10. The proposed delays will lead to road traffic accidents/ collisions, particularly at peak times
11. The junction is already operating over capacity; the junction is unsuitable at present due to poor visibility
12. Impact on pedestrian safety due to busy junction and lack of crossing points
13. The area is already over-developed with a lack of services and infrastructure

There have been 8 letters of neutral comments received from 2 addresses and 2 neutral comments received with no address provided.

APPRAISAL:

The key issues to assess in the determination of this application are;

1. The principle of the development and impact on highway safety
2. Conclusion

1.

2. The Principle of Development and Impact on Highway Safety

1.1 The hybrid application reference 037112 was considered and consent was subsequently granted for a full planning application for 621 no. dwellings (Use Class C3) including vehicular access from Golf Drive and Wentworth Drive and associated development as well as for an outline planning application (including access from internal site roads) for a site of 0.8ha comprising a community hall (Use Class D1) and a health centre (Use Class D1). At that time, Policy DS5 of the Borough Plan set out sites allocated for residential development in the Borough Plan, of which this site fell within the residential site allocation known as HSG9. One of the key development principles of HSG9 was:

- Financial contributions towards borough-wide strategic highway infrastructure works identified within the A4254 corridor, including the B4114 Lutterworth Road corridor.

1.2 When the application was originally assessed, a Transport Assessment and modelling works were submitted to assess the traffic impact of the development on the local and strategic highway network. The assessment included a number of junctions including Golf Drive and Lutterworth Road. The assessment assessed trip generation, trip distribution and queueing at the junctions. This was reviewed by WCC Highways as the Highway Authority who confirmed that, subject to mitigation works, the development related traffic impacts could be safely accommodated on the network without severe impacts. On this basis, Condition 33 was included as part of the decision which at present is as follows:

33. Prior to the occupation of 150 dwellings a signalisation scheme shall be implemented at the Golf Drive/B4112/B4114 junction in general accordance with details shown on the Golf Drive Access Arrangement Plan (Plan no. 75002 P01) received by the Council on 4th November 2020 or as superseded by the Section 278 Technical Approval process.

1.3 This application has been submitted as there have been delays between Taylor Wimpey as the housing developer and WCC Highways in terms of agreeing the General Arrangement of the junction. Consultations between Taylor Wimpey and the highway authority in relation to the agreement required pursuant to Section 278 of the Highways Act 1990 are still on-going. At the current build out rate, it is likely that 150 occupations may be exceeded before the signal junction is implemented. The

applicant has confirmed as of 12th August 2026, there have been 87 legal completions, and it has been stated it is envisaged 150 dwellings would be occupied by early 2027.

1.4 Firstly, it has become clear that the Golf Drive Access Arrangement Plan (Plan no. 75002 P01) as per the above original condition does not relate to the junction at Golf Drive/ Lutterworth Road. As such, this application seeks consent to update the wording of the condition to reference the correct junction. The plan to be considered is the most up-to-date junction improvement plan which is S278 General Arrangement Plan Option 10 (drawing number 067320-CUR-XX-XX-DR-C-95030 Rev. P01). This plan has been reviewed by the highway authority who have offered no objections to the use of this plan forming part of the condition.

1.5 The other amendment to this condition is to amend the trigger point for the implementation of the junction from prior to the occupation of 150 dwellings to prior to occupation of 225 dwellings. It should be noted that the initial proposal sought to amend this to prior to the occupation of the 300th dwelling, however, this has since been reduced to 225 dwellings based on updated Transport Note and an accompanying microsimulation modelling.

1.6 The Transport Note and modelling has been reviewed by the Highway Authority who have stated that, based on the findings, the network would not be able to operate satisfactorily at the occupation of 300 dwellings without the improvement scheme being in place. The modelling indicates an unacceptable increase in journey times and queue lengths, particularly along Lutterworth Road at the 300 dwelling scenario. Furthermore, as the development progresses, pedestrian activity will increase, yet necessary pedestrian safety improvements at the junction will remain absent in the absence of the highway scheme.

1.7 The Highway Authority, however, have confirmed that they would be willing to support a moderate increase of 75 additional dwellings, allowing a total of 225 dwellings to be occupied prior to the highway improvement scheme being fully delivered and operational. This moderate increase would not result in significant adverse impacts on the highway network.

1.8 Policy TR6: Assessment Transport Impacts of the NPPF (2026) states:
4. Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of growth. This applies both during the construction phase and following completion.

Based on the response from the Highway Authority, the occupation of 225 dwellings would not result in an unacceptable impact on highway safety and therefore, as per Policy TR6 Paragraph 4, the development should not be prevented or refused on highways grounds.

1.9 The amended condition shall therefore be read as -

Prior to the occupation of the 225th dwelling, the signalisation scheme at the Golf Drive/B4112/B4114 junction shall be completed and brought into operation in general accordance with the S278 General Arrangement Plan Option 10 (drawing number 067320-CUR-XX-XX-DR-C-95030 Rev. P01) received by the Council on 3rd June 2026, or as superseded through the Section 278 Technical Approval process.

1.10 It should be noted that the wording of the condition has been updated slightly from the original condition and the condition considered by Planning Committee on 21st July 2026. This is due to there being some confusion by members as to how the condition would ensure that the signalisation scheme is fully built and operational by the trigger of 225 dwellings. The condition now explicitly states that the signalisation scheme shall be both completed and brought into operation before the occupation of 225 dwellings.

1.11 As shown on the S278 General Arrangement Plan Option 10 plan, the proposed scheme would replace the existing double mini-roundabout with a signal-controlled junction. The scheme also includes the provision of two lanes on three of the four junction arms to accommodate separate left/straight ahead and right-turn movements. Whilst the plan indicates the proposed stop line positions, the precise location of signal heads and other detailed design elements are not shown at this stage. This is considered acceptable, as such details are typically finalised through the Road Safety Audit and Section 278 Technical Approval processes with the Highway Authority. The principle of the proposed junction alterations was previously assessed and accepted under the original application, and the Highway Authority has raised no objection to the amended condition or the continued progression of the scheme through the Section 278 process. The amended condition also allows for any subsequent refinements to the design through the Technical Approval process, provided that the approved signalisation scheme is fully implemented prior to the occupation of 225 dwellings.

1.12 On balance, the principle of the development has already been considered following approval of the hybrid application. An updated Transport Assessment and modelling works have been carried out which demonstrate that the originally proposed increase to allow for 300 dwellings to be occupied would result in unacceptable increases in journey times and queue lengths. WCC Highways are willing to accept a small increase of 75 additional dwellings (225 overall) to be occupied before the works are completed. On this basis, they have no objections and state that the moderate increase as proposed would not result in significant adverse impacts on the highway network. Overall the principle of the development and impact on highway safety are considered to be acceptable as per the amended condition.

3. Conclusion

2.1 In reaching a recommendation on this application, consideration has been given to the Borough Plan Review as the adopted Development Plan, the provisions of the NPPF (2026), the technical highway evidence submitted in support of the proposed variation to Condition 33 and also the response from the Highway Authority in its capacity as statutory consultee.

2.2 The principle of the wider residential development has already been established through the approved hybrid application, including the requirement for highway mitigation works associated with the B4114 Lutterworth Road corridor. Updated transport evidence submitted in support of this application demonstrates that allowing occupation up to 300 dwellings prior to delivery of the junction improvements would result in unacceptable impacts on the operation of the highway network. However, the Highway Authority has confirmed that a limited increase to 225 dwellings being occupied by the time of the completion of the junction improvements works would not result in severe adverse impacts on the transport network or an unacceptable impact on highway safety.

2.3 The proposed amendment to Condition 33 would provide sufficient flexibility to enable the ongoing Section 278 process to be completed whilst ensuring that the required highway mitigation is delivered at an appropriate stage of the development. Subject to the amended wording of the condition, the proposal is considered to accord with the relevant provisions of the NPPF and the adopted Development Plan. Accordingly, it is recommended that planning permission be granted subject to conditions, including a reworded condition replacing Condition 33 of planning permission 037112 (as amended), noting that condition numbering within the new permission may differ.

REASONS FOR APPROVAL:

Having regard to the adopted Development Plan, the National Planning Policy Framework (2024), the submitted highway evidence, and the consultation response from the Highway Authority, it is considered that the proposed variation to Condition 33 would not result in unacceptable highway safety impacts or severe impacts on the local highway network. Subject to the amended condition, the proposal is considered acceptable and accords with the relevant policies of the development plan.

SCHEDULE OF CONDITIONS:

Conditions relating to the outline element of the original hybrid permission, including the reserved matters submission timeframe, are not carried forward as part of this Section 73 permission as the relevant time period for the submission of reserved matters expired on 1st March 2026 and those conditions no longer have operative effect. The condition to be amended as a result of this application is now listed as below as condition 31.

1. In the case of the full element, the development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which permission 037112 was granted.
2. The development to which the outline element relates must be begun not later than the expiration of two years from the final approval of all reserved matters.
3. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date Received
Site Location Plan	P01 Rev A	20 th December 2023
Site Layout	P001 Rev LL	19 th April 2024
Tenure Allocation Plan	P003 Rev H	19 th April 2024
Access Treatment Plan	75001 P03	4 th August 2020
Golf Drive Access Arrangement	75002 P01	4 th November 2020
Highways General Arrangement	3836-130-1D Rev H	19 th April 2024
Highways General Arrangement	3836-130-2D Rev H	19 th April 2024
Visibility Splays (1 of 4)	3836-106-1L Rev L	19 th April 2024
Visibility Splays (2 of 4)	3836-106-2M Rev M	19 th April 2024
Visibility Splays (3 of 4)	3836-106-3J Rev J	19 th April 2024
Visibility Splays (4 of 4)	3836-106-4J Rev J	19 th April 2024
Kerb Detail Layout (1 of 2)	3836-108-01 Rev H	19 th April 2024
Kerb Detail Layout (2 of 2)	3836-108-02 Rev J	19 th April 2024
Pedestrian Visibility Splays	3836-106-3 Rev G	20 th December 2023
Pedestrian Visibility Splays	3836-106-4 Rev G	20 th December 2023
Traffic Calming Features	3836-131 Rev G	19 th April 2024
Bus Route Tracking	TWM_20148/VT/001 Rev E	20 th December 2023
Refuse Vehicle Tracking Sheet 1	TWM_20148/VT/002.1 Rev D	5 th February 2021
Refuse Vehicle Tracking Sheet 2	TWM_20148/VT/002.2 Rev G	19 th April 2024
Refuse Vehicle Tracking Sheet 3	TWM_20148/VT/002.3 Rev G	19 th April 2024
Refuse Vehicle Tracking Sheet 4	TWM_20148/VT/002.4 Rev F	19 th April 2024
Refuse Vehicle Tracking Sheet 5	TWM_20148/VT/002.5 Rev A	5 th February 2021
Refuse Vehicle Tracking Sheet 6	TWM_20148/VT/002.6 Rev C	19 th April 2024
Refuse Vehicle Tracking Sheet 7	TWM_20148/VT/002 Rev C	19 th April 2024
Refuse Vehicle Tracking Sheet 8	TWM_20148/VT/002 Rev C	19 th April 2024
MPV Vehicle Tracking Sheet 1	TWM_20148/VT/005.1 Rev D	12 th February 2021
MPV Vehicle Tracking Sheet 2	TWM_20148/VT/005.2 Rev G	19 th April 2024
MPV Vehicle Tracking Sheet 3	TWM_20148/VT/005.3 Rev H	19 th April 2024
MPV Vehicle Tracking Sheet 4	TWM_20148/VT/005.4 Rev F	19 th April 2024
Farm Access Tracking	TWM_20148/VT/008 Rev B	19 th April 2024
Fire Tender Tracking Sheet 1	TWM_20148/VT/003.1 Rev B	13 th January 2021
Fire Tender Tracking Sheet 2	TWM_20148/VT/003.2 Rev E	19 th April 2024

Fire Tender Tracking Sheet 3	TWM_20148/VT/003.3 Rev E	19 th April 2024
Fire Tender Tracking Sheet 4	TWM_20148/VT/003.4 Rev E	19 th April 2024
Fire Tender Tracking Sheet 5	TWM_20148/VT/003.5 Rev D	19 th April 2024
Boundary Treatments Plan	P002 Rev Y	19 th April 2024
Landscape Framework Plan	001 Rev O	10 th February 2021
Landscape Framework Plan	002 Rev O	10 th February 2021
Engineering Layout (1 of 9)	3836-110 AF	19 th April 2024
Engineering Layout (2 of 9)	3836-110 2X	20 th December 2023
Engineering Layout (3 of 9)	3836-110 3X	20 th December 2023
Engineering Layout (4 of 9)	3836-110 4AF	19 th April 2024
Engineering Layout (5 of 9)	3836-110 5Z	20 th December 2023
Engineering Layout (6 of 9)	3836-110 6AD	19 th April 2024
Engineering Layout (7 of 9)	3836-110 7X	20 th December 2023
Engineering Layout (8 of 9)	3836-110 8AA	19 th April 2024
Engineering Layout (9 of 9)	3836-110 9X	20 th December 2023
POS Soft Landscape Proposals	130 Rev B	20 th December 2023
POS Soft Landscape Proposals	131 Rev B	20 th December 2023
POS Soft Landscape Proposals	132 Rev B	20 th December 2023
POS Soft Landscape Proposals	133 Rev B	20 th December 2023
POS Soft Landscape Proposals	134 Rev B	20 th December 2023
POS Soft Landscape Proposals	135 Rev B	20 th December 2023
POS Soft Landscape Proposals	136 Rev B	20 th December 2023
POS Soft Landscape Proposals	137 Rev B	20 th December 2023
POS Soft Landscape Proposals	138 Rev B	20 th December 2023
POS Soft Landscape Proposals	139 Rev B	20 th December 2023
POS Soft Landscape Proposals	140 Rev B	20 th December 2023
POS Soft Landscape Proposals	141 Rev B	20 th December 2023
POS Soft Landscape Proposals	142 Rev C	20 th December 2023
POS Soft Landscape Proposals	143 Rev C	20 th December 2023
POS Soft Landscape Proposals	144 Rev C	20 th December 2023
POS Soft Landscape Proposals	145 Rev C	10 th January 2024
POS Soft Landscape Proposals	146 Rev D	10 th January 2024
POS Soft Landscape Proposals	147 Rev D	10 th January 2024
POS Soft Landscape Proposals	148 Rev D	10 th January 2024
POS Soft Landscape Proposals	149 Rev C	10 th January 2024
POS Soft Landscape Proposals	150 Rev C	10 th January 2024
Soft Landscaping 1 of 6	108 1&2 Rev I	24 th April 2024
Soft Landscaping 2 of 6	109 Rev I	24 th April 2024
Soft Landscaping 3 of 6	110 1&2 Rev J	24 th April 2024
Soft Landscaping 4 of 6	110 3 Rev F	20 th December 2023
Soft Landscaping 5 of 6	110 4 Rev F	20 th December 2023
Soft Landscaping 6 of 6	110 5 Rev J	24 th April 2024
Habitat Plan	006 Rev B	10 th February 2021
Habitat Plan	007 Rev B	10 th February 2021
Longitudinal Sections Sheet 1	3836-111-1 Rev M	20 th December 2023
Longitudinal Sections Sheet 2	3836-111-2 Rev L	20 th December 2023
Longitudinal Sections Sheet 3	3836-111-3 Rev N	20 th December 2023

Longitudinal Sections Sheet 4	3836-111-4 Rev L	20 th December 2023
Longitudinal Sections Sheet 5	3836-111-5 Rev L	20 th December 2023
Longitudinal Sections Sheet 6	3836-111-6 Rev K	20 th December 2023
Housetype - AA11 Elevations	20148-AA11S-EL3 Rev B	8 th September 2020
Housetype - AA11 Floor Plans	20148-AA11S-FP Rev B	8 th September 2020
Housetype - NT30 Ardale Elevations (A)	20148-NT30-EL1 Rev A	27 th August 2020
Housetype - NT30 Ardale Elevations (B)	20148-NT30-EL2	23 rd April 2020
Housetype - NT30 Ardale Elevations (C)	20148-NT30-EL3	23 rd April 2020
Housetype - NT30 Ardale Floor Plans	20148-NT30-FP	23 rd April 2020
Housetype - NA20 Ashenford Elevations (A)	20148-NA20-EL1	23 rd april 2020
Housetype - NA20 Ashenford Elevations (B)	20148-NA20-EL2 Rev A	27 th August 2020
Housetype - NA20 Ashenford Elevations (C)	20148-NA20-EL3 Rev A	27 th August 2020
Housetype - NA20 Ashenford Floor Plans	20148-NA20-FP	23 rd April 2020
Housetype - NA21 Beauford Elevations (A)	20148-NA21-EL1	23 rd April 2020
Housetype - NA21 Beauford Elevations (B)	20148-NA21-EL2	23 rd April 2020
Housetype - NA21 Beauford Elevations (C)	20148-NA21-EL3	23 rd April 2020
Housetype - NA21 Beauford Floor Plans	20148-NA21-FP	23 rd April 2020
Housetype - NA30 Benford Elevations (A)	20148-NA30-EL1	23 rd April 2020
Housetype - NA30 Benford Elevations (B)	20148-NA30-EL2	23 rd april 2020
Housetype - NA30 Benford Elevations (C)	20148-NA30-EL3	23 rd April 2020
Housetype - NA30 Benford Floor Plans	20148-NA30-FP	23 rd April 2020
Housetype - NA32 Byford Elevations (A)	20148-NA32-EL1	23 rd April 2020
Housetype - NA32 Byford Elevations (B)	20148-NA32-EL2	23 rd April 2020
Housetype - NA32 Byford Elevations (C)	20148-NA32-EL3	23 rd April 2020
Housetype - NA32 Byford Floor Plans	20148-NA32-FP	23 rd April 2020
Housetype - ND41 Dunham Elevations (A)	20148-ND41-EL1	23 rd April 2020
Housetype - ND41 Dunham Elevations (B)	20148-ND41-EL2	23 rd April 2020
Housetype - ND41 Dunham	20148-ND41-EL3	23 rd April 2020

Elevations (C)		
Housetype - ND41 Dunham Floor Plans	20148-ND41-FP	23 rd April 2020
Housetype - NA42 Huxford Elevations (A)	20148-NA42-EL1	23 rd April 2020
Housetype - NA42 Huxford Elevations (B)	20148-NA42-EL2	23 rd April 2020
Housetype - NA42 Huxford Elevations (C)	20148-NA42-EL3	23 rd April 2020
Housetype - NA42 Huxford Floor Plans	20148-NA42-FP	23 rd April 2020
Housetype - NA49 Janford Elevations (B)	20148-NA49-EL2	23 rd April 2020
Housetype - NA49 Janford Floor Plans	20148-NA49-FP	23 rd April 2020
Housetype - Kent Floor Plans & Elevations (C)	20148-BU1S -FPEL Rev A	8 th September 2020
Housetype - NT31 Kingdale Elevations (A)	20148-NT31-EL1 Rev A	27 th August 2020
Housetype - NT31 Kingdale Elevations (B)	20148-NT31-EL2 Rev A	27 th August 2020
Housetype - NT31 Kingdale Elevations (C)	20148-NT31-EL3 Rev A	27 th August 2020
Housetype - NT31 Kingdale Floor Plans	20148-NT31-FP	23 rd April 2020
Housetype - NA43 Lanford Elevations (A)	20148-NA43-EL1	23 rd April 2020
Housetype - NA43 Lanford Elevations (B)	20148-NA43-EL2 Rev A	27 th August 2020
Housetype - NA43 Lanford Floor Plans	20148-NA43-FP	23 rd April 2020
Housetype - NA46 Ransford Elevations (A)	20148-NA46-EL1	23 rd April 2020
Housetype - NA46 Ransford Elevations (B)	20148-NA46-EL2 Rev A	29 th April 2020
Housetype - NA46 Ransford Floor Plans	20148-NA46-FP	23 rd April 2020
Housetype - NT40 Rosssdale Elevations (C)	20148-NT40 EL3	23 rd April 2020
Housetype - NT40 Rosssdale Floor Plans	20148-NT40 FP	23 rd April 2020
Housetype – Somerset Floor Plans & Elevations (C)	20148-BU2S-FPEL Rev A	8 th September 2020
Housetype - NA47 Standford Elevations (A)	20148-NA47-EL1 Rev A	27 th August 2020
Housetype - NA47 Standford Elevations (B)	20148-NA47-EL2	23 rd April 2020
Housetype - NA47 Standford Elevations (C)	20148-NA47-EL3 Rev A	27 th August 2020
Housetype - NA47 Standford	20148-NA47-FP	23 rd April 2020

Floor Plans

Housetype - NT41 Trusdale Elevations (A)	20148-NT41-EL1 Rev A	27 th August 2020
Housetype - NT41 Trusdale Elevations (B)	20148-NT41-EL2 Rev A	27 th August 2020
Housetype - NT41 Trusdale Elevations (C)	20148-NT41-EL3	23 rd April 2020
Housetype - NT41 Trusdale Floor Plans	20148-NT41-FP	23 rd April 2020
Housetype - NA51 Wayford Elevations (A)	20148-NA51-EL1	23 rd April 2020
Housetype - NA51 Wayford Elevations (B)	20148-NA51-EL2	23 rd April 2020
Housetype - NA51 Wayford Floor Plans	20148-NA51-FP	23 rd April 2020
Single Garage- Plans & Elevations	20148/SG/EF/BE/01/-	4 th November 2020
Double Garage- Plans & Elevations	20148/DG/EF/BE/01/-	4 th November 2020
Twin Garage- Plans & Elevations	20148/TG/EF/BE/01/-	4 th November 2020

4. Prior to the commencement of development, details relating to the phasing and timing of the provision of major infrastructure, including accesses, roads, footpaths, cycleways, bus stops and shelters, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the major infrastructure phasing details approved pursuant to this condition and drawing no. 20148-PP-01 Phasing Plan for Planning Golf Drive dated March 2022, approved by the Local Planning Authority on 28th February 2024 under the partial discharge reference 038747, insofar as it relates to the sequence and timing of residential dwellings, provision of public open space, ecological and landscaping enhancement areas, allotments, and landscaping.

5. No construction, groundworks or remediation shall be undertaken other than in accordance with the approved Construction Management Plan, approved by the Council on 4th April 2023 under reference 038747. Only the agreed details shall be implemented on site and shall be adhered to throughout the duration of construction.

6. No phase of development shall commence on either the full or outline elements of the scheme other than in accordance with the approved Construction Environmental Management Plan, approved by the Council on 4th April 2023 under reference 038747. The agreed details shall be adhered to throughout the duration of construction.

7. No phase of the development shall commence other than in accordance with the approved preliminary design details, approved by the Council on 31st January 2023 under reference 038747. The development shall not be carried out other than in accordance with the approved details. No dwelling shall be occupied on any part of the site until the approved works (a-d) have been completed in that phase as evidenced by the issuing of a Certificate of Substantial Completion by the Highway Authority.

8. No phase of development with the exception of site preparation, groundworks and remediation shall commence on either the full or outline elements other than in accordance with the details approved by the Council on 21 March 2023 under reference 038747 in relation to the hydrological model of the onsite Ordinary Watercourses.

9. No phase of development with the exception of site preparation, groundworks and remediation shall commence on either the full or outline elements of the scheme shall commence other than in accordance with the detailed surface water drainage scheme, the approved Flood Risk Assessment (received by the Council on 23rd April 2020) and the assessment of the hydrological and hydrogeological context of the development approved by the Council on the 25th August 2023 under reference 038747. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

10. No occupation or subsequent use of any phase of the development shall take place other than in accordance with the detailed surface water maintenance and management plan approved by the Council on the 21st August 2024 under reference 040205. The approved maintenance arrangements, including details of the responsible management party and associated contact details, shall thereafter be retained and implemented for the lifetime of the development.

11. No phase of development including any site clearance shall take place on either the full or outline elements of the scheme other than in accordance with the Construction Ecological Management Plan (CEMP) approved by the Council on the 24 June 2022 under reference 038787. The approved CEMP shall be adhered to throughout the construction period.

12. No phase of development, including site clearance, shall commence on either the full or outline elements other than in accordance with the Biodiversity and Ecological Management Plan (BEMP) approved by the Council on the 24 June 2022 under reference 038787. The approved plan will be implemented in accordance with the approved details.

13. No phase of development, including site clearance, shall commence other than in accordance with the pre-commencement Badger Survey to verify that there are no badger setts on site, as approved by the Council on 31 January 2023 under reference 039029.

If badger setts are found a licence and mitigation statement shall be submitted to and approved in writing by the Council prior to the commencement of any development. Any approved mitigation statement will be implemented in accordance with the approved details. The details approved are deemed acceptable in meeting the requirements of the above condition. However, to ensure the safety of badgers in the event they may move into the site in the interim period, the condition can be agreed based on the following proviso:

- A pre-commencement check be carried out by a suitably qualified and licenced ecologist and a copy of the report be submitted to the Local Authority

14. No phase of development including site clearance shall commence in the outline element of the scheme until full landscaping plans including full planting details,

marginal planting details and other landscape details have been submitted to and approved in writing by the Council. Any landscaping within any phase of the outline and full elements of the scheme shall be completed within 12 months of the completion of the construction of the dwellings or buildings in that phase and subsequently maintained in the following manner:-

Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.

15. No works affecting trees or hedgerows in any phase of development shall commence in either the full or outline element other than in accordance with the Arboricultural Method Statement approved by the Council on 24 June 2022 under reference 038787. The agreed measures are to be implemented in full during the course of development.

16. No phase of development excluding site preparation, ground works and remediation shall commence on either the full or outline elements of the scheme other than in accordance with the details of site levels and finished floor levels approved by the Council on 25 August 2023 under reference 038747. The development shall not be carried out other than in accordance with the approved details.

17. No development shall commence within a phase of the full element other than in accordance with the plan demonstrating the details and construction details of the estate roads and footways serving them and the provision of car parking, access and manoeuvring areas, including surfacing, drainage and levels as approved by the Council on the 25 August 2023 under reference 038747. No dwelling shall be occupied until the estate roads and footways in that phase have been laid out and substantially constructed and the car parking, accesses and manoeuvring areas for that dwelling have been laid out in accordance with the approved details. Such areas shall be permanently retained for the purpose of parking and manoeuvring of vehicles, as the case may be.

18. No phase of development shall commence on the outline element of the scheme until full details of the provision of car parking, access and manoeuvring areas, including surfacing, drainage and levels, pedestrian and cycle access to the uses and cycle parking provision have been submitted to and approved in writing by the Council. No use shall be occupied until the car parking, accesses, manoeuvring areas and cycle parking provision for that use have been laid out in accordance with the approved details. Such areas shall be permanently retained for the purpose of parking and manoeuvring of vehicles, as the case may be

19. Prior to the occupation of the first building within each phase of development, provision shall be made for adequate water supplies and fire hydrants necessary for fire fighting purposes in accordance with the details approved under application reference 040335. The development shall thereafter be carried out in accordance with the approved details.

20. No phase of development shall take place on either the full or outline elements of the scheme other than in accordance with the approved Archaeological Mitigation Strategy document, approved by the Council on 26 April 2023 under reference 039496. No phase of development shall take place on either the full or outline elements of the scheme until the following information has been provided and approved by the Council.

- Completion of the programme of archaeological fieldwork detailed within the proposal with a satisfactory report produced.
- Confirmation that the site archive generated as a result of this work has been deposited with the Warwickshire Museum.

21. No phase of development above ground floor slab level shall commence on either the full or outline other than in accordance with the lighting scheme approved by the Council on 1 February 2023 under reference 038911. The development shall not be carried out other than in accordance with the approved details.

22. The development shall not be carried out other than in accordance with the bird and bat brick details approved by the Council on 24 June 2022 under reference 038787. The approved bricks shall be installed before the occupation of that plot.

23. No phase of development shall be carried out other than in accordance with the details of materials to be used within the external parts of any building within that phase approved by the Council on 7 December 2023 under reference 039946. The development shall not be carried out other than in accordance with the approved details.

24. No phase of development shall be carried out other than in accordance with the details of boundary treatments including new walls and fences approved under approved by the Council on 24 June 2022 under reference 038747. No dwelling shall be occupied or use commence within that phase until the agreed boundary treatments within that phase have been carried out in accordance with the approved details.

25. No development above ground floor slab level shall commence in the outline element of the scheme until details of any fixed plant or equipment to be located externally to the community building and GP surgery to include proposed measures for acoustically treating such equipment, have been submitted to and approved by the Council. The equipment shall not be installed other in accordance with the approved details.

26. No development above ground floor slab level shall commence in the outline element of the scheme until details of the long term management and maintenance of the community building by a body approved by the Council have been submitted to and approved in writing by the Council. The subsequent management shall be undertaken in accordance with the approved details.

27. The development shall not be carried out other than in accordance with the details of the method of removal of Yellow Archangel from the site approved by the Council on 24 June 2022 under reference 038747. The work shall not be carried out other than in accordance with the approved details.

28. The development shall not be carried out other than in accordance with the details of the proposed substations approved by the Council on 24 June 2022 under reference 038787. The substations shall not be built other than in accordance with the approved details.

29. The allotments shall be provided in accordance with the details approved by the Council on 16th July 2024 under reference 040205 including the provision of plots, access arrangements, boundary treatments, roads and pathways, storage and composting facilities, sheds, water supply, storage unit, landscaping and parking. No more than 250 dwellings shall be occupied until the allotments as approved have been provided and made available for use.

30. No use within the outline element shall be brought into use and occupied until the approved accesses as detailed on the Site Layout Plan (drawing no. P001 rev LL) received by the Council on 19th April 2024 have been completed in accordance with the approved details.

31. Prior to the occupation of the 225th dwelling, the signalisation scheme at the Golf Drive/B4112/B4114 junction shall be completed and brought into operation in general accordance with the S278 General Arrangement Plan Option 10 (drawing number 067320-CUR-XX-XX-DR-C-95030 Rev. P01) received by the Council on 3rd June 2026, or as superseded through the Section 278 Technical Approval process.

32. The development shall not be carried out other than in accordance with the Site Wide Residential Travel Plan including details of Sustainable Welcome Packs (including public transport information) approved by the Council on 11 April 2024 under reference 040205. No dwelling within the site shall be occupied until the approved sustainable welcome packs have been provided prior to the first occupation of each dwelling. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter be adhered to in accordance with the approved Travel Plan.

33. Prior to the first use of the community centre a Travel Plan shall be submitted to and approved in writing by the Council in consultation with Highways England. The Community Centre shall not be brought into use until the Travel Plan has been approved. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter be adhered to in accordance with the approved Travel Plan.

34. Prior to the first use of the health centre a Travel Plan shall be submitted to and approved in writing by the Council in consultation with Highways England. The health centre shall not be brought into use until the Travel Plan has been approved. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter be adhered to in accordance with the approved Travel Plan.

35. The development shall be carried out in accordance with the recommendations in the submitted Noise Assessment (Ref no. 20626-1-R1) received by the Council on 23rd April 2020. No dwelling shall be occupied until the mitigation measures including

glazing and ventilation have been provided in accordance with the recommendations of the Noise Assessment.

36. There shall be no occupation of any dwelling until Electric Vehicle (EV) charging points at a rate of; one charging point per dwelling with dedicated parking and one charging point per 10 spaces for unallocated parking, excluding unallocated street parking, has been provided. There shall be no occupation of any use within the outline element of the scheme until Electric Vehicle (EV) charging points at a rate of 10% of the total number of spaces serving the community building and GP surgery and at least 1 charging point for every 10 disabled parking spaces has been provided. In addition at that time, the developer is to ensure appropriate cabling is provided to enable increase in future provision.

37. For domestic heating provision, all gas-fired boiler installations should be low NOx emission type that meet a minimum standard of less than 40 mg NOx/kWh.

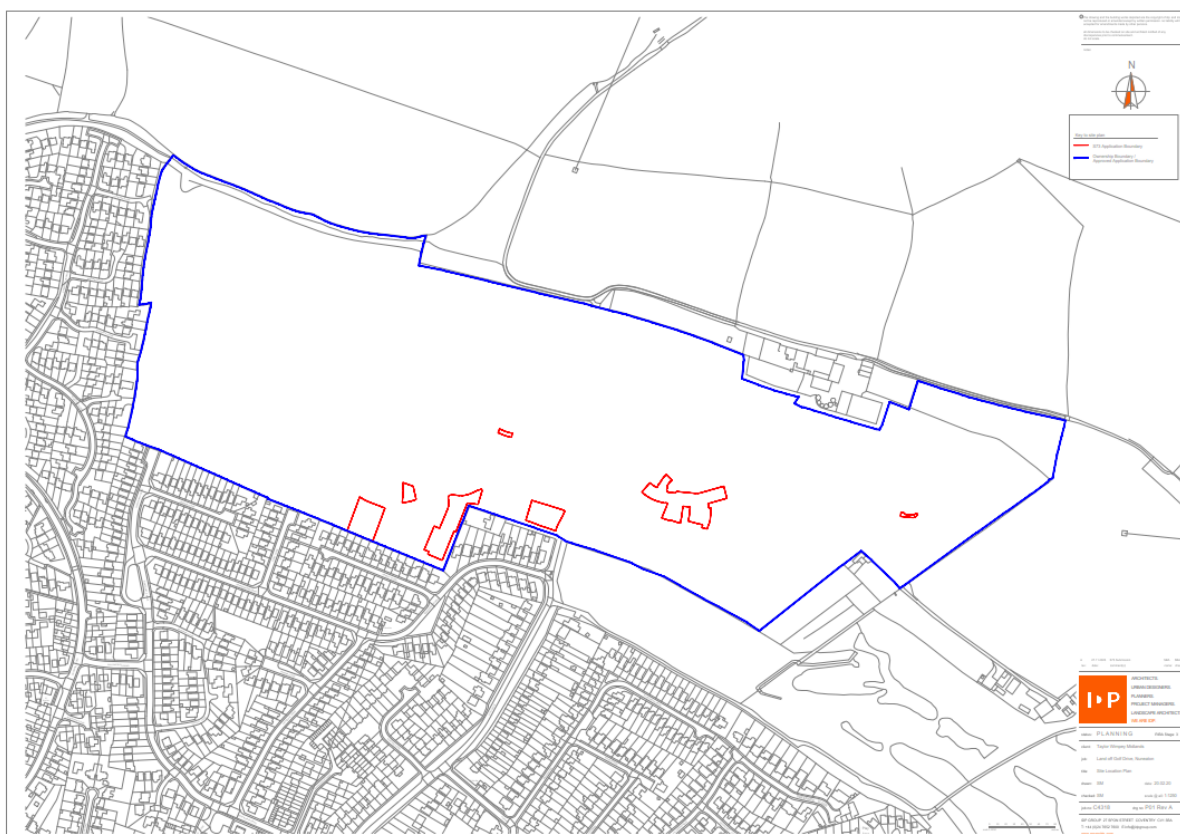
38. No more than 320 dwellings shall be occupied until the community building has been constructed and made available for use.

39. No HGV shall enter or leave the site during the construction phase on Mondays to Fridays during the time periods 07:30 – 09:00 and 16:30 – 18:00.

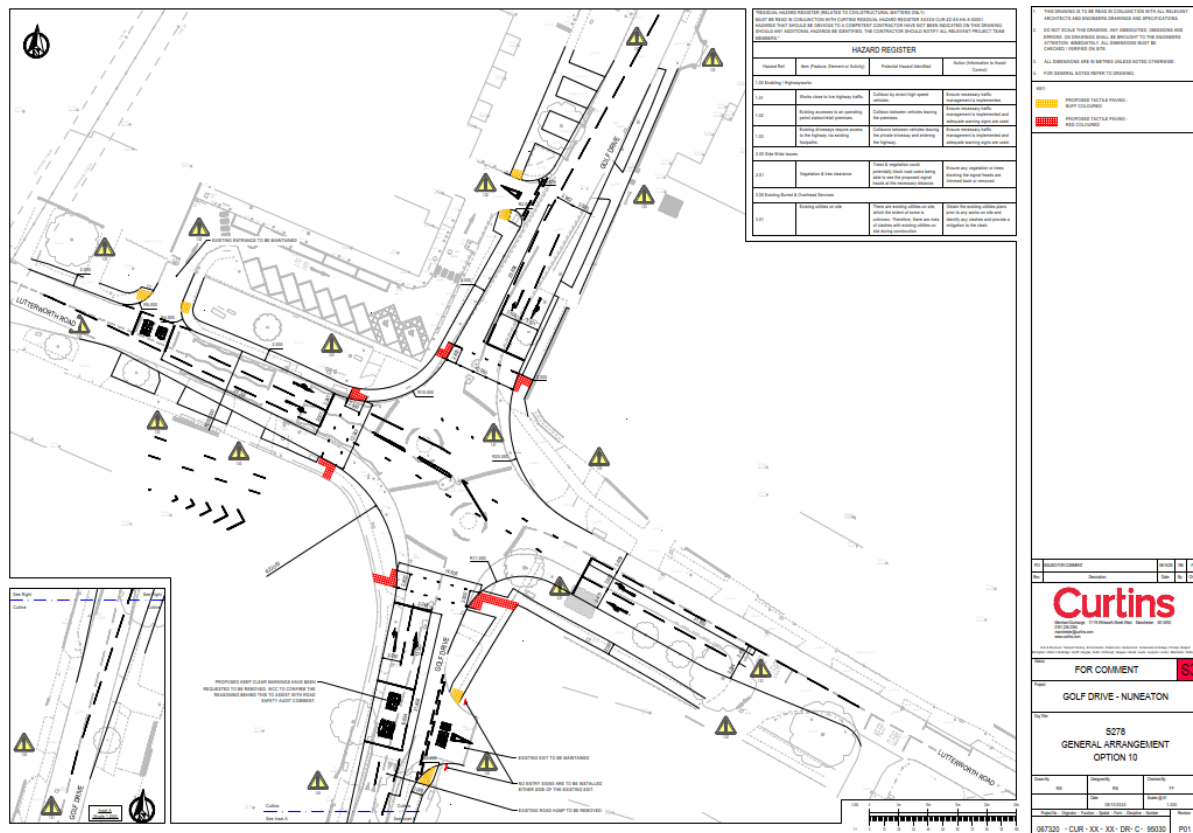
40. The removal of existing trees and hedgerows on the site and those to be retained shall not be carried out other than in accordance with the details in the Arboricultural Impact Assessment (ref no. LA4396 AIA V1 – Rev B) received by the Council on 23rd April 2020. No tree or hedgerow other than so agreed shall be removed.

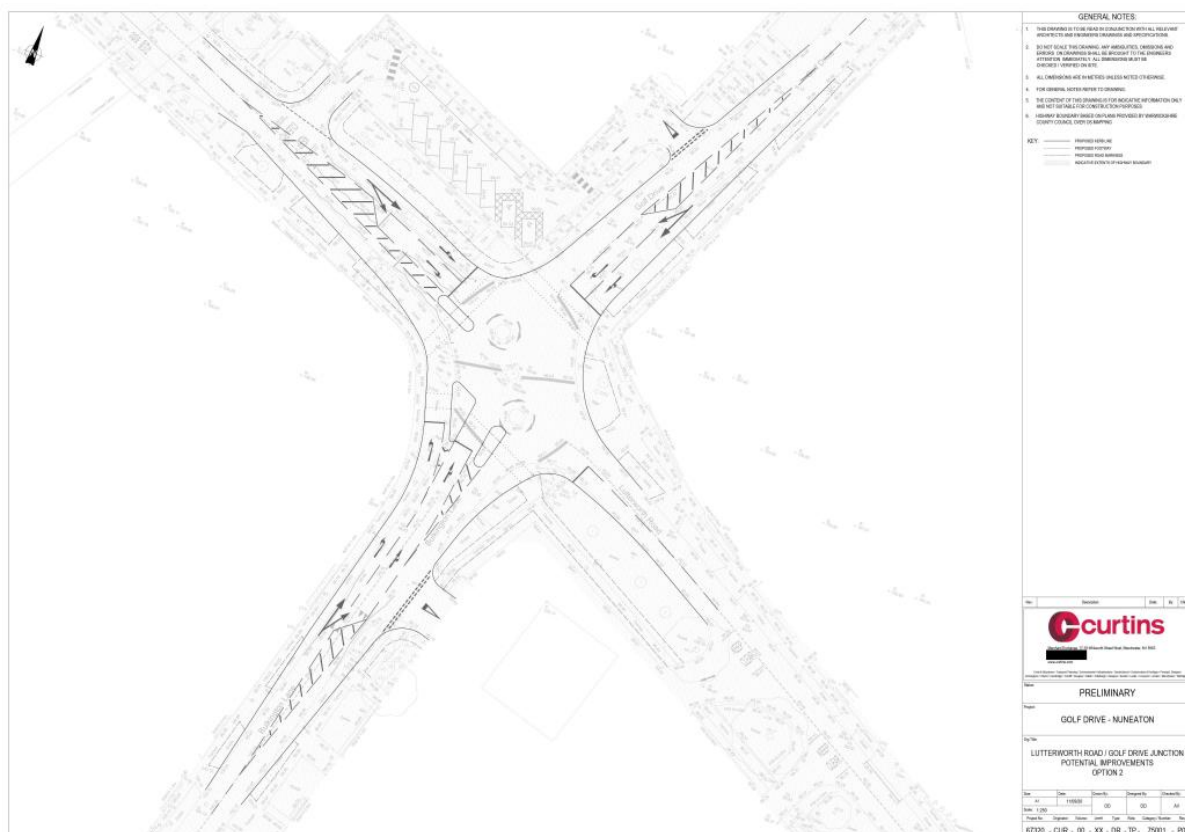
41. No site security fencing may be erected on or within 1 metre of any public right of way.

42. A separation gap of at least 2 metres must be allowed between the edge of any public right of way and the edge of any proposed new pond or other water body or water course.



Location plan





Original Lutterworth Road/ Golf Drive junction improvements plan (considered under application reference 037112)

Glossary

Adoption – The final confirmation of a local plan, or planning document, by a local planning authority.

Advertisement consent – A type of consent required for certain kinds of advertisements, such as shop signs and hoardings. Some advertisements are allowed without the need for an application by the Town and Country Planning (Control of Advertisement) (England) Regulation 2007.

Affordable housing – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Authority monitoring report – A report that allows the Local Authority to assess the extent to which policies and proposals set out in all the local development documents are being achieved.

Appeal – The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.

Area action plan – A document forming part of the local plan containing proposals for a specific defined area.

Article 4 direction – A direction restricting permitted development rights within a specified area. They are often used in conservation areas to provide protection for things like windows, doors, chimneys, etc.

Brownfield – Land which has had a former use.

Conservation area – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

Conservation area consent – Consent needed for the demolition of unlisted buildings in a conservation area.

Consultation – A communication process with the local community that informs planning decision-making.

Certificate of lawfulness – A certificate that can be obtained from the local planning authority to confirm that existing development is lawful. **Change of use** – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

Character appraisal – An appraisal, usually of the historic and architectural character of conservation areas.

Community – A group of people that hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

Community engagement and involvement – Involving the local community in the decisions that are made regarding their area.

Design and access statement – A short report accompanying a planning permission application. Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

Design Code - A design code provides detailed design guidance for a site or area they prescribe design requirements (or 'rules') that new development within the specified site or area should follow.

Development – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

Development management control – The process of administering and making decisions on different kinds of planning application.

Development plan – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

Duty to co-operate – A requirement introduced by the Localism Act 2011 for local authorities to work together in dealing with cross-boundary issues such as public transport, housing allocations or large retail parks.

Economic development – Improvement of an area's economy through investment, development, job creation, and other measures.

Enforcement – Enforcement of planning control ensures that terms and conditions of planning decisions are carried out.

Enforcement notice – A legal notice served by the local planning authority requiring specified breaches of planning control to be corrected.

Environmental impact assessment – Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.

Flood plain – An area prone to flooding.

Front loading – An approach to community engagement in which communities are consulted at the start of the planning process before any proposals have been produced. General (Permitted Development) Order The Town and Country Planning General (Permitted Development) Order is a statutory document that allows specified minor kinds of development (such as small house extensions) to be undertaken without formal planning permission

Greenbelt – A designated band of land around urban areas, designed to contain urban sprawl (not to be confused with 'greenfield').

Greenfield site – Land where there has been no previous development (not to be confused with Greenbelt).

Green infrastructure – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

Green space – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

Green travel plan – A package of actions produced by a workplace or an organization setting out how employees, users or visitors will travel to the place in question using options that are healthy, safe and sustainable, and reduce the use of the private car.

Highway authority – The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

Historic parks and gardens register – The national register managed by English Heritage which provides a listing and classification system for historic parks and gardens.

Housing associations – Not-for-profit organisations providing homes mainly to those in housing need.

Independent examination – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

Infrastructure – Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Inquiry – A hearing by a planning inspector into a planning matter such as a local plan or appeal.

Judicial review – Legal challenge of a planning decision, to consider whether it has been made in a proper and lawful manner.

Legislation – The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

Listed buildings – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

Listed building consent – The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

Local authority – The administrative body that governs local services such as education, planning and social services.

Local plan - The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Local planning authority – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

Major Planning application-

- the winning and working of minerals or the use of land for mineral-working deposits
- waste development
- Residential development of 10 or more residential dwellings
- Residential development of on a site of 0.5 hectares or more (where the number of residential units is not yet known i.e. for outline applications)
- the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more.
- development carried out on a site having an area of 1 hectare or more

Material considerations – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

Micro-generation – The small-scale generation of renewable energy usually consumed on the site where it is produced.

Mixed use – The development of a single building or site with two or more complementary uses.

National Planning Policy Framework (NPPF) – First published in 2012 and has subsequently been revised, most recently in December 2024. It sets out the Government's planning policies for England and how these are expected to be applied. The NPPF includes a presumption in favour of sustainable development and confirms that the purpose of the planning system is to contribute to the achievement of sustainable development through its economic, social and environmental objectives.

Neighbourhood planning – A community initiated process in which people get together through a local forum or parish or town council and produce a neighbourhood plan or neighbourhood development order.

Non-determination – When a planning application is submitted and the local authority fails to give a decision on it within the defined statutory period.

Operational development – The carrying out of building, engineering, mining or other operations in, on over, or under land; part of the statutory definition of development (the other part being material changes of use of buildings or land).

Permitted development – Certain minor building works that don't need planning permission e.g. a boundary wall below a certain height.

Policy – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Parking standards – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

Plan-led – A system of planning which is organised around the implementation of an adopted plan, as opposed to an ad hoc approach to planning in which each case is judged on its own merits.

Planning gain – The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through section 106 planning obligations or the setting of a community infrastructure levy.

Planning inspectorate – The government body established to provide an independent judgement on planning decisions which are taken to appeal.

Planning obligation – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Planning permission – Formal approval granted by a council allowing a proposed development to proceed. Planning Practice Guidance (PPG) The government's PPG can be read alongside the NPPF and is intended as a guidebook for planners. It is not a single document but an online resource which is

kept current through regular updates. Presumption in favour of sustainable development The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The National Planning Policy Framework gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Public inquiry – See Inquiry.

Public open space – Open space to which the public has free access.

Public realm – Areas of space usually in town and city centres where the public can circulate freely, including streets, parks and public squares.

Regeneration - Upgrading an area through social, physical and economic improvements.

Retail – The process of selling single or small numbers of items directly and in person to customers. The use category defined as Class E in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rural – Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Scheduled ancient monument – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 – see Planning obligation.

Sequential test – A principle for making a planning decision based on developing certain sites or types of land before others, for example, developing brownfield land before greenfield sites, or developing sites within town centres before sites outside town centres.

Setting – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

Space standards – Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.

Supplementary planning document – Provides detailed thematic or site-specific guidance explaining or supporting the policies in the local plan.

Sustainable development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Town and Country Planning Act 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the 'principal act'.

Tree Preservation Order – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

Use classes order – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the 8 categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.

Urban – Having the characteristics of a town or a city; an area dominated by built development. Urban design – The design of towns and cities, including the physical characteristics of groups of buildings, streets and public spaces, whole neighbourhoods and districts, and even entire cities.

Urban fringe – The area on the edge of towns and cities where the urban form starts to fragment and the density of development reduces significantly.

Guide to changes to the Use Classes Order in England

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research and development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights, until 31 July 2021. The new use classes comprise:

Class E (Commercial, business and service uses),

Class F.1 (Learning and non-residential institutions)

Class F.2 (Local community uses)