

Name of Applicant	Proposal	Expiry Date	Plan Ref.
St Modwen Homes Ltd	Full planning permission for residential development consisting of 18 dwellings (phase 3a) together with access, parking, landscaping and associated works Longbridge East And River Arrow Development Site, Groveley Lane, Cofton Hackett	26.11.2019	19/01152/FUL

RECOMMENDATION:

- (a) MINDED to **GRANT** full planning permission
- (b) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:-
- (i) £917.64 as a contribution towards the provision of wheelie bins for the scheme.
 - (ii) £ 6,785 as a contribution towards the extension of New Road Surgery, Rubery and/or Cornhill Surgery, Rubery.
 - (iii) £1,952.00 as a contribution to be paid to the Worcestershire Acute Hospitals NHS Trust (WAHT) to be used to provide services needed by the occupants of the new homes and the community at large. Agreement of a final sum to be Delegated to the Head of Planning and Regeneration Services (subject to verifying any deductions based on services already provided by the WAHT).
 - (iv) The securing of 35% provision (6 units) of on-site affordable housing.
 - (v) Planning Obligation Monitoring Fee: £TBC. Revised Regulations have been issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met. The fee/charge is subject to confirmation following authorisation to proceed with this provision at the meeting of Full Council on 25 September 2019.
- (c) And that **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions as set out in the list at the end of this report

Consultations

Cofton Hackett Parish Council

We are concerned about the new vehicular access onto Groveley Lane as there is a considerable volume of traffic using the lane at busy times. We have associated concerns about traffic management and appropriate infrastructure (surgeries, school places, etc) none of which are allayed by the amended proposal.

Highways - Bromsgrove

No objections subject to conditions.

Birmingham City Council - Highways

Birmingham City Council (BCC) have no comment to make on the site as a whole. However, have an interest in dwellings that are accessed from Groveley Lane as BCC is responsible for the maintenance of the public highway which abuts the site frontage. Recommend condition in respect to this aspect of the application.

Bromsgrove Strategic Planning And Conservation

The application is consistent with the Longbridge Area Action Plan (AAP) and therefore is supported. The higher density on this site is a welcomed feature and fully supported. It is appropriate both in terms of the policies of the AAP but also in making up for the lower than envisaged density on previous phases of this site.

Housing Strategy

Happy with the proposals for the affordable housing on this scheme.

Waste Management

Having reviewed these plans I don't see any issues with this application.

Sports and Leisure Services Manager

Leisure would suggest that improvements for parks and open spaces should be aimed at larger parks and community spaces which add value to the local community and the residents within the development location. Cofton Park plays a central and integral role to the green space on this occasion. Birmingham Council officers who would be best placed to make the recommendations on this matter.

Birmingham City Council

Both applications are adjacent to each other within the area allocated as H2 in the Longbridge Area Action Plan on land formerly known as East Works. Both proposals are consistent with the AAP in providing Affordable housing at 35% and are proposed to be built at an average density of 54 dph which is slightly above the recommended density of 40-50 dph. The proposals also offer a range of dwellings also in accordance with the LAAP.

Given the above, Birmingham City Council has therefore no comment to make on either proposal.

Birmingham City Council have not requested any open space contributions on this occasion.

Environment Agency

No objections and recommend conditions.

North Worcestershire Water Management

No objection.

Severn Trent Water Ltd

No objections to the proposals subject to a drainage condition.

Node – Urban Design

Having now reviewed the updated plans and DAS addendum for the above proposed scheme I am pleased to say it is a significantly improvement since the last option that was presented.

The development no longer consists of a cul-de-sac layout with a large number of turning heads and now does provide a good connected street layout with good natural visual surveillance of streets and public spaces. The removal of the tuning head on Road 1 is an improvement as is the setting of car parking for the apartments on Road 1 in a less prominent position

Pedestrian routes are now overlooked and vistas down streets do not result in back gardens and fences onto the street and therefore scheme is now better from a safe and secure perspective.

Turning heads have been removed and made to be part of larger shared surface in other areas.

Still some large runs of continuous parking of some of the roads, however, effort has been made to break up the parking with some at the side of properties.

They have provided a number of three storey buildings at key gateways and around the square in the centre of the site which will help with enclosure and overall legibility.

West Mercia Constabulary

No objection.

Community Safety

No objection but query security of gated access to the railway and areas to the rear of plots backing onto the railway.

Education Department At Worcestershire

For completeness Children's First will not be seeking a planning obligation from the proposed development. It is noted that the re-consultation has reduced the number of dwellings from the original 24 to 22 and now to 18.

Network Rail

No objection

Cadent Gas Ltd

No objection

WRS - Contaminated Land

No objection subject to conditions.

WRS – Noise

No objection subject to conditions.

NHS/Medical Infrastructure Consultations

The proposed development is likely to have an impact on the services of 2 GP practices. The GP practices do not have capacity for the additional growth resulting from this

development. The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. Redditch & Bromsgrove CCG would therefore expect these impacts to be fully assessed and mitigated.

A Healthcare Impact Assessment (HIA) has been prepared by Redditch & Bromsgrove CCG to provide the basis for a developer contribution towards capital funding to increase capacity within the existing GP practices that do not have capacity to accommodate the additional growth resulting from the proposed development. The primary healthcare services directly impacted by the proposed development are Cornhill Surgery and New Road Surgery.

NHS Acute Hospitals Worcestershire

Request a contribution to enable the Trust to provide services needed by the occupants of the new homes and the community at large.

Public Consultation

Site notice erected 10.9.19

Press notice 13.9.19

4 separate sets of public consultation (10.9.19, 20.12.19, 20.3.20 and 27.4.20) have taken place over the processing of the application which is reflected in the number of comments received.

25 letters submitted

23 letters of objections raising concerns summarised as follows:

- Additional housing in the area and limited car parking.
- Provision of open space?
- Overbuilt development.
- Consideration for road junction improvements and traffic calming around Cofton Park.
- Cause disruption at the entrance to the estate.
- Increase density.
- Comments referred to the apartment block, however, the apartment block does not form part of this application.

2 representations

Encourage additional access off Groveley Lane as it would be too much traffic off East Works Drive only.

Relevant Policies

Bromsgrove District Plan

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
Bromsgrove High Quality Design SPD
SPG11 Outdoor Play Space
NPPF National Planning Policy Framework (2019)
NPPG National Planning Practice Guidance
National Design Guide

Relevant Planning History

19/01396/ADV 5no. flags on poles
Approved 29 January 2020

19/01395/FUL Full planning application for a temporary sales area, including sales cabin and associated car parking, together with advertisement consent for the display of 5 flags on poles
Approved 29 January 2020

19/01153/REM Application for the approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline permission ref. 16/1085 for residential development consisting of 150 dwellings together with access, parking, landscaping and associated works
Pending.

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
Approved 27 July 2017

16/1085 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.
Approved 27 July 2017

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

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.

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.

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.

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

11/0748 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.

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).

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

Proposal Description

The application is phase 3a of the overall redevelopment of Longbridge East. This scheme provides 18 additional units and comprises of the following mix of development:-

Open market housing
6 No. 3 bed dwellings
6 No. 4 bed dwellings

Affordable housing (60% Social Rent and 40% Shared Ownership)
6 No. 2 bed maisonettes equating to 35% affordable housing.

The proposed layout shows a vehicular access off Groveley Lane but then the dwellings that form part of this application intertwine with the layout of the reserved matters application under reference 19/01153/REM (phase 3) that appears elsewhere on this agenda.

The designs of the dwellings are varied and are similar to those proposed under the Reserved Matters scheme. The units are a mix of 2 and 3 storey and would be in a variety of designs, materials / colours to add interest to the streetscene.

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. Mature and substantial tree planting exists along the western and southern boundaries of the site.

Assessment of Proposal

Principle

Members will recall that outline planning permission was granted for 150 dwellings on this area of land under a hybrid application ref: 16/1085.

Condition 4 was imposed on the hybrid application which restricted the reserved matters application to a total number of no less than 145 dwellings and no more than 150 dwellings.

Planning application ref 19/01153/RM is to be considered under this agenda and seeks to provide 150 dwellings on most of the land, however, a small area of land adjacent to Groveley Lane has been omitted from the Reserved Matters application and now forms part of this full planning application for an additional 18 dwellings.

As considered under the outline application reference 16/1085, 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.

Members will recall that 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. Members will recall that when considering the outline aspect of the hybrid application it was accepted that the minimum requirement of 700 units would not be achieved overall in this location based on the numbers currently developed and approved.

East Works site

Phase 1 scheme	= 229 dwellings	(already built)
Phase 2a scheme	= 41 dwellings	(already built)
Phase 2b scheme	= 185 dwellings	(under construction)
Phase 3 scheme	= 150 dwellings	(reserved matters scheme pending)
Phase 3a scheme	= 18 dwellings	(this application)

Total = 623 dwellings (shortfall 77 dwellings)

However, the provision of this scheme does reduce the overall shortfall to 77 dwellings as opposed to 95 dwellings when the outline application was considered in 2017. As such the proposal would be in accordance with Proposal H2 of the LAAP.

Proposal H2 also requires that an overall density of 40 - 50 dwellings per hectare be achieved. There is an aspiration that the northern part of the East Works site be developed at a higher density enabling the southern part of the site to have been developed at a lower density, where the impact of development would be greater adjacent to rural surroundings. The density of the hybrid scheme at the time of

consideration was based on 52 dwellings per hectare (dph). This proposal combined with the reserved matters application would provide a density of 54 dph overall. The proposal would be in accordance with Proposal H2 of the LAAP. Bromsgrove Strategic Planning and Birmingham City Council support the proposal and additional number of units to this area.

Proposal H2 of the LAAP requires 35% of dwellings to be affordable. The scheme includes this provision with 6 No. 2 bedroom maisonettes (equating to a 35% provision for this scheme). The design of these properties are similar to the other housetypes proposed for the overall scheme. The affordable housing in this application would be located together to the south east corner of the site. Strategic Housing is satisfied with the number of units, the positioning of, and mix of units proposed. 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). It is considered that the affordable housing element of the scheme is acceptable and would 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 this policy. Policy BDP1 of the District 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. It is considered that the scheme would comply with this policy, as well as core planning principles set out in the NPPF.

The overall scheme accords with paragraph 50 of the NPPF that encourages a wide choice of high quality homes, wider opportunities for home ownership and create sustainable, inclusive and mixed communities. The principle of residential development would comply with the NPPF, the LAAP, District Plan and is acceptable.

Layout and Scale

The layout comprises of a combination of 2 and 3 storey dwellings. House types have dual aspect particularly those located on corner locations in order to enhance the streetscene.

The layout generally complies with the spacing requirements set out in the Bromsgrove District Council High Quality Design SPD.

Highways and access

Since the submission of the application, there have been revisions to the scheme resulting in 4 separate consultations with consultees and the public. The main issues related to connectivity to, from and within the site in association with the reserved matters scheme. Following negotiations with officers, Highways, and the Urban Designer, the scheme has been revised to enable a vehicular access from Groveley Lane that links with the reserved matters scheme and its links to East Works Drive as well as the other phases of the overall development of the East Works site. Vehicular/pedestrian routes have improved connectivity to enable improved access for occupiers when using the

open space areas within the East Works development as well as access to the community centre, Cofton Park and beyond.

Objections have been made in respect to the increased number of vehicles as a result of this application. Whilst 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 77 units on site means that the access arrangements for the scheme would not be at capacity. The introduction of another vehicular access off Groveley Lane to serve the East Works site, would reduce vehicular traffic using East Works Drive. 1 representation submitted considered the additional vehicular access off Groveley Lane to be an improvement to the development.

Objections have been made in respect to disruption to Groveley Lane and the request for road junction improvements and traffic calming measures around Cofton Park. However, 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.

Birmingham City Council Highways have been consulted and have no objections to the scheme. Worcestershire Highways consider the proposal to be acceptable and recommend conditions.

Noise and contaminated land

No objections and recommend conditions.

Neighbour objections

As mentioned above there are objections to the scheme. Comments refer to highway matters which have been addressed above. Some comments have referred to the density of the housing/overbuilt development. However, the overall density of this scheme combined with the reserved matters application is only slightly higher than that already approved under the outline application. It is considered that the slight increase in density from 52dph (approved at outline) to 54 dph (reserved matters and full application combined) is unlikely to have a detrimental impact on the area as a whole and would still be in accordance with Proposal H2 of the LAAP.

Objections also refer to the apartment building. However, given the apartment building does not form part of this application, those comments have not been taken into consideration in this application.

Planning Obligations

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

Affordable Housing Provision. To ensure that 6 units (60% social rent and 40% shared ownership) are 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.

The site lies within the practice areas of two Worcestershire GP surgeries (Cornhill Surgery, Rubery, and New Road Surgery, Rubery). They 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, a financial contribution will be sought to enable the extension of one/both surgeries concerned.

Worcestershire Acute Hospitals NHS Trust has requested a contribution to enable the body to provide services needed by the occupants of the new homes and the community at large. The Trust has made representations in relation to this application. It is considered that the request made by WAHT is compliant with guidance in the NPPG, the three tests in Regulation 122 of Community Infrastructure Levy Regulations and paragraph 56 of the NPPF (2019).

Legal advice is currently being sought having regard to the calculation method and as such the final sum is to be delegated to the head of Planning and Regeneration Services until this matter has been concluded.

Section 106 monitoring fee, as of 1 September 2019, revised Regulations were issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met.

The applicant is agreeable to the Heads of Terms and a Section 106 Agreement is in the process of being drafted.

Conclusion

The principle of residential development is acceptable. The means of access to the site enables improved connectivity for this area of the East Works site. The proposal would not conflict with the Proposals set out in the LAAP, and complies with policies the adopted Bromsgrove District Plan and guidance set out in the Council's High Quality Design SPD. The principle of residential development would also be compliant with the NPPF.

RECOMMENDATION:

- (a) MINDED to GRANT full planning permission
- (b) That DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:-

- (i) £917.64 as a contribution towards the provision of wheelie bins for the scheme.
 - (ii) £ 6,785 as a contribution towards the extension of New Road Surgery, Rubery and/or Cornhill Surgery, Rubery.
 - (iii) £1,952.00 as a contribution to be paid to the Worcestershire Acute Hospitals NHS Trust (WAHT) to be used to provide services needed by the occupants of the new homes and the community at large. Agreement of a final sum to be Delegated to the Head of Planning and Regeneration Services (subject to verifying any deductions based on services already provided by the WAHT).
 - (iv) The securing of 35% provision (6 units) of on-site affordable housing.
 - (v) Planning Obligation Monitoring Fee: £TBC
Revised Regulations have been issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met. The fee/charge is subject to confirmation following authorisation to proceed with this provision at the meeting of Full Council on 25 September 2019.
- (c) And that DELEGATED POWERS be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions as set out in the list at the end of this report

Conditions

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

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings/ Documents listed in this notice: (to be finalised).

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3) Details of the form, colour and finish of the materials to be used externally on the walls and roofs of the dwellings approved shall be carried out in accordance with the Materials Plan (Dwg.to be finalised).

Reason: To protect the visual amenity of the area.
- 4) The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

Reason: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.

- 5) 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.

- 6) The Development hereby approved shall not be occupied until the applicant has submitted a travel plan in writing to the Local Planning Authority that promotes sustainable forms of access to the development site and this has been approved in writing by the Local Planning Authority. This plan will thereafter be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator and thereafter implemented as updated.

REASON: To reduce vehicle movements and promote sustainable access.

- 7) The Development hereby permitted shall not be first occupied until each dwelling have been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

REASON: To encourage sustainable travel and healthy communities.

- 8) The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

REASON: To comply with the Council's parking standards.

- 9) The Development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of occupation.

REASON: To reduce vehicle movements and promote sustainable access.

- 10) The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:

- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;

- Details of site operative parking areas, material storage areas and the location of site operative's facilities (offices, toilets etc);
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.
- Details of any temporary construction accesses and their reinstatement.
- A highway condition survey, timescale for re-inspections, and details of any reinstatement.
- Proposals to minimise dust from construction
- Construction noise suppression,
- Piling techniques,
- Programme of works (including measures for traffic management and operating hours),
- Provision of boundary hoarding and lighting. The development shall be carried out in accordance with the approved management plan.

The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

- 11) The landscaping details including proposed fencing, screen walls etc. shown on Dwg. No.s (to be finalised) 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) All trees to be retained within the development are afforded full protection in accordance with BS5837:2012 throughout any ground or construction works on site.

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

- 13) In order to ensure that the site is suitable for its proposed use and accordance with The National Planning Policy Framework:-

1. Ground investigation and vapour and gas risk assessment has identified presence of contamination requiring mitigation consisting of vapour and gas protection measures and a clean cover system to be implemented on site. Detailed proposals for these mitigation measures should be provided in a remediation strategy in order that the site be brought to a condition suitable for the intended use by removing unacceptable risks to identified receptors. This 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.

2. 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.

3. 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.

4. 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.

14) A scheme of groundwater monitoring and any further remediation requirement shall be carried out and undertaken in accordance with the PJA Report; "St. Modwen Developments Ltd. East Works, Longbridge Ongoing Monitoring Strategy" dated October 2019. Document Ref: 03787-OUT-0007, including the following component parts:

1. Physical and Chemical monitoring of the aquifer and reporting of the results shall be undertaken in accordance with the PJA Report; "St. Modwen Developments Ltd. East Works, Longbridge Ongoing Monitoring Strategy", dated October 2019. Document Ref: 03787-OUT-0007.
2. If monitoring in 1 identifies a deterioration in groundwater or surface water indicators, then further risk assessment will be undertaken in accordance with the PJA Report; "Technical Note; East Works, Longbridge, Remediation Strategy. St. Modwen Developments Ltd. Version: A". Doc Ref: 03787-OUT-0009, Dated October 2019.

3. If the further assessment of risks in 2 identifies the plume is no longer in a stable condition or if the modelling predicts levels of contaminant migration away from the Site that may put the identified receptors at significant risk then a 'remediation options appraisal' will be undertaken in accordance with the PJA Report; "Technical Note; East Works, Longbridge, Remediation Strategy. St. Modwen Developments Ltd. Version: A". Doc Ref: 03787-OUT-0009, Dated October 2019.
4. (a) The most effective remediation option developed from 3 shall be agreed in writing with the Local Planning Authority (LPA) in consultation with the Environment Agency. Once agreed a detailed remediation strategy (including a 'verification plan') for this option will be submitted to the LPA for approval, in consultation with the Environment Agency.
(b) Any 'verification plan' shall provide details of the data that will be collected in order to demonstrate that the works set out in (4a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
5. A verification (validation) report demonstrating completion of the works set out in the approved remediation strategy (part 4). The report shall include results of any sampling and monitoring. It shall also include any plan (a "long-term monitoring and maintenance plan") for any longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

Any changes to these components require the express written consent of the Local Planning Authority, in consultation with the Environment Agency. The scheme shall be implemented as approved.

REASON: To ensure groundwater monitoring and implementation, where necessary, of a remediation strategy to protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991).

- 15) If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement for remediation. The Method Statement must detail how this unsuspected contamination shall be dealt with. A verification (validation) report demonstrating completion of the works set out in the method statement shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of any sampling and monitoring. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

REASON: To ensure that any unexpected contamination is dealt with and the development complies with approved details in the interests of protection of ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991).

- 16) The proposed acoustic fencing as indicated on Dwg. No. (to be finalised) shall be implemented before the development is first brought into use and retained as such in perpetuity.

Reason: In the interests of residential amenities.

- 17) The development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority documentation detailing the proposed implementation of the noise mitigation recommendations of the Hoare Lea Noise Assessment R2 (dated 31/10/2016) with respect to glazing and ventilation for the proposed residential dwellings. These measures shall be implemented as approved.

Reason: In the interests of residential amenities.

- 18) No works or development shall take place 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.

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