

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Mark Elliot	Residential development of 148 dwellings (Amendment to 15/0687) Former Polymer Latex Site, Weston Hall Road, Stoke Prior, Worcestershire,	05.10.2017	17/00761/FUL

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, Worcestershire Regulatory Services, North Worcestershire Water Management and the receipt of minor design amendments and provision of waste management facilities, and
- c) following the receipt of a suitable and satisfactory legal mechanism in relation to:
 - (i) The provision of 21 affordable housing units
 - (ii) A contribution of £436,361 towards the provision of enhanced education facilities at Stoke Prior First School, Shared Aston Fields and St John's Middle and South Bromsgrove High
 - (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

Wychavon District Council Consulted 14.07.2017

We do not have any specific comments to make as the principle of development on this site has already been established through application 15/0687 (202 dwellings approved April 2016), and application 17/00761/FUL simply seeks to increase the number of dwellings by 14 to 216. We therefore have no objection providing the design is considered to be appropriate and there is no objection from Worcestershire County Council Highways.

Stoke Parish Council Consulted 14.07.2017

The Parish Council were keen to see this site developed as soon as possible.

Education Department at Worcestershire- Consulted 14.07.2017

Given the information from the viability exercise I am prepared to accept the revised contribution to education.

Historic England Consulted 14.07.2017

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Highways - Bromsgrove Consulted 14.07.2017

Comments received in relation to EV Charging points:

1 space should be set aside over the requirements for the apartments which is demarked on the ground and equipped. This space can be available for all and would allow a vehicle to be charged and then moved so the space is available for other residents. Alternatively you place the charging station in a location where the cable could reach the required number of cars, but that depends on the parking layout.

Full comments awaited.

Minerals Consultation Area Consulted 14.07.2017

The plans need to incorporate areas to store and aid the collection of waste, and arrangements have not been made for the separate storage and collection of recyclable material.

The proposed development is not in an area of identified mineral deposits as shown on the 1997 Hereford and Worcester Minerals Local Plan Proposals Map.

Worcestershire County Council Countryside Service Consulted 14.07.2017

No Comments Received To Date.

WRS - Contaminated Land Consulted 14.07.2017

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 - Westonhall Road, Stoke Prior, Bromsgrove' reference 14247/1 dated 28th July 2015, with reference to other previous reports referenced within. No objection subject to the conditions (set out at the end of the report).

Updated comments: 18.09.2017. WRS have reviewed the following reports submitted in support of the discharge of Conditions 3, 4 & 5:

- Georisk Management; Geoenvironmental Assessment; Report ref: 14247/1 Dated: Revision 1 Issue: July 2017
- Georisk Management; Remediation Method Statement & Validation Plan; Report ref: 14247/3 Dated: July 2017

Geoenvironmental Assessment Report

The revised Report is satisfactory and addresses the concerns raised by my colleague on 31/07/2017, therefore conditions 3 & 4 of the planning permission can be discharged.

Remediation Method Statement & Validation Plan

The Method Statement and Validation Plan is comprehensive and WRS agrees with its findings including:

- The hydrocarbon contamination 'hotspots' to be delineated and excavated. Soils arising from this process will be tested to classify the material for either potential re-use, treatment or removal from site. Soil samples from the base and sides of the excavation sites will be collected and analysed for speciated TPH and VOC suite.
- Chemical waste materials to be delineated and excavated out. The excavated materials may be relocated to the POS, provided this is at a minimum depth of 1 m below formation levels.
- During excavation works a watching brief for asbestos will be performed by site operatives. Any visible asbestos containing materials will be carefully picked, double bagged and placed in a secure area for subsequent disposal.
- Gas protection measures to 'amber 1' will be installed in all properties

Clean Cover

- Rear Gardens -150 mm topsoil, 450 mm subsoil, Geotextile membrane laid above granular material, 200 mm fines free granular material placed above Made Ground
- Front Gardens - 300 mm topsoil, Geotextile membrane laid above granular material, 200 mm fines free granular material placed above Made Ground
- POS - 600 mm topsoil/subsoil, Geotextile membrane placed above Made Ground

A validation certificate confirming the source, quality and thickness of the clean cover soils placed will be issued on a plot specific basis.

Validation

A Validation Report will be prepared to provide independent certification that the remediation has been carried out in accordance with the agreed specification. The report will include:

- description of the remediation works carried out;
- details of site inspections made;
- details of validation sampling undertaken;
- photographic records to demonstrate compliance with the Remediation Method Statement;
- records of any unexpected contamination (if found).

WRS confirms that Condition 5 of the planning permission can be discharged.

WRS - Noise Consulted 14.07.2017

The Acoustics Report presented is broadly acceptable, some clarification needed in relation to some of the content.

WRS - Air Quality Consulted 14.07.2017

WRS have reviewed the following PBA; Air Quality Assessment; Report ref: 42136/3001; Dated: September 2017. The modelling concludes that the impact on annual mean NO2 concentrations is negligible at all receptor locations within the AQMA with the development in place and the impact on PM10 and PM2.5 concentrations is also

described as negligible. There are no predicted exceedances of the annual mean NO₂, PM₁₀ or PM_{2.5} concentrations at the receptors locations in the proposed development.

Predicted concentrations are below the relevant objectives at all of the existing and proposed receptor locations in 2025 with the proposed development in place. The operational effects of the proposed development are judged to be not significant. Therefore WRS have no adverse comments to make for air quality.

Arboricultural Officer Consulted 14.07.2017

No objection subject to the protection of retained trees and specification for no dig construction methods.

Leisure Services Manager Consulted 14.07.2017

Comments in relation to previous application 15/0687 as follows:

We feel this design and layout is much improved with inclusion of bow top perimeter fencing and the location for play more appropriate given the nearby water hazards.

The design and layout of the play provision has a good mix of landscaping, mounding and uses a variety of hard and soft landscape materials.

Housing Strategy Consulted 14.07.2017

With regard to the percentage of affordable units it would seem that the independent viability assessment supports the reduced number of units and I am happy to accept that.

Drainage Engineers Internal Planning Consultation Consulted 14.07.2017

Further information is requested in respect of run off and discharge calculations and details.

Conservation Officer Consulted 14.07.2017

I do not consider that the revised scheme will increase the harm to the character or appearance of the neighbouring Conservation Area. A number of clarifications required in relation to the position of the site boundary with respect to the conservation area and plans to repair the wall which adjoins the canal footpath.

Health And Safety Executive Consulted 14.07.2017

No Comments Received To Date

Cadent Gas Ltd Consulted 14.07.2017

No Comments Received To Date

Western Power Distribution Consulted 14.07.2017

No Comments Received To Date

Ramblers Association Consulted 14.07.2017

No Comments Received To Date

West Mercia Constabulary Consulted 14.07.2017

No objection.

Worcestershire Wildlife Trust Consulted 14.07.2017

We note the contents of the various associated documents and in particular the findings presented in the ecological appraisal by EDP. We also note the proximity of the Worcester and Birmingham Canal LWS. Based on the plans and findings presented in the EDP appraisal we do not wish to object to the application but we would recommend that the recommendations made by the ecologists are covered by conditions attached to any permission you may be otherwise minded to grant. Conditions should require a Construction Environmental Management Plan, a long term Habitat Management Plan, SUDS and lighting. Appropriate model wording for such conditions may be found in Annex D of BS42020:2013 Biodiversity - Code of practice for planning and development.

Environment Agency Consulted 14.07.2017

There is a lack of detail pertaining to drainage proposals on site and also to the proposed attenuation pond. No objection subject to conditions in relation to ground remediation (applied below)

Urban Designer- Joe Holyoak Consulted 14.07.2017

No Comments Received To Date

Severn Trent Water Ltd Consulted 14.07.2017

No objection subject to conditions in relation to storm and foul drainage.

Canal and River Trust Consulted 14.07.2017

The main issues relevant to the Trust as statutory consultee on this application are the impact of the proposal on the structural integrity of the canal due to the proximity of the buildings to the canal and the impact on the character and appearance and biodiversity of the waterway corridor.

No objection subject to the conditions relating to details of boundary treatment, wall repairs and access arrangements to the footpath.

NHS/Medical Infrastructure Consultations Consulted 20.07.2017

NHS Redditch & Bromsgrove CCG is not seeking a contribution in relation to this application.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP14 Designated Employment

BDP7 Housing Mix and Density

BDP8 Affordable Housing

BDP16 Sustainable Transport

BDP19 High Quality Design

BDP20 Managing the Historic Environment

BDP23 Water Management

BDP24 Green Infrastructure

BDP25 Health and Well Being

Others

SPG1 Residential Design Guide
NPPF NPPF National Planning Policy Framework

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
15/0687	Residential development of 202 dwellings		29.04.2016

Public Comments

1 comment received summarised as follows:

Off road parking on the Greenbox site is not fully adequate for the needs of the business trading and Westonhall Road is utilised for parking. Any disruption to this parking will present difficulties for the trading businesses and employers, adequate parking needs to be provided.

Proposal Details

The proposal will consist of 148 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 2.4 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	No. of dwellings (Approved scheme 15/0687)	No. of dwellings proposed in current proposal (North and East part of site)	Overall No. of dwellings (Current Proposal and implementation of 15/0687)
2 bed apartment	0	21	21

2 bed house	35	28	44
3 bed house	86	46	60
4 bed house	81	53	91
Total	202	148	216

The application is accompanied by a Design and Access Statement, Marketing Report, Planning Statement, Ecological Appraisal, Drainage Strategy, Transport Assessment, Archaeology/Built Heritage Statements, Outline Remediation Strategy, Acoustic Report, Air Quality Assessment and Landscape Plans.

Planning permission was granted on this site for the erection of 202 dwellings on 29th April 2016 (B/2015/0687). A Non Material amendment application was approved in July 2017 which related to this permission and to the south west part of the site. The amendment related to some minor alterations to the positioning of dwellings and alterations to internal roads. The NMA application related to an area containing 68 dwellings approved under the original permission. The applicant intends to implement the 2015 planning permission and associated approved non-material amendment. The current proposal for 148 dwellings relates to the north and east side of the site and a small area in the extreme south west of the site.

Legal Services have confirmed that it is possible to implement both consents, should the second planning application be approved and implemented, a Supplemental Legal Agreement will be sufficient to ensure that any additional contributions can be secured.

The applicant has been undertaking ecological mitigation work on the site in respect of great crested newts and the areas required by the protected species have encroached on the developed area as shown on the 'Habitat Management and Maintenance Plan by EDP.

Comparison with previously approved scheme 15/0687

The main physical changes currently proposed as part of this application are:

- o The provision of three (3 storey) apartment blocks, one adjoining Corbett House on Western Hall Road at the east end of the site and two blocks on the NE side of the site adjoining the area of public open space
- o The provision of three additional pairs of two and a half storey dwellings within the central area of the application site
- o Slight increase in the area of public open space, with development pulled back in the north-eastern corner of the site

411 parking spaces.

It is proposed that 21 of the 148 dwellings will be affordable. The affordable dwellings will comprise 14 social rented (10 x 2 bed, 2 x 3 bed and 2 x 4 bed) and 7 shared ownership (3 x 2 bed and 4 x 3 bed). In terms of the site overall, (taking the portion of site to be implemented under 15/0687), a total of 32 affordable units or (15%) are being provided.

Assessment of Proposal

Principle

The site is identified for employment purposes under policy BDP14 of the Bromsgrove Plan 2017. The policy seeks to safeguard land for employment purposes and proposals for alternative uses such as housing are subject to a number of criteria including the requirement to demonstrate adequate marketing of the site for the employment purpose and a viability appraisal to demonstrate that redevelopment for employment purposes would be unviable.

The Bromsgrove District Plan (2017) has been adopted since the previous application was considered and the criteria set out in policy BDP14 need to be fulfilled in terms of the justification for the loss of employment land. The application is accompanied by a 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 a number of extant, but unimplemented, planning permissions for office development in locations which have better geographical connectivity than the site at Stoke Prior. The report includes detailed costings in relation to new office development which demonstrates that the cost of such development would outweigh any return. The previous industrial use of the land and abnormal build costs also contribute to the lack of viability for employment use (criterion (v) of policy BDP14). It has been accepted in previous applications (15/0687 and 13/0213) that the site has been adequately marketed for employment use and there has been no uptake.

Members should note that the principle of redevelopment of the site from employment use has been accepted in the previous application (15/0687) and this consent remains extant.

Paragraph 22 of the NPPF 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 of the land for latex manufacture and the current state of the land mean that re-use for employment purposes would be unlikely and viable due to the levels of identified contamination and remediation costs.

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

Viability

The applicant has presented a Viability Appraisal which sets out in detail the costs of delivering the proposed development. The Council has had the Appraisal provided independently assessed and it is considered that the costs and values put forward are reasonable and would justify reduced affordable housing and infrastructure contributions.

Design and Layout

The general approach to design and layout remains similar to that approved under application 15/0687 with some alterations to facilitate ecological enhancement as set out in the Habitat Management and Maintenance Plan accompanying the application. The provision of a fenced off area on the eastern side of the site is a notable change from the

previous application. The provision of the three apartment blocks are noted in the streetscene elevations provided.

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 design, form and layout Policy BDP19 of the Bromsgrove District Plan (2017) 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 conservation area. There has been careful consideration of the use of a varied palette of materials to provide variety in the new streetscenes. Car parking spaces have been set back from the street frontages to reduce car dominance in the streetscene. The proposed public open space will be adequately overlooked from principal windows in the proposed dwellings. The advice of 'Secured by Design' has been taken into account in respect of the layout. The density of the proposed development is appropriate at approximately 41 dwellings per hectare. The views of the Urban Designer are awaited.

The public open space proposed to serve the development will be located northern end of the site and the configuration is similar to the previous application and includes a Local Equipped Area of Play. There is a larger area also proposed to facilitate ecological enhancement in accordance with the Habitat Management and Maintenance Plan.

The advice of Supplementary Planning Guidance Note (SPG1) Residential Design Guide remains a material consideration. The applicant has been requested to address a number of minor design amendments.

In terms of residential amenity of existing occupiers, the adjoining properties are all commercial in nature with the exception of the 'Pumphouse' to the immediate west of the application site. This property is now unoccupied due to a fire but the separation distance to the development means that its amenity would not be significantly affected.

In terms of the heritage assets on the site, these consist of the canal conservation area to the north and the saltwater reservoir which adjoins the site to the east, but is not part of the current scheme. The setting of these heritage assets need to be considered. The application is accompanied by a Built Heritage Statement and the views of the conservation officer should be noted.

Technical Matters

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. The applicant has provided a Construction Environmental Management Plan (CEMP) in July 2017 to address the importation of materials and site testing and analysis. This is currently being reviewed by WRS and the suggested condition remains necessary. The applicant has provided an updated Air Quality Assessment and this is being reviewed by WRS.

In terms of all of the other consultation responses, conditions have been imposed where they are necessary and appropriate. The applicant has applied to discharge some of the

conditions imposed on the previous application 15/0687; the matter is under consideration and the suggested conditions below may be subject to amendment.

The reference in the public comments to the potential for displacement parking should be noted. The views of Worcestershire Highways are awaited and no objection was received in relation to the previous application, subject to conditions, similar to the previous application.

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:

- (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, Worcestershire Regulatory Services, North Worcestershire Water Management and the receipt of minor design amendments and provision of waste management facilities, and:
- c) following the receipt of a suitable and satisfactory legal mechanism in relation to:
 - (i) The provision of 21 affordable housing units
 - (ii) A contribution of £436,361 towards the provision of enhanced education facilities at Stoke Prior First School, Shared Aston Fields and St John's Middle and South Bromsgrove High
 - (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)

Conditions:

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

Reason:- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Proposed Site Layout & Drainage Strategy (ref:1K)
Refuse Vehicle Tracking (ref: 15021-120A)
House Type - Washington (ref: B6398(HT)01)
House Type - Folkstone (ref: B6398(HT)02)
House Type - Ennerdale (ref: B6398(HT)04)
House Type - Collaton (ref: B6398(HT)05)
House Type - Eskdale (ref: B6398(HT)06)
House Type - Kingsville (ref: B6398(HT)07)
House Type - Kingsley (ref: B6398(HT)08)
House Type - Alderney (ref: B6398(HT)09)
House Type - Hesketh (ref: B6398(HT)10)
House Type - Hale (ref: B6398(HT)11)
House Type - T20 (ref: B6398(HT)100)
House Type - T22 (ref: B6398(HT)101)
House Type - Malton & Amble Elevations (ref: B6398(HT)103)
House Type - Malton & Amble Plans (ref: B6398(HT)104)
House Type - Bromwich Elevations (ref: B6398(HT)105)
House Type - Bromwich Plans (ref: B6398(HT)106)
House Type - T27 (ref: B6398(HT)107)
House Type - T24 (ref: B6398(HT)108)
House Type - House Types (ref: B6398(HT)HA)
Location Plan - (ref: B6398(PL)01)
Site Layout - (ref: B6398(PL)03)
Materials and Boundary Treatments Plan - (ref: B6398(PL)04)
Street Elevations - (ref: B6398(PL)05)
Soft Landscape Proposals - (ref: Bir.4917-02D)
Soft Landscape Proposals - (ref: Bir.4917-03G)
Soft Landscape Proposals - (ref: Bir.4917-04E)
Soft Landscape Proposals - (ref: Bir.4917-05E)
Soft Landscape Proposals - (ref: Bir.4917-06G)
Soft Landscape Proposals - (ref: Bir.4917-07H)
Soft Landscape Proposals - (ref: Bir.4917-08E)
Soft Landscape Proposals - (ref: Bir.4917-09D)
Soft Landscape Proposals - (ref: Bir.4917-10E)
Soft Landscape Proposals - (ref: Bir.4917-11B)
Tree retention, loss and protection plan (ref: BIR4917-12B)
Pump Station Layout (ref: STD1016)

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.

- 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.

- 10) The retained trees on the application site shall be afforded full protection in accordance with BS5837:2012 recommendations throughout any ground or development work on the site and as highlighted within the Method Statement and plan as shown on the Pegasus Landscape Design Tree Retention / Loss and Protection Proposal Plan number Bir.4917_12B. Where the road network incurs into the BS5837:2012 recommended RPA of trees, a full specification of the no dig method of construction shall be provided to and approved in writing by the Local Planning Authority.

Reason: In order to protect the existing trees in accordance with policies BDP1 and BDP19 of the Bromsgrove District Plan 2017.

- 11) 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.

- 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 (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.

- 13) Prior to the commencement of development, details of the proposed boundary treatments including wall repairs, new fencing and access to the canal towpath 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 policy BDP20 of the Bromsgrove District Plan.

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