

Tournament Fields

Warwick



W/23/0824 Land at, Goggbridge Lane, Hampton Road, Warwick
March 2024
Members Briefing Document

Taylor
Wimpey

Introduction

The purpose of this document is for Taylor Wimpey to provide a summary of our recent planning application for 67 dwellings on Land at Goggbridge Lane, Warwick (W/23/0824) that will be presented to Committee in April 2024.

Planning Committee is recommended to GRANT planning permission.

We are seeking approval of the following:

- The layout, including the plotting of new homes, connectivity across the site and open spaces provided;
- The scale, height, width and length of each building proposed within the development in relation to its surroundings;
- The design and appearance of the new homes;
- The landscaping arrangement;
- Details concerning car parking; and
- The drainage scheme

A previous application (W/22/0400), submitted in 2022, was recommended by officers for approval but the application was refused at planning committee in March 2023. There were three reasons for refusal; standard of amenity, flood risk and land allocation which have all been carefully considered in the new development proposal and are discussed in more detail further in the report.

Our proposals have full regard to local and national design guidance which set out a number of design principles to new residential development and seek to promote high quality and innovative design, which is sensitive to and in keeping with the area within which it is located.

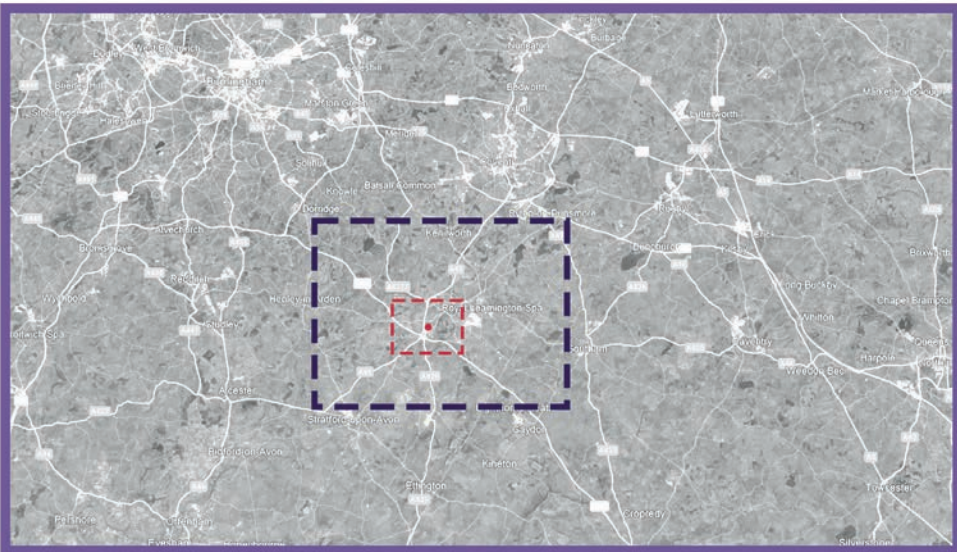
The scheme will deliver 67 much needed new homes as well as landscaping, tree planting and biodiversity enhancements.



Micro Site Location - Land at Goggbridge Lane



Meso Site Location - Hampton Road, Warwick



Macro Site Location - Warwickshire, UK

Our Proposals

22668-LP-01

Taylor Wimpey have been working closely with Warwick District Council to develop a scheme which offers:

- ✓ 40 new private homes to meet local housing needs.
- ✓ 27 new affordable homes to meet local housing needs.
- ✓ A range of dwelling types, sizes, and tenure to satisfy a range of families and users.
- ✓ A distinctive character, using local high quality local building materials, colours and architectural detailing in context with the neighbouring local character of the site.
- ✓ A logical street pattern and hierachy ordering attractive and varied streetscapes.
- ✓ A residential scheme of scale, density, layout and design compatible with the character, appearance and amenity of the local area.
- ✓ Car parking provision in accordance with the Council's parking standards.
- ✓ Garden sizes that are more than double the compliance level on a large percentage of homes.
- ✓ Access to electric vehicle charging points for all homes.
- ✓ PV panels providing sustainable electricity to all homes.
- ✓ Homes with a highly thermal efficient building envelope.
- ✓ Careful management and enhancement of the site ecological value.
- ✓ A development that responds to the topography of the site and its constraints.
- ✓ A betterment to noise levels for existing dwellings on Goggbridge Lane.
- ✓ A development which successfully addresses the refusal reasons associated with the previous planning application.





Proposed Layout

This application seeks permission for 67 new homes; 27 (40%) of which are provided as affordable housing.

The layout incorporates 1, 2, 3 & 4 bedroomed properties, laid out in a manner that responds to the constraints and opportunities identified. The proposed housing density is reflective of the neighbouring settlement and is both realistic and practical to achieve. The mix is policy compliant and in keeping with the character of the locality.

Key features of the proposed layout include:

1. Two primary points of vehicular access from Goggbridge Lane, both in suitable positions.
2. Three secondary points of access that will be utilised only by the dwellings they serve.
3. A noise mitigating fence on the northern and western site boundary, with a detailed planting scheme to ensure visual impact will be softened via climbing plants and a landscaped buffer.
4. A landscaped attenuation basin to create a feature of the open space, and improve outlook for neighbouring plots.
5. The proposed landscaping is intended to maximise opportunities for ecological enhancements. The layout also utilises bird & bat boxes, bee bricks and bug hotels.
6. The development is designed to interface with the existing dwellings on Goggbridge Lane, which contains a mixture of mainly semi-detached and detached dwellings.
7. Further on-plot noise mitigation through varying boundary treatments.
8. Allocated parking, positioned either adjacent to or in-front of plots.



Proposed Design and Materials

Local Character and Context

The layout responds to the pattern and density of development in the nearby vicinity, complimenting the typical architecture, features and styles found around the area. The proposed palette of materials is reflective of the locality and has been chosen to ensure the new homes to sit comfortably within the surrounding residential area.

Proposed Material Palette:

- An emphasis on the use of red and brown brick, with a number of dwellings having a rendered finish to emphasise key buildings.
- A mixture of slate grey and brown coloured roof tiles.
- White georgian style window frames.
- White fascias and black rainwater goods.
- Black front doors and garage doors.
- Block paved and tarmac surfaces.



Flat Front Door Canopy



Apex Front Door Canopy



Block paved & tarmac surface materials



Brick heads and cills & Georgian style windows



Slate Grey Roof Tiles



Farmhouse Red Roof Tiles





Streetscene CGI Plots 12-16 & 1



Street Scene

Street Scene

The street scene CGI on page 9 is a photomontage of the proposed and existing Goggbridge Lane street scene. It portrays how the new site layout is designed to interface with the existing street scene. It also displays how the materials have been selected to create a coherent palette, thus contrubuting to better overall placemaking.

Appearance

The images to the right are taken along Goggbridge Lane and neighbouring streets (*Google Streetview*). They display features that can be clearly seen in the local vernacular and have been direct design cues for the development proposals:

Local Character Area:

- Simple roof forms with predominantly gabled or pitched roof, two storey dwellings.
- A gentle mixture of stock brick colours with occasional rendered dwellings and either grey or red/brown tiled roofs creating a varied streetscene.
- Pitched and flat roof front door canopies.
- Detail head and cills to windows.

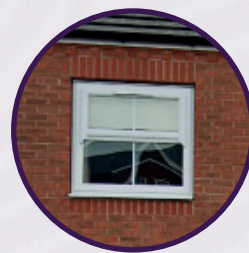


22668-SS-02-B - Street Scene AA

22668-SS-02-B - Street Scene A



Goggbridge Lane Street Scene CGI - In Context of Existing



22668-SS-02-B - Street Scene AA

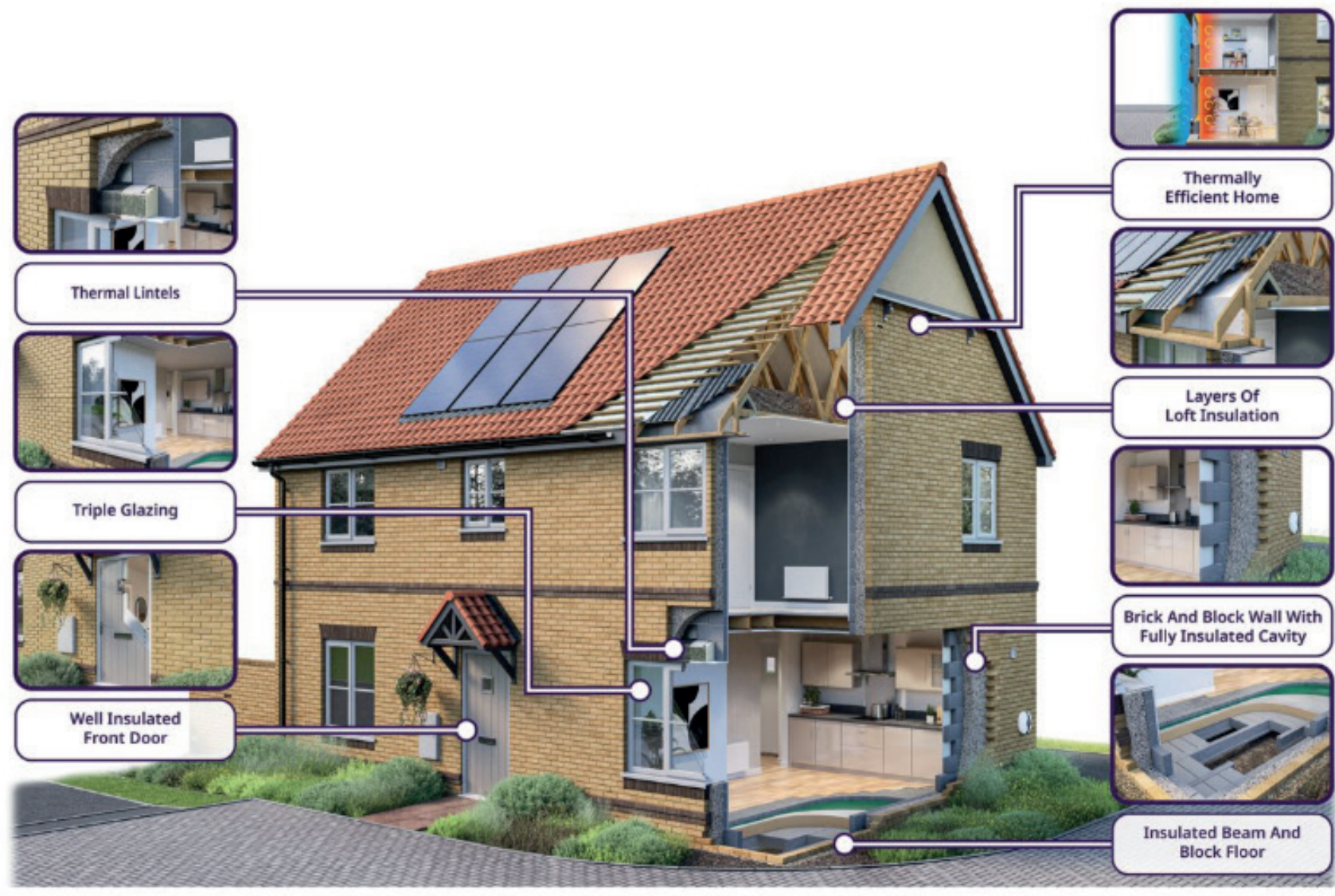
Thermally Efficiency & Sustainable Homes

Thermal Efficiency

The specification of the homes delivers a very high thermal efficiency. Taylor Wimpey design and build airtight homes by preventing heat loss through the building envelope; windows, doors, walls, roofs and floor. These measures, explained in further detail via the QR codes, can help to save future occupiers money on energy bills and create a more comfortable energy efficient home.

Sustainability

Other sustainable features include energy efficient appliances, zoned heating systems and water saving taps. In addition to this, all homes are proposed to include solar panels and electric vehicle charging points which further reduce their carbon footprint.



Waste water heat recovery



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Thermal lintel



Scan me to find out more

High efficiency gas boiler



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Hot water storage cylinder



Scan me to find out more

Roof trusses & insulation



Scan me to find out more



Graphics supplied by Taylor Wimpey UK, and are also available via the website: <https://www.taylorwimpey.co.uk/energy-efficient-new-homes/thermal-efficient-home>



Ecological Mitigation

Environment

Taylor Wimpey is committed to the environment, and to ensure all new developments have a vast array of ecological and habitat enhancement features. This is the right thing to do and it has positive benefits for customers and communities. Due to the generous environmental strategy, ecological enhancements will improve upon local authority guidance.



Photographs are taken of ecological enhancements that exist on other Taylor Wimpey UK sites.

Ecological enhancements

A preliminary ecological enhancements plan has been provided within the submission pack, and will include:

Bee bricks

Placed on garden screen walls, providing a safe habitat for solitary bees where eggs can be laid.

Bird boxes

Wooden boxes affixed to trees and gables as well as integrated boxes to be installed within the fabric of homes with a mix of access hole sizes to accommodate up to 22 native bird species.

Bat boxes

To be provided within the building fabric via bat roof tiles and integrated brick bat boxes, as well as wooden bat boxes to be fixed to trees.

Bug Hotels

A low maintenance environment that benefits solitary bugs and insects that will be used for shelter, home and hibernation.

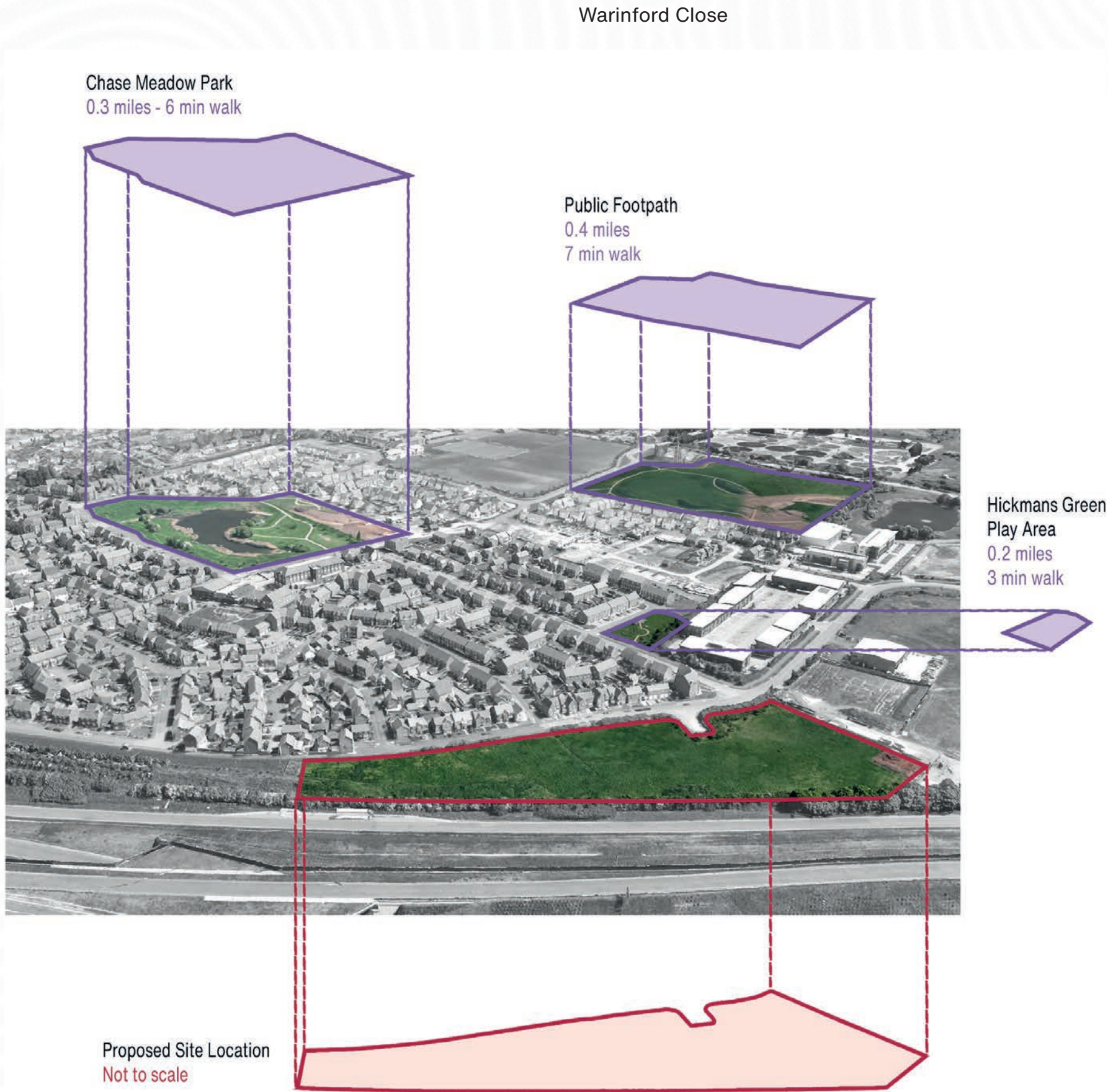
Log Piles & Hibernaculum

A low maintenance pile of logs, twigs & stone etc. that provides shelter and foraging areas for amphibians, lizards and snakes.

Following ecologist guidance, all enhancement features will be placed in areas of the site that are suitable for use by the respective species.



Local Green Space



Green Space

Concerns were raised on the previous planning application around the lack of on-site public open space. The proposed site does include amenity space, particularly at the southern end however, it is acknowledged that on-site provision is limited. It was previously agreed that, due to the extent and proximity of existing open space to the development, on-site provision could be provided through financial contribution which would be towards play areas such as Hickman's Green which is within a 3 minute walk from site.

Other local parks and green spaces, accessible safely by foot, are identified in the graphic to the left. These include Chase Meadow Park, and a public footpath that can be accessed via Warinford Close. It should be highlighted that if the development was to come forward as an employment use, it would likely include no open space at all. In summary, the combination of concerns which led members to conclude that the development was not acceptable in amenity terms have been addressed in this proposal.

Overcoming Objections

Noise

During the last application, the proposed dwellings faced a central spine road, which meant gardens were positioned against the western boundary, sat between the acoustic barrier and dwellings. Members were concerned about the living conditions for future residents because of this arrangement and several gardens slightly exceeded guidance noise targets. The proposals have since evolved to address this.

Now, dwellings have been rotated 180 degrees, facing the western boundary. This means gardens are separated from the A46 by proposed dwellings, private driveways, a landscape buffer and acoustic barrier which creates a protective facade. The result is that following extensive noise modelling, the vast majority of gardens now achieve the 55dB guidance figure for rear gardens. It should also be noted that the proposals will result in an improved noise environment for existing residents on Goggbridge Lane.

It is normal for new residential developments to be positioned next to main roads, but modern insulation, glazing and alternative ventilation mean that internal guidance levels for noise and temperature can also be met. This is not a proposal in which windows will be sealed shut, they can and will be opened freely by residents. We are confident in light of the positive changes to the layout that the development is acceptable in noise terms.

Whilst the previous application was subject to an objection from environmental health, considerable modelling has been carried out and this objection has since been removed.

Air Quality

The site has been subject to a robust assessment, which has been reviewed by the Council's Environmental Health officers. The assessment confirms that the mean concentrations of these pollutants meet the relevant air quality standards and there is no objection on these grounds.

Outlook and Natural Light

This was a previous refusal reason on the basis of the relationship between gardens that were located between the acoustic barrier and dwellings. This issue has been designed out entirely; no gardens are to be positioned directly against the barrier.



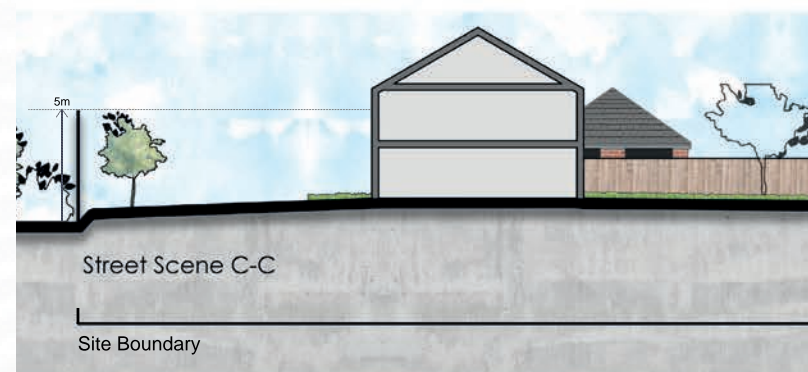
Previous Application Site Section - Gardens abut western site boundary



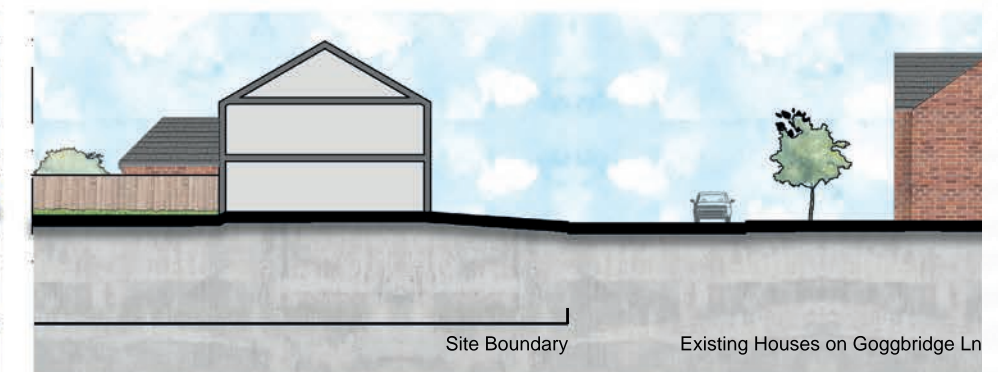
Previous Application (22668-CPL-01-N)



Proposed Coloured Layout (22668-CPL-02-L)



Proposed Application Site Section - Gardens from western site boundary (22668-SS-03-C)



Existing Houses on Goggbridge Ln



