

Appendix to 16/1085

Name of Applicant	Proposal	Plan Ref.
C/O Planning Prospects Limited	Hybrid application: Outline Planning Permission for up to 150 dwellings with all matters reserved for future consideration (access, 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. Longbridge East And River Arrow Development Site, Groveley Lane, Cofton Hackett, Worcestershire,	16/1085

This application was deferred at the meeting of Planning Committee on 3 April 2017 at the request of Members in order to address:-

- **the current relevance of the Longbridge Area Action Plan (LAAP);**
- **a lack of Section 106 contributions to directly benefit the local area specifically and Bromsgrove generally in terms of amenities,**
- **education and health provision;**
- **the wider impact of the development on the local highway infrastructure;**
- **and the shortfall of housing provision agreed in the LAAP.**

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) £40,297 as a contribution towards enhancing existing amenity assets at Lickey Hills - refurbishment of the telescope (Folly) and car park at Beacon Hill.
 - (iii) £53,730 as a contribution towards the provision of an outdoor fitness facility and/or youth play equipment at Cofton Park.
 - (iv) £44,775 as a contribution towards enhancing existing sport pitches, cricket pitch, as well as access to Cofton Park in general.
 - (v) £37,800 as a contribution towards enhancing the local area Cofton Hackett in respect to general access improvements and refurbishment works to the existing

allotment gardens and refurbishment of the local play area off Chestnut Drive, improvements to the car park at Lickey Road, and incidental enhancements including benches and planters in and around Cofton Hackett.

- (vi) £32,554 for the extension of New Road Surgery, New Road, Rubery, and/or Cornhill Surgery, New Road, Rubery.
- (vii) The provision of affordable housing (35%) to be provided on site and maintained as such in perpetuity.
- (viii) Community centre to be provided on site and transferred to an appropriate body /Trust to maintain.

Consultations

Cofton Hackett Parish Council

No objections to the outline plan for 150 dwellings and to the revised position of the Village Hall on the corner of Groveley Lane and East Works Drive.

Additional comments received on 24 May 2017, requests village hall equipment and allotment and play area enhancements, and improvements from Barnt Green Road to the Lickey woods.

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 and Cofton 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.

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.

Following the committee meeting of 3rd April 2017 Worcestershire County Council was asked to review the impact of the development on the local road network, and with particular reference to the Primary access onto Groveley Lane.

The access onto Groveley Lane was established from application 11/0750 which provided for up to 229 dwellings, this application was supported by a transport assessment which looked at the impact of the first phase of development and the full build out. The current application has undertaken a similar exercise of reviewing the access based on a phased and total development. This shows that the junction operates well within its capacity and queue length and delay are not excessive. In practice residents will depart based on their personal circumstances which could result in short

term queuing, but this would be a short term matter and would be contained within the new road i.e. not impacting on Groveley Lane which is the key route. There is no safety concern as a result of short term queuing within the new development. The junction was designed in accordance with the Design Manual for Roads and Bridges and consequently provides a high capacity junction arrangement.

The Groveley Lane traffic calming scheme which has recently been installed terminates at the junction of Parsonage Drive and it was suggested that it should have embraced the new East works access. Groveley Lane is characterised by residential development on one side from Barnt Green Road to Parsonage Drive. At Parsonage Drive there are commercial premises and the road widens to resemble a distributor road which has not individual frontage access. The traffic calming proposal was orientated around the provision on a crossing on the brow of the hill, so with that in mind, the finite financial arrangements and the change of road character it was not deemed suitable to extend the scheme any further.

The Highway Authority remains satisfied that the access arrangements for the East Works site are suitable and operate within the capacity thresholds. The access has been considered with a full site build out and has been demonstrated to be an appropriate design solution.

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.

Parks and Green Space Development Officer Martin Lewis

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.

Leisure Services

Can confirm that there is a provision of new pavilion and some evidence of improvements to play at Cofton Park. Note that there is a scheduled investment into additional footpath and accessibility routes which will improve inclusivity of the park for all users within this expanding community.

There is a toddler/junior play area with additional elements such as single cable way (zipwire), climbing net and spinner, however the majority of the play space appears to be aimed at toddlers and junior age ranges with an under provision for teenagers. It is also noted within the LAAP (Longbridge Area Action Plan) 2008 baseline study identified that there is a lack of provision for children and young adults such as skate, MUGA or Youth shelter

The locality of Cofton Park within the catchment area of the new development and recommended standards for walking distances for play, would make this large 135 acre park an ideal public open space to provide new facilities to meet the lack of existing teenage/young adult provision, such as skate (perhaps concrete provision for sustainability and longevity)/MUGA or similar as well as potential consideration to include outdoor fitness to encourage the increase in demand of active fitness and support health and wellbeing.

In addition to the above open space there is play and open space provision at Myhill Fields managed by the Parish Council, aimed at younger children and is separated from new development at Longbridge by roads as well as toddler/junior play provided as part of an onsite provision of Longbridge East Development.

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

NHS England

The site of the proposed development lies within the practice areas of two Worcestershire GP surgeries located in Rubery. Both are fully utilising all of their clinical rooms and would therefore have no capacity to provide services to the cumulative number of residents that will move into the houses planned to be built in their practice area. Therefore, would request a financial contribution for the extension of New Road Surgery, New Road, Rubery, and/or Cornhill Surgery, New Road, Rubery.

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.

3 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.
- Letter from the local vicar:-
- Consider a slight reduction in the density of the development is appropriate and will make it more fitting to its suburban surroundings.

- Support the community centre proposal, as a church, we have been trying to help build a sense of community eg visiting residents as they move in with a welcome pack of local information, organising community events such as carol singing, a parish walk and tea, a games afternoon, and a recent children's Easter activity workshop. Lots of families with young children moving into these houses, yet there are currently no community facilities. Now is the time that we need the facilities which the developers are willing to provide.

Relevant Policies

Bromsgrove District Plan 2011-2030

BDP1	Sustainable Development Principles
BDP2	Settlement Hierarchy
BDP3	Future Housing and Employment Development
BDP6	Infrastructure Contributions
BDP7	Housing Mix and Density
BDP12	Sustainable Communities
BDP19	High Quality Design
BDP21	Natural Environment
BDP24	Green Infrastructure
BDP25	Health and Well Being

Others:

Longbridge Area Action Plan	
SPG1	Residential Design Guide
SPG11	Outdoor Play Space
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
Worcestershire Waste Strategy	

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 the East Works site. This application is a hybrid application and includes a detailed scheme for the community centre and outline proposals for 150 dwellings. The indicative layout plan shows the means of access for the residential scheme off East Works Drive serving 150 dwellings that would be potentially 2+ storeys high. However, all matters (Access, 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.

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 for housing in the Longbridge Area Action Plan (LAAP) which is part of the Development Plan for Bromsgrove District and specifically applies to the Longbridge area. Members will be aware that the LAAP is a shared document with

Birmingham City Council. It is the starting point for decisions and any development in this area should be determined in accordance with this plan unless material considerations indicate otherwise.

Proposal H2 of the LAAP applies and requires a minimum of 700 dwellings to be provided on the East Works site providing a mix of sizes, types and tenures. Proposal H2 requires an overall density of 40 - 50 dwellings per hectare. There is an aspiration that this particular phase be developed at a higher density compared to phase 2b. The potential density based on the indicative plan would be 52 dwellings per hectare. However, despite the higher density, it is unlikely that the overall minimum requirement will be achieved based on the number of units currently built and proposed:-

East Works site:-

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)

Overall the LAAP requires a minimum target of 1450 dwellings in Longbridge. Officers at Birmingham City Council have confirmed in their SHLAA (2016) that 965 units have been built or have permission. Based on current findings it is anticipated in the LAAP Review (draft) that a total of approximately 1960 dwellings will be provided within the area. Therefore, whilst a shortfall on the East Works site is likely, the overall delivery of housing is expected to be significantly more than the 1450 originally envisaged in the LAAP. Birmingham City Council has not raised concerns / objections in respect to the proposed provision of housing on the East Works site.

Proposal H2 of the LAAP requires a target of 35% of dwellings to be affordable. Comments from Strategic Housing reflect this approach. Affordable housing provision sought under Proposal H2 of the LAAP is more than what would generally be sought under policy BDP8 of the Bromsgrove District Plan (BDP) (30% on a brownfield site). The applicant proposes to provide 35% affordable housing which will form part of the S106 Agreement.

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.

Proposal H2 of the LAAP 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 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. An appropriate body/Trust 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 development being served off East Works Drive. Objections have been made in respect to the number of units being served off this road. Worcestershire Highways consider the number of units served off this road to be acceptable and recommend conditions. The access arrangements for the East Works site overall have been designed and built with the anticipation that 700 units and communal facilities would be served off East Works Drive. Given that there is likely to be a shortfall of 95 units on site the access arrangements for the scheme would not be at capacity.

Highway improvements have been carried out in the local vicinity as a result of a financial contribution paid under phase 1. Worcestershire Highways are not seeking any further contributions as result of these subsequent phases.

The general redevelopment of the Longbridge area has enabled investment in sustainable travel with contributions going towards Centro Park and Ride and improvements to Longbridge Railway Station. Improved facilities in public transport are giving new occupiers more choice, and less reliance on their own car. In addition, wider strategic highway improvements have also been part of the Longbridge redevelopment works such as traffic lights at the junction of Lowhill Lane and Lickey Road as well as other improvements to the A38.

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

Please refer to the Committee report and Update report dated 5 June 2017.

Conclusion

The principle of residential development is considered to be acceptable and whilst there may be an overall shortfall of housing on the East Works site, this shortfall is unlikely to have a detrimental impact on the anticipated housing target set for Longbridge overall. The proposal would not conflict with the Proposals set out in the LAAP, and complies with policies in the adopted Bromsgrove District Plan. The principle of residential development would also be compliant with the NPPF.

The design and location of 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) £40,297 as a contribution towards enhancing existing amenity assets at Lickey Hills - refurbishment of the telescope (Folly) and car park at Beacon Hill.
 - (iii) £53,730 as a contribution towards the provision of an outdoor fitness facility and/or youth play equipment at Cofton Park.
 - (iv) £44,775 as a contribution towards enhancing existing sport pitches, cricket pitch, as well as access to Cofton Park in general.
 - (v) £37,800 as a contribution towards enhancing the local area Cofton Hackett in respect to general access improvements and refurbishment works to the existing allotment gardens and refurbishment of the local play area off Chestnut Drive,

improvements to the car park at Lickey Road, and incidental enhancements including benches and planters in and around Cofton Hackett.

- (vi) £32,554 for the extension of New Road Surgery, New Road, Rubery, and/or Cornhill Surgery, New Road, Rubery.
- (vii) The on-site provision of affordable housing (35%) to be provided on site and maintained as such in perpetuity.
- (viii) Community centre to be provided on site and transferred to an appropriate body.

Conditions / Informatives

1. The community centre and associated access, car parking and landscaping works shall be commenced within 3 years of the date of this permission. 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. With the exception of the community centre and its associated works, 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 proposed Community Centre as shown on approved drawings (to be defined), approval of the details of the Access, 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. The reserved matters applications for the residential development under this planning permission shall include a total number of dwellings which is no less than 145 dwellings and no more than 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. Other than the materials as approved for the proposed Community Centre, details of the form, colour and finish of the materials to be used externally on the walls and roofs of the proposed dwellings shall be subject to the approval, in writing, of the local planning authority before the materials are used in the construction of the proposed dwellings.

Reason: To protect the visual amenity of the area.

7. No works or development shall take place on the proposed Community Centre until a scheme for foul and surface water drainage, 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, other than in respect of the approved Community Centre, 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, other than in respect of the approved Community Centre, 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. The landscaping scheme for the community centre including proposed fencing, screen walls etc. shown on Dwg. No.s (to be defined) shall be implemented within 12 months from the date when any of the building(s) hereby permitted are first occupied or in accordance with a phased implementation plan to be agreed in writing with the Local Planning Authority. 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. Prior to commencement of development, other than in respect of the approved Community Centre, 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 or in accordance with a phased implementation plan to be agreed in writing with the Local Planning Authority.

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.

13. 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

14. 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.

15. Other than in respect of the approved Community Centre, 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: In the interests of facilitating sustainable development.

16. Details of appropriate cabling and an outside electrical socket to be supplied for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking) shall be submitted to and approved by the Local Planning Authority. 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 before occupation. 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. The approved scheme shall be implemented before the building(s) hereby permitted are first occupied.

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

17. 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.

18. 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.
5. Environment Agency informatives.

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