

Name of Applicant	Proposal	Plan Ref.
C/O Planning Prospects Limited	<p>Hybrid application:            Outline Planning Permission for 150 dwellings with some matters reserved for future consideration (appearance, landscaping, layout and scale)            Full Planning Permission for a Community Facility including details of access and associated car parking, landscaping, drainage and other associated infrastructure.</p> <p>Longbridge East And River Arrow Development Site, Groveley Lane, Cofton Hackett, Worcestershire,</p>	16/1085

**RECOMMENDATION:**

- (a) MINDED to APPROVE OUTLINE AND FULL PLANNING PERMISSION
- (b) DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:
  - (i) A contribution towards the provision of wheelie bins for the scheme based on £61.40 per unit.
  - (ii) A contribution towards enhancing an existing amenity asset (Lickey Hills) based on £1180.00 per unit.
    - 1. Refurbishment of paths and improvements to accessibility to key areas of the park throughout the site, especially: Warren Lane, Upper Car Park and Visitor Centre car park.
    - 2. Beacon Hill - refurbishment of the Toposcope (the folly) and car park.
    - 3. Heritage features/buildings at the Lickeys, conservation and refurbishment - School Room (for education uses): refurbishment – including improved drainage and damp proofing and insulation, internal décor and storage; WW1 toilet block.
  - (iii) The provision of affordable housing (35%) to be provided on site and maintained as such in perpetuity.
  - (iv) Community centre to be provided on site and transferred to the Cofton Hackett Parish Council to maintain.

**Consultations**

**Cofton Hackett Parish Council**

No comments submitted.

### **Birmingham City Council**

Recommend a S106 contribution to open space in Bromsgrove, in particular improvements to footpaths surrounding the area and improvements to Lickey Hills Country Park

### **Severn Trent Water**

No objections to the proposals subject to the inclusion of a drainage condition.

### **West Mercia Constabulary**

No objections to the scheme, but would suggest slight amendments to the design of the community centre to prevent unauthorised access to the roof.

### **Highways Department- Worcestershire County Council**

The application is a phase of the wider East Works redevelopment and access to the village hall is served of the main distributor road via part of a new estate road. This road will serve part of the residential access provisions when the reserved matters application is considered. Conditions suggested relate to the community centre and not for the wider estate road design.

### **Worcester Regulatory Services- Contaminated Land**

Worcestershire Regulatory Services (WRS) have reviewed the application in relation to contaminated land. This included a review of the document entitled 'Longbridge East Phase 3 Geo-Environmental Report for St Modwen Developments Ltd', produced by Rodgers Leask Environmental, dated October 2016, report reference P14-399.

Given the findings of the report and conditions on site WRS recommend conditions in order that further site investigation is conducted as required and a detailed remedial strategy developed to address potential risks from contamination.

### **Worcester Regulatory Services- Noise, Dust, Odour & Burning**

Proposed Housing Development (Noise):

The submitted noise assessment appears acceptable; all of the recommendations relating to glazing, ventilation and the installation of boundary fencing should be implemented.

Proposed Community Facility (Noise):

No objection to the application in terms of noise but the recommended noise limits for external plant / equipment / ventilation openings should be adhered to.

### **Worcester Regulatory Services- Air Quality**

WRS have considered the impact on local air quality from the above development and recommend conditions to mitigate the cumulative impact on local air quality from the development.

### **Leisure Services**

No objection to the proposal. Any open space appears to be purely incidental and fronts Groveley Railway edge plantings shall consist of native buffer mix.

Recommendations and mitigation and enhancement actions stated in the Longbridge East Ecological Assessment for Phase 3 by Alder should be conditioned to ensure that no net loss of biodiversity and a net gain is achieved on site.

### **Strategic Housing**

Would expect 35% affordable housing on this site with a 60/40 tenure split in favour of social rented. The tenure mix needs to be agreed at this stage but happy to wait until a later stage to identify specifically which properties and where the affordable units are positioned.

### **Drainage Engineers Internal Planning Consultation**

The development site is located in the River Arrow catchment which is a tributary of the Avon. The whole of the site is classified as flood zone 1 by the national Environment Agency fluvial flood mapping, and it is not considered that there is any significant fluvial flood risk to the site. Specifically the site is drained directly by the upper part of the River Arrow, this section of the river has been disconnected from the main River Arrow channel and its flow discharges directly to the SSSI of Upper Bittell Reservoir. It is important therefore that the water quality of runoff is considered as part of the application. Recommend a drainage condition.

### **Strategic Planning**

The principle of the proposed development has long been established through the production of the Longbridge Area Action Plan (LAAP), the proposal put forward largely accord with the requirements set down in the LAAP. Subject to appropriate planning obligations being secured in line with those identified in the planning statement including 35% affordable housing, have no objection to the scheme.

The proposed uses on this portion of the site are acceptable, and inclusion of the community centre is a key element of the development and is welcomed. The proposed higher densities for this portion of the site are also in line with the LAAP and welcomed, it is important to ensure an efficient use of land on brownfield sites to prevent increased levels of development on Greenfield sites.

### **Health & Safety Executive**

No comments submitted.

### **Joe Holyoak**

Has reservations in respect to the potential layout of the housing in comparison to details submitted under the outline proposal for the whole of the Longbridge East site which was submitted in 2011.

Accepts that the re-positioning of the village hall to the junction of Groveley Lane and East Works Drive is an improvement to that originally submitted where it was adjacent to the railway line.

### **Network Rail**

Recommend conditions / informatives

### **Public Consultation**

8 letters of objection summarised as follows:-

- Object to the positioning of the community centre. Insufficient car parking for the community centre and potential impact on the neighbours in terms of general noise and disturbance as well as additional car parking.
- Concern in respect to having all the development served off existing means of access.

2 letters of support

- Consider the revised location for the village hall suitable all round - the hall could become a central resource for the entire village (for aforementioned kids clubs and exercise classes etc) and also a very attractive focal point. I cannot foresee parking or traffic problems in this revised location, with the ample parking along Groveley Lane.

### **Relevant Policies**

#### **Bromsgrove District Plan 2011-2030**

BDP1	Sustainable Development Principles
BDP2	Settlement Hierarchy
BDP3	Future Housing and Employment Development
BDP7	Housing Mix and Density
BDP12	Sustainable Communities
BDP19	High Quality Design
BDP21	Natural Environment
BDP24	Green Infrastructure
BDP25	Health and Well Being

#### **Others:**

SPG1	Residential Design Guide
SPG11	Outdoor Play Space
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

### **Relevant Planning History**

B/2008/0333 Site Re-modelling, re-profiling and alterations to River Arrow and culverts: Approved 18.03.09.

B/2008/0529 Mixed use development comprising residential (C3) including houses and apartments, residential institutions (C2) including sheltered elderly care, retail (A1, A2, A3, and A5) and non residential institutions (D1) including library and community centre with a neighbourhood centre, parking service and highway infrastructure open space including new public park, enhancement works to river arrow, recreation facilities, public transport routes, footpaths, cycleways, landscaping, service infrastructure, highway access and infrastructure, drainage flood storage areas, public art and street furniture (outline).

11/0748 Mixed use development comprising residential (C3) and/or residential institution (C2), community use building (D1), public open space, de-culverting of part River Arrow, site re-profiling, access, parking, landscaping and associated development infrastructure (outline).

Withdrawn.

11/0750 Erection of 229 residential dwellings, neighbourhood park, children's play area, associated landscaping and access works (full application).  
Approved 2 Nov 2012.

11/0882 Re-profiling and re-modelling of site levels, deculverting of part of the River Arrow and associated infrastructure including construction access.  
Approved 12 Nov 2012.

12/0160 Re-profiling and re-modelling of site levels, deculverting of part of the River Arrow and associated infrastructure including construction access  
Approved 23 April 2012.

14/0239 Deletion of condition 27 attached to 11/0750 in respect of timing for delivery and nature of off-site highway works to Groveley Lane.  
Approved 08.04.2015.

15/0819 Erection of 41 dwellings, landscaping and associated development infrastructure.  
Approved 9 Feb 2016

16/1087 Erection of 185 dwellings, including details of access, landscaping and open space, drainage and other associated infrastructure.  
Land off East Works Drive, Cofton Hackett  
To be determined.

### **Proposal Description**

The application is phase 3 of the redevelopment of Longbridge East. This application is a hybrid application and includes a detailed scheme for the community centre and outline proposals for 150 dwellings. The means of access for the residential scheme is to be considered at this stage and the remaining matters such as Appearance, Landscaping, Layout and Scale shall be considered at the Reserved Matters stage.

The community centre is approximately 450 sq m. The building would comprise of ground floor accommodation with a single storey flat roof / double height mono pitched roofline. Materials proposed for the building include grey long format brickwork, timber mullions and vertical cladding, white render and zinc roofing.

The community building and associated car parking would be located on the corner of Groveley Lane and East Works Drive. The means of access to serve the residential development would be off East Works Drive. An indicative layout plan has been submitted to show the provision of 150 dwellings that would be potentially 2+ storeys high.

### **Site Description**

The site forms part of the former MG Rover Works known as Powertrain. A considerable amount of remediation work has taken place in this area in order to make the site suitable for residential development. The site is located to the east of the phase 1 development.

## **Assessment of Proposal** **Principle**

The site is designated in the Longbridge Area Action Plan (LAAP) and the adopted Bromsgrove District Plan as part of a larger site designated for residential development. Proposal H2 of the LAAP would apply and requires a minimum of 700 dwellings to be provided overall in this area of the Action Plan providing a mix of sizes, types and tenures. Members will be aware that phase 1 has been implemented providing 229 dwellings whilst 41 dwellings (phase 2a) are under construction.

Proposal H2 requires an overall density of 40 - 50 dwellings per hectare. There is an aspiration that this site be developed at a higher density. However, it is unlikely that the minimum requirement of 700 units will be achieved in this location based on the number of units currently built and proposed:-

Phase 1 scheme	= 229 dwellings	(built)
Phase 2a scheme	= 41 dwellings	(under construction)
Phase 2b scheme	= 185 dwellings	(Ref: 16/1087 to be determined)
Phase 3 scheme	= 150 dwellings	(Ref: 16/1085 this application)
Total	= 605 dwellings	(shortfall 95 dwellings)

Whilst there is likely to be a shortfall, it is important to note that phase 3 is an outline application, and scope for the total number of units to increase under the reserved matters application as the scale and layout of the development would be determined at that stage.

Proposal H2 of the LAAP requires a target of 35% of dwellings to be affordable. Comments from Strategic Housing reflect this approach. The applicant proposes to provide 35% affordable housing which will form part of the S106 Agreement.

Proposal H2 of the LAAP also requires new local facilities and shops. This was a sought after facility at the time of the publication of the LAAP. It is now accepted that there would be very little demand for this type of facility in this area. However, the inclusion of the community centre would be a key element of the development.

Policy BDP2 of the Bromsgrove District Plan encourages the delivery of housing on previously developed land. This site was formerly part of the MG Rover Works, therefore redevelopment of this site for housing would comply with policy. Policy BDP1 of the adopted plan encourages sustainable development with emphasis on accessibility of public transport options, compatibility with adjoining uses, visual amenity, quality of natural environment, and economic benefits for the District. The site is close to good public transport links and is within an area that is currently being regenerated to create improved local facilities / job opportunities as well as enhancing / creating new open space facilities. The scheme would comply with this policy, as well as core planning principles set out in the NPPF.

Policy BDP12 of the District Plan encourages new facilities and services to meet the needs of the community. The provision of a new community centre in this location would be a benefit to the wider community of Cofton Hackett located in a prominent corner

location close to the bus network. The Parish Council would run the centre for the following activities:-

- Parent and toddler groups
- Play groups
- Fitness groups, slimming, yoga, aerobics etc.
- Coffee mornings
- Some kind of Church activities which are family friendly
- Interest groups e.g. Book clubs, W.I.
- Brownies
- Children's activity clubs
- Birthday parties, there would be age restrictions and curfew times etc.

Any late evening group would have a finish time no later than 10.30pm.

The proposed community centre in terms of its design and location is acceptable and complies with policies BDP.12 and BDP.19 of the District Plan. The principle of residential development would comply with the NPPF, accords with the LAAP, adopted Plan and is considered to be acceptable.

### **Highways and access**

The indicative layout plan shows that development being served off East Works Drive. Objections have been made in respect to the number of units being served off East Works Drive. Worcestershire Highways consider the number of units to be acceptable and recommend conditions.

### **Noise and contaminated land**

WRS has been consulted and do not raise any concerns in respect to the scheme and recommend conditions / informatives.

### **Neighbour objections**

Objections relate to the increase in traffic which has been considered above. Other concerns relate to the potential disturbance as a result of the community centre. Officers consider the community centre to be a very important asset for this redevelopment area as well as the wider community of Cofton Hackett. Two letters have been submitted supporting this application and the provision of the community centre.

The revised location of the community centre means that it is highly visible and accessible via the public transport network. Taking into consideration comments from residents in respect to general disturbance, this would be dealt with under statutory noise nuisance legislation managed by WRS.

### **Planning Obligations**

As mentioned above a Section 106 Agreement is proposed for this development to cover the following matters:-

Affordable housing provision. To ensure 35% affordable housing is provided on site and retained as such in perpetuity.

Under the Worcestershire County's Waste Strategy a financial contribution will be sought to cover the provision of wheelie bins for each unit.

Open space / informal recreation facilities for this scheme. A financial contribution is sought towards enhancing an existing amenity asset (Lickey Hills) to address the shortfall of required open space facilities as well as enhance community infrastructure that would be in line with policy 25 of the BDP, as well as Proposal H2 of the LAAP. Contribution will be sought for each unit.

Community centre to be provided on site and maintained by Cofton Hackett Parish Council.

The applicant is agreeable to these heads of terms and a S106 Agreement is in the process of being drafted.

#### Conclusion

The principle of residential development and the proposed community centre is considered to be acceptable and would comply with policies in the LAAP and the adopted Bromsgrove District Plan.

#### **RECOMMENDATION:**

- (a) MINDED to APPROVE OUTLINE AND FULL PLANNING PERMISSION
- (b) DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:
  - (i) A contribution towards the provision of wheelie bins for the scheme based on £61.40 per unit.
  - (ii) A contribution towards enhancing an existing amenity asset (Lickey Hills) based on £1180.00 per unit.
    1. Refurbishment of paths and improvements to accessibility to key areas of the park throughout the site, especially: Warren Lane, Upper Car Park and Visitor Centre car park.
    2. Beacon Hill - refurbishment of the Toposcope (the folly) and car park.
    3. Heritage features/buildings at the Lickeys, conservation and refurbishment - School Room (for education uses): refurbishment – including improved drainage and damp proofing and insulation, internal décor and storage; WW1 toilet block.
  - (iii) The on-site provision of affordable housing (35%) to be provided on site and maintained as such in perpetuity.
  - (iv) Community centre to be provided on site and transferred to the Cofton Hackett Parish Council to maintain.



## **Conditions / Informatives**

1. Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates:-
  - i. The expiration of three years from the date of this permission;  
or
  - ii. The expiration of two years from the final approval of the reserved matters;  
or,
  - iii. In the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. With the exception of the access road and associated engineering works, approval of the details of the Appearance, Landscaping, Layout and Scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

3. The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings/ Documents listed in this notice:

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

4. Permission is granted for a minimum number of 150 dwellings.

Reason:- To maximise the efficient use of this brownfield site in accordance with policies BDP1 and BDP2 of the Bromsgrove District Plan and Proposal 2 of the Longbridge Area Action Plan.

5. Details of the form, colour and finish of the materials to be used externally on the community centre approved shall be carried out in accordance with Dwg No. AAH5345 03 Rev B Floor plans and elevations.

Reason: To protect the visual amenity of the area.

6. Details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be subject to the approval, in writing, of the local planning authority before any work on the site commences.

Reason: To protect the visual amenity of the area.

7. No works or development shall take place until a scheme for foul and surface water drainage for the community centre, along with a maintenance plan for this drainage scheme, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

8. No works or development shall take place until a scheme for foul and surface water drainage for the residential scheme, along with a maintenance plan for this drainage scheme, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

9. Development shall not begin until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the Local Planning Authority, and the development shall not be occupied until the scheme has been constructed in accordance with the approved drawings.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

10. The residential development hereby permitted shall not be brought into use until the applicant has submitted to and have approved in writing a travel plan that promotes sustainable forms of access to the site with the Local Planning Authority. This plan thereafter will be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

Reason: To reduce vehicle movements and promote sustainable access.

11. Prior to commencement of development, a scheme of landscaping and planting shall be submitted to, and approved by the Local Planning Authority in writing. The scheme shall include the following:-

- a) full details of all existing physical and landscape features on the site including the position, species and spread of all trees and major shrubs clearly distinguishing between those features to be retained and those to be removed;

b) full details of all proposed fencing, screen walls, hedges, floorscape, earth moulding, tree and shrub planting where appropriate.

The approved scheme shall be implemented within 12 months from the date when any of the building(s) hereby permitted are first occupied.

Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted.

Reason: In order to protect the trees which form an important part of the amenity of the site.

12. 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. 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

13. Recommendations and mitigation and enhancement actions stated in the Longbridge East Ecological Assessment for Phase 3 by Alder shall be implemented.

Reason:- In the interests of ecology in the local area and in accordance with BDP 19 of the Bromsgrove District Plan and paras 9 and 109 of the National Planning Policy Framework.

14. Secure cycle parking facilities should be provided at the development as determined by Worcestershire County Council LTP3 Policy and AQAP Measure 5.3.7. Full details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be submitted to and approved by the local planning authority prior to the first occupation of the development.

Reason: NPPF Paragraph 29 states; 'Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.'

15. Appropriate cabling and an outside electrical socket must be supplied for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking). For developments with unallocated parking i.e. flats/apartments 1 EV charging point per 10 spaces (as a minimum) should be provided by the developer to be operational at commencement of development. The charging point must comply with BS7671. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building.

Reason: Paragraph 35 of the NPPF states; "Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people. Therefore, developments should be located and designed where practical to [amongst other things] incorporate facilities for charging plug-in and other ultra-low emission vehicles." AQAP Measure 5.2.10

16. Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 5 have been complied with:
  1. 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"
  2. 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"
  3. 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.

4. 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.
5. 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.
6. 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.

Reason: 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.

17. All of the recommendations relating to glazing, ventilation and the installation of boundary fencing indicated in the noise report shall be implemented as part of the reserved matters application for the residential development.

#### Informatives

1. In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority has helped the applicant resolve technical issues such as:
  - o access and parking provision,
  - o the impact of the development in the street scene,
  - o impact of the development upon amenity of neighbours,
  - o improving the design of the proposed development.

The proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

2. The applicant is advised that a Section 106 Agreement is applicable to this application.
3. It is advised that the applicant should be directed to the following document for best practice during construction: Worcestershire Regulatory Services "Code of Best Practice for Demolition and Construction Sites" which can be found on the WRS website at <http://www.worcsregservices.gov.uk/media/448881/WRS-contractor-guidance.pdf>
4. Network Rail informatives.

**Case Officer:** Sharron Williams Tel: 01527 534061  
Email: sharron.williams@bromsgroveandredditch.gov.uk