

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Richard Pitt	Residential development of 202 dwellings Former Polymer Latex Site, Weston Hall Road, Stoke Prior, Worcestershire, B60 4AL	12.11.2015	15/0687

RECOMMENDATION:

- (a) MINDED to APPROVE FULL PLANNING PERMISSION
- (b) that DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the planning application *subject to* the satisfactory views of Worcestershire Highways and the Councils Appointed Viability Consultant

and:

following the receipt of a suitable and satisfactory legal mechanism in relation to:

- (i) The provision of affordable housing
- (ii) A contribution towards the provision of enhanced education facilities at Aston Fields Middle School and St John's CE Middle School
- (iii) A contribution to public transport improvement measures including bus stops on Shaw Lane and cycle parking provision at Ryefields Road
- (iv) The provision and maintenance in perpetuity of the proposed on site public open space, Local Equipped Area of Play and areas for habitat enhancement
- (v) The provision of and maintenance in perpetuity of the proposed drainage facilities on the site (including the balancing ponds and pumping station)

Consultations

Stoke Parish Council Consulted 02.09.2015

The Parish Council are keen to support the application but also have concerns that local facilities such as the school and the doctors surgery will have the capacity to deal with the increased numbers of families etc. Consideration would also need to be given to the provision of some form of community facility to help the new owners to integrate into the village otherwise there is a danger that they will become an isolated development within the village and not part of the community.

NHS England Primary Care Arden, Herefordshire & Worcestershire Consulted 02.09.2015

The local GP facilities are sufficient to accommodate the development.

Wychavon District Council Consulted 02.09.2016

It is recommended that significant consideration is given to the loss of the previously approved business use; neighbourhood centre; village hall/community building; and nursing/care home. The loss of such facilities from the proposed development is

considered regrettable. Officers should be satisfied that the submitted viability statement fully justifies the loss of such facilities from the current proposals.

There needs to be consideration of the impact on the Green Belt and the relationship to existing commercial uses in the vicinity. It is noted that only 20 affordable units are proposed, which equates to approximately 10% of the units. Officers should be satisfied that the submission has fully justified this reduced provision of affordable units.

Historic England Consulted 02.09.2015

We would recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Highways Department- Worcestershire County Council Consulted 02.09.2015

The applicant should update the road layout and travel plan in line with the detailed discussions had between the applicant and the Highway Authority. The Highway Authority recognises the previous planning approval and has assessed the differences so is satisfied that the wider traffic impact is acceptable, however in order to ensure that the proposed roads are suitable for the anticipated future use revisions are required. There is a need to demonstrate tracking for a refuse vehicle. The applicant has been provided with a list of the required amendments.

Worcester County Council Minerals & Waste Consulted 02.09.2015

No objection.

Education Department At Worcestershire Consulted 02.09.2015

There is ongoing pressure locally for school places. The total education contribution generated by the scheme (setting aside viability) would be £1,053,841. If the viability position is accepted then a contribution of £338,463 is being offered.

Worcestershire County Council Countryside Service Consulted 02.09.2015

No Comments received to date.

Worcester Regulatory Services- Contaminated Land Consulted 02.09.2015

Worcestershire Regulatory Services (WRS) have reviewed the application for contaminated land issues. This has involved review of the report entitled 'Georisk Management Additional Investigation and Remedial Action Plan - Westenhall Road, Stoke Prior, Bromsgrove' reference 14247/1 dated 28th July 2015, with reference to other available documents.

It is considered that further work is needed and a full list of conditions will need to be applied in relation to contaminated land and in relation to any movement of soil onto the land.

Worcester Regulatory Services- Noise, Dust, Odour & Burning Consulted 02.09.2015

The acoustics report indicates that as long as the recommended mitigation measures are implemented then internal and external noise levels will be below the recommendations of BS8233:2014.

Worcester Regulatory Services- Air Quality Consulted 02.09.2015

No objection subject to conditions in relation to Air Quality Assessment, secure cycle parking, electric vehicle charging points and low emission boilers.

Landscape & Tree Officer Consulted 02.09.2015

No objection subject to conditions.

Leisure Services Consulted 02.09.2015

The scheme needs to be amended to better integrate the proposed Local Equipped Area of Play into the development and the position of the pumping station is not ideal. There would need to be better surveillance of this area from the houses. The response also looked at the impact of the proposal on ecology and further clarification is required.

Additional information was required from the applicant and amended plans have been received. The response of Leisure Services is awaited.

Strategic Housing Consulted 02.09.2015.

A breakdown of the proposed housing mix is required. This information has been provided and Members will be updated on additional views of Strategic Housing.

Drainage Engineers Internal Planning Consultation Consulted 02.09.2015.

No objection subject to a condition in relation to a SUDs management plan and in relation to finished floor levels.

Conservation Officer Consulted 02.09.2015.

No objection in principle but concern expressed about the loss of the canal arm, setting of the reservoirs and materials and boundary treatment proposed alongside the canal conservation area.

Strategic Planning- Consulted 02.09.2015.

No objection to the principle of development and the proposal would contribute to the 5 year housing land supply of the District. The principle of the loss of employment land is accepted and the site has been marketed for this use with no success. However, the lack of a shop and basic facilities is detrimental to the sustainability of the scheme.

Health & Safety Executive Consulted 02.09.2015

No Comments received to date.

National Grid Plant Protection Consulted 02.09.2015

No Comments received to date.

Western Power Distribution Consulted 02.09.2015

No Comments received to date.

West Mercia Constabulary Consulted 02.09.2015

On the whole I find this development to be well designed in terms of reducing the opportunity for crime. My only area of criticism is the parking at the rear of plots 45/46. There is very little surveillance over any cars parked in this area, and the canal tow path serves as a very useful escape route for any potential thieves.

The developers should ensure that all the properties have a good perimeter security with fences 1.8 metres high. All gates should be as close to the front building line as possible.

Worcestershire Wildlife Trust Consulted 02.09.2015

No Comments received to date.

Environment Agency Consulted 02.09.2015.

No objection subject to conditions in relation to a suitable Method Statement in relation to site remediation and protection of ground and surface controlled waters.

Urban Designer- Joe Holyoak Consulted 02.09.2015

I remain of the view that the wholly-residential development now proposed, in contrast to the 2013 proposal which included a significant element of other uses, makes it more difficult to achieve a sense of place. However the planning authority has no power to object to this single use.

Site layout

I now understand that it would not be possible to build canalside housing on the northern part of the site, due to the degree of ground contamination present there. However, it remains the case that the public open space proposed there is not well related to the housing. There could be a better integration, both in terms of the street pattern, and in terms of the built form.

The arrangement of houses remains at an uninspiring level. There is little or no sense of the distinctiveness, vibrancy and sense of place which are invoked in the Design Report. At the meeting the applicant proposed some changes in the external materials used in the houses, in order to create more coherent areas of character. This would be an improvement, but it is superficial, and the more fundamental need is for changes in the grouping of houses, to create distinctive places and a sense of coherence. This does not appear to be on offer. What is currently proposed is a development of very modest ambition and quality.

Historic fabric

The exclusion from the site boundary of the two reservoirs is regrettable, but it appears to be a decision by the applicant that the Council cannot change or influence.

The canal arm is within the site boundary however. It is admittedly a difficult element to integrate, because of the changes in level. But I continue to consider that the Council should require the applicant to employ some imagination, in order to find a way in which the canal arm can make a positive contribution to a sense of place, as was done in the 2013 planning application, instead of taking the easier way out of burying it. The Built Heritage Assessment, despite its equivocation, maintains that the canal arm is of "considerable significance".

Summary

Minor changes have been proposed, which could improve the quality of the proposed scheme. But they are not sufficient to turn the proposal into a place of distinction and character.

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Amended plans and an amended Design and Access Statement have been received. Members will be updated on any additional views from the Urban Designer.

Severn Trent Water Consulted 02.09.2015
No objection subject to conditions.

Canal & River Trust Consulted 02.09.2015
No objection subject to conditions in relation to proposed landscaping, boundary treatment, wall repairs and surface water drainage.

Viability Consultant - Mark Weller Consulted 03.09.2015
Unfortunately, I am unable to agree to the proposed level of affordable housing and s106 contributions and further work is needed.

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):

DS2 Green Belt Development Criteria

DS13 Sustainable Development

BROM6 Employment Development Sites: Land Between Hanbury Road, Shaw Lane and Westonhall Road, Stoke Prior

S7 New Dwellings Outside the Green Belt

S35A Development in Conservation Areas

RAT5 Provision of Open Space

Others:

SPG1 Residential Design Guide

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Relevant Planning History

13/0213	Redevelopment of the former latex factory site to provide mixed-use development including up to 157 dwellings (Use Class 3) up to 850sqm business floor space (Use Class B1a and B1c), a neighbourhood centre (covering Use Class A1,A2,A3,A5 and D1), Village Hall/Community Building (Use Class D1) and a nursing/care home (Use Class C2), open space, infrastructure, landscaping and associated works, including ground reprofiling.	Approved	30.01.2015
B/7464/1980	Erection of security and boundary fencing (as amended by plans received 7/5/80)	Approved	12.05.1980
B/2004/0737	Installation of road restriction barrier to entrance of new office development.	Approved	29.07.2004

Public Comments

6 representations received summarised as follows:

No objection in principle but concerns raised about the lack of appropriate infrastructure including GPs surgeries and schools. The previous mixed use development was more acceptable and provided more on site social facilities.

Impact of the development on the canal towpath

Impact of the proposal on displacement parking on Weston Hall Road.

Inadequacy of highway infrastructure to facilitate the development.

Proposal Details

The proposal will consist of 202 residential units forming a frontage on Weston Hall Road adjoining Corbett House to the east and the Worcester and Birmingham Canal to the north. There will be a large area of public open space comprising 2.3 Ha (including an equipped area of play) to the north of the site bordering the canal.

The site is largely surrounded by existing commercial development. The adjoining canal corridor is a conservation area. There is Green Belt land to the south and east of the application site.

The schedule of house types proposed is set out in the table below:

Dwelling Type	Approximate size	No. of dwellings
2 bed house	60-70	35
3 bed house	78-79	86
4 bed house	107-122	81
Total	N/A	202

The application is accompanied by a Marketing Report, Planning Statement, Ecological Appraisal, Drainage Strategy, Transport Assessment, Archaeology/Built Heritage Statements and Landscape Plans.

Assessment of Proposal

Members should note that planning permission was granted on this site for a mixed use residential/commercial development comprising 157 dwellings and 850sqm of commercial floorspace under application B/2013/0213 on 30th January 2015. The development also included a care home and some retail provision.

This proposal has not been implemented and a full planning application for a solely residential scheme of 202 dwellings was received on 10th August 2015. The matters which need to be considered are firstly, the principle of development and secondly the details of the proposal as currently set out.

Principle

The site is identified for employment purposes (B1/B2/B8 Use Classes) under policy BROM6 of the Bromsgrove District Local Plan 2004. The land to the south of the site on the opposite side of Weston Hall Road falls within the Green Belt but the site is enclosed on three sides by existing commercial development and therefore the impact on the openness of the Green Belt from outside the site would be slight.

Members should note the views of Strategic Planning and that the applicants have provided evidence of marketing of the site (Market Report dated July 2015). The report concludes that there is a lack of demand for office space (B1) combined with a significant amount of vacant stock already on the market and large numbers of extant, but unimplemented, planning permissions for office development in locations which have better geographical connectivity than the site at Stoke Prior. The principle of the loss of employment land has also been partially accepted in the previous application (B/2013/0213).

The NPPF (paragraph 22) states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. The nature of previous uses and the current state of the land mean that re-use for employment purposes would be unlikely and unviable due to the levels of identified contamination and remediation costs.

The previous outline application (B/2013/0213) comprised a mix of uses including commercial/residential and contained a care home and some retail facilities. The market report provided by the applicant seeks to demonstrate that the location is unsuitable for these facilities and they would not be viable.

The principle of development for residential purposes would be acceptable taking the development plan policies, the NPPF and the evidence presented into account.

Technical Matters

The proposal has been the subject of pre application discussion and the Council has worked with Worcestershire Highways, the Urban Designer, Parks and Green Space Development Officer and other consultees to refine the scheme which is currently being considered.

In terms of the mix of housing proposed, this is broadly acceptable with a substantial portion of smaller scale (2/3 bedroom) properties being provided. In terms of affordable housing, the 20 units being provided is below normal expectations but may change depending on viability.

In terms of design, form and layout Policy S7 of the BDLP and paragraphs 56 - 68 of the NPPF are relevant. The design of the proposal needs to take account of the existing constraints and opportunities of the site including the canal frontage and reservoir. Members should note that the former brine reservoir (which was to be used for a SUDS system in the previous application is excluded from the site area of the current proposal. The redundant canal arm on the western side of the site is proposed to be infilled and the

area identified with appropriate landscaping. The density of the proposed development is appropriate at approximately 33 dwellings per hectare.

The public open space proposed to the north of the site incorporates a Local Equipped Area of Play (LEAP). The overall provision of open space is sufficient to meet the needs of the development proposal.

The density of the proposed development is acceptable and an appropriate frontage of properties will be provided along Weston Hall Road and towards the canal.

In terms of residential amenity, the adjoining occupiers are all commercial in nature with the exception of the 'Pumphouse' to the immediate west of the application site. The separation distance to this property means that its amenity would not be significantly affected.

Within the scheme, the separation distances between properties are sufficient to comply with the requirements of Figure 14 of SPG1 which seeks to protect light and privacy.

In terms of the heritage assets on the site, these include the redundant canal arm and the canal conservation area to the north. The saltwater reservoir (which formed part of the original planning application) is not part of the current scheme. The views of the conservation officer should be noted. The setting of the canal conservation area and brine reservoir need to be considered. The applicant has provided additional information in terms of additional landscaping and boundary treatment to address these matters. Similarly an updated plan for the Public Open Space and amended site plans and Design and Access Statement has been provided to address the comments of Leisure Services and the Urban Designer. Updates will be provided in relation to any additional consultation responses.

Members should note the responses received from the consultation exercise and no objections to the proposal on technical grounds have been received. The site has significant levels of contamination and the conditions recommended by Worcestershire Regulatory Services (as set out below) will be imposed. There will be some importation of material and movement of material on the site to facilitate the development. Appropriate information has been provided by the applicant and a construction management plan condition will be imposed or details will be agreed prior to the issue of a decision. In terms of all of the other consultation responses, conditions have been imposed where they are necessary and appropriate.

The reference in the public comments to highways and other infrastructure should be noted. However, the Highway Authority has not objected to the application subject to conditions, similar to the previous application.

Members will be updated in relation to the position in terms of viability and the stated recommendation may be subject to change.

Conclusion

The site is previously developed land and the NPPF encourages the effective use of such sites (core planning principles, para 17). The housing proposed on the site will make an

important contribution to the Council's five year housing land supply, obviating the need to release Green Belt sites for development. The ecological and environmental characteristics of the site have been carefully considered in the submitted information and mitigation measures are proposed for any significant effects on the wider environment as a result of the development. Taking all matters into account, the proposed development is acceptable.

RECOMMENDATION:

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- (iii) A contribution to public transport improvement measures including bus stops on Shaw Lane and cycle parking provision at Ryefields Road
- (iv) The provision and maintenance in perpetuity of the proposed on site public open space, Local Equipped Area of Play and areas for habitat enhancement
- (v) The provision of and maintenance in perpetuity of the proposed drainage facilities on the site (including the balancing ponds and pumping station)

Suggested Conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

Ref. No. 40255 002/AE Proposed Site Plan

Ref: No. 40255 007A Proposed Elevations and Floorplans Tipton Variation 1

Ref: No. 40255 008A Proposed Elevations and Floorplans Tipton Variation 2

Ref: No. 40255 009A Proposed Elevations and Floorplans Tipton Variation 3

Ref: No. 40255 010B Proposed Elevations and Floorplans Twickenham Variation 1

Ref: No. 40255 011B Proposed Elevations and Floorplans Twickenham Variation 2

Ref: No. 40255 012A Proposed Elevations and Floorplans Tetney Variation 1

Ref: No. 40255 013B Proposed Elevations and Floorplans Tebworth Variation 1
Ref: No. 40255 014 Proposed Elevations and Floorplans Tebworth Variation 2
Ref: No. 40255 015 Proposed Elevations and Floorplans Ashworth Variation 1
Ref: No. 40255 016 Proposed Elevations and Floorplans Ashworth Mid-Material Variation 1
Ref: No. 40255 017 Proposed Elevations and Floorplans Ashworth End-Material Variation 2
Ref: No. 40255 018 Proposed Elevations and Floorplans Ashworth Mid-Material Variation 2
Ref: No. 40255 019 Proposed Elevations and Floorplans Ashworth End-Material Variation 3
Ref: No. 40255 020 Proposed Elevations and Floorplans Barwick End-Material Variation 1
Ref: No. 40255 021 Proposed Elevations and Floorplans Barwick End-Material Variation 2
Ref: No. 40255 022 Proposed Elevations and Floorplans Barwick End-Material Variation 3
Ref: No. 40255 023 Proposed Elevations and Floorplans Barwick End-Material Variation 4
Ref: No. 40255 024 Proposed Elevations and Floorplans Morpeth Material Variation 1
Ref: No. 40255 026D Proposed Streetscenes
Ref: No. 40255 027 Proposed Elevations and Floorplans Morpeth Material Variation 2
Ref: No. 40255 028A Proposed Elevations and Floorplans Morpeth Material Variation 3
Ref: No. 40255 029 Proposed Elevations and Floorplans Morpeth Material Variation 4
Ref: No. 40255 030 Proposed Elevations and Floorplans Lincoln Material Variation 1
Ref: No. 40255 031 Proposed Elevations and Floorplans Lincoln Material Variation 2
Ref: No. 40255 032 Proposed Elevations and Floorplans Lincoln Material Variation 3
Ref: No. 40255 033 Proposed Elevations and Floorplans Lincoln Material Variation 4a
Ref: No. 40255 034 Proposed Elevations and Floorplans Lincoln Material Variation 5
Ref: No. 40255 035 Proposed Elevations and Floorplans Lincoln Material Variation 6a
Ref: No. 40255 036 Proposed Elevations and Floorplans Farringdon Material Variation 1
Ref: No. 40255 037 Proposed Elevations and Floorplans Farringdon Material Variation 2
Ref: No. 40255 039 Proposed Elevations and Floorplans Rochester Material Variation 1
Ref: No. 40255 041 Proposed Elevations and Floorplans Colchester Material Variation 1
Ref: No. 40255 042 Proposed Elevations and Floorplans Colchester Material Variation 2

Ref: No. 40255 043 Proposed Elevations and Floorplans Colchester Material Variation 3
Ref: No. 40255 044 Proposed Elevations and Floorplans Hexham Material Variation 1
Ref: No. 40255 046 Proposed Elevations and Floorplans Chesham Material Variation 1
Ref: No. 40255 047 Proposed Elevations and Floorplans Chesham Material Variation 2
Ref: No. 40255 048 Proposed Elevations and Floorplans Chesham Material Variation 3
Ref: No. 40255 049 Proposed Elevations and Floorplans Chesham Material Variation 4
Ref: No. 40255 050 Proposed Elevations and Floorplans Chesham Material Variation 5a
Ref: No. 40255 051 Proposed Elevations and Floorplans Chesham Material Variation 6
Ref: No. 40255 052 Proposed Elevations and Floorplans Heathfield Material Variation 1
Ref: No. 40255 053 Proposed Elevations and Floorplans Heathfield Material Variation 2
Ref: No. 40255 054 Proposed Elevations and Floorplans Kennington Material Variation 1
Ref: No. 40255 055 Proposed Elevations and Floorplans Kennington Material Variation 2
Ref: No. 40255 056 Proposed Elevations and Floorplans Kennington Material Variation 3
Ref: No. 40255 057F Proposed Materials Plan

Ref: No. 40255 057F A1 1:500 Material Plan
Ref: No. 40255 058D A1 1:500 Boundary Treatment Plan
Ref: No. 40255 064 Proposed Streetscenes
Ref: No. Bir. 4917 02B Soft Landscape Proposals
Ref: No. Bir. 4917 03E Soft Landscape Proposals
Ref: No. Bir. 4917 04C Soft Landscape Proposals
Ref: No. Bir. 4917 05C Soft Landscape Proposals
Ref: No. Bir. 4917 06D Soft Landscape Proposals
Ref: No. Bir. 4917 07E Soft Landscape Proposals
Ref: No. Bir. 4917 08B Soft Landscape Proposals
Ref: No. Bir. 4917 09B Soft Landscape Proposals
Ref: No. Bir. 4917 10B Soft Landscape Proposals
Ref: No. Bir. 4917 11A Soft Landscape Proposals
Ref: No. 15021 - 1-H Proposed Site Layout and Drainage Strategy
Ref: No. 15021 - 701 Balancing Pond Sections
Ref: No. STD 1016 Rev 01 Proposed Pumping Station Layout

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) Previous reports submitted to the Local Authority in support of the application has identified unacceptable risk(s) exist on the site as represented in the Conceptual

Site Model. A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address those unacceptable risks identified. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

- 4) Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"
- 5) Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 6) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
- 7) Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.
- 8) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reasons (3-8) These are required pre commencement conditions to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This is to comply with policy ES7 of the Bromsgrove District Local Plan 2004.

- 9) Full details of any soil or soil forming materials brought on to the site for use in garden areas, soft landscaping, filling and level raising must be provided. Where the donor site is unknown or is brownfield the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

The approved testing must then be carried out and validatory evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

Reason: This is required as a pre commencement condition to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This is to comply with policy ES7 of the Bromsgrove District Local Plan 2004.

- 10) Prior to the commencement of development, details of the proposed boundary treatments including wall repairs, new fencing shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details.

Reason: To comply with the requirements of the National Planning Policy Framework and in order to ensure that the integrity of the waterway infrastructure is not compromised, future maintenance has been identified and agreed and the proposed materials and appearance of these features does not have a detrimental impact on the appearance of the waterway corridor in accordance with policies DS13 and S36A of the Bromsgrove District Local Plan 2004.

- 11) The existing trees on the application site to be retained shall be afforded full protection in accordance with BS5837:2012 (Trees in Relation to Construction) during any demolition or construction work on the site.

Reason: In order to protect the existing trees on the site in accordance with policies DS13 and C17 of the Bromsgrove District Local Plan 2004.

- 12) The development hereby approved shall be implemented in accordance with the recommended mitigation measures of the Acoustics Report (Ref: 16105-1 R1 TR, dated 28.07.2015) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure a satisfactory acoustic environment for future occupiers in accordance with policies DS13 and ES14A of the Bromsgrove District Local Plan 2004.

- 13) Prior to the commencement of the development hereby approved, storm drainage design, including modelling outputs, are to be submitted to and approved in writing by the Local Planning Authority.

Reason: This is required as a pre commencement condition to ensure satisfactory drainage and no increase in flood risk elsewhere as a result of the development to comply with Policy ES5 of the Bromsgrove District Local Plan 2004.

- 14) The works hereby approved which could result in harm to European Protected Species, shall not, in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by the relevant licensing body pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: In order to comply with the requirements of the Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006 and Biodiversity: Code of Practice for Planning and Development BS 42020:2013.

- 15) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a construction management plan. The plan shall include (a) areas within the site to be used for loading, unloading and manoeuvring, (b) areas within the site to be used for storage of materials and equipment including fuels, (c) wheel washing at the site and leaving the site to reduce mud and spoil on the highway, (d) proposals to minimise dust from construction, (e) construction noise suppression, (f) areas within the site to be used for parking for site personnel, operatives and visitors (g) construction traffic routes, (h) piling techniques, (i) programme of works (including measures for traffic management and operating hours, (j) provision of boundary hoarding and lighting (k) full protocols in relation to the import/export of materials from the site.

The development shall be carried out in accordance with the approved management plan.

Reason: To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of adjacent occupiers

Case Officer: Mr David Kelly Tel: 01527 881345
Email: d.kelly@bromsgroveandredditch.gov.uk