

Name of Applicant	Proposal	Expiry Date	Plan Ref.
St Modwen Homes Ltd	<p>Application for the approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline permission ref. 16/1085 for residential development consisting of 146 dwellings together with access, parking, landscaping and associated works (Phase 3)</p> <p>Longbridge East And River Arrow Development Site, Groveley Lane, Cofton Hackett</p>	19.01.21	19/01153/REM

Procedural Update

At the request of Members of Planning Committee, this application was deferred at the meeting of Planning Committee on 7 September 2020. The deferral was made to facilitate further discussions to take place between the District Council and the applicants in order to seek further detailed information to address the concerns raised by the Committee during the course of the meeting.

These discussions have taken place and the scheme now presented to Member includes the following changes:

- Number of units have decreased from 150 to 146.
- No vehicular through route to the full application scheme (Ref 19/01152/FUL).
- Revisions made to the apartment building.

This report incorporates the information contained in the Update Sheet issued to Members on 7 September 2020, together with additional representations received by the District Council after the Planning Committee meeting held on 7 September 2020.

Members are requested to have regard to the above when considering matters. However, following consideration of the additional information as detailed, the Head of Planning and Regeneration is of the view that there has been no alteration to the recommendation to approve Reserved Matters.

RECOMMENDATION: That reserved matters be **APPROVED**

Consultations

Cofton Hackett Parish Council

Object to the revised scheme. Scheme still includes a five storey apartment block fronting onto Groveley Lane

- The five storey apartments are not in keeping with the area clearly contravene the Neighbourhood Development Plan. This states that any new plans should "sensitively enhance the area", should be consistent with "the existing density and 'feel' of the area" and should be "sympathetic and appropriate to the areas in which they are sited". It notes the "semi-rural" nature of the district and that "any new

development must not spoil this aspect". The apartments are more appropriate to an urban setting, such as Longbridge town centre, rather than the semi-rural community of Cofton Hackett.

- Concern that apartments could overshadow other properties on the estate particularly late in the day in the winter solstice.
- Concern about traffic infrastructure and parking and cars parking along the pavements causing congestion.

Highways - Bromsgrove

No objections subject to conditions that are already imposed on the outline planning permission.

Birmingham City Council - Highways

Birmingham City Council (BCC) have no comment to make on the site as a whole. However, we do have an interest in the full application scheme (19/01152/FUL) that are accessed from Groveley Lane as BCC is responsible for the maintenance of the public highway which abuts the site frontage.

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 AAP.

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

Housing Strategy

No objection. The affordable housing element is acceptable.

Waste Management

No objection.

Node – Urban Design

We support the re-development of this key brownfield site. Design revisions such as addressing the issues of scale and transition along Groveley Lane are welcomed and we are happy with the design of the apartments.

Notwithstanding committee's previous concerns about 'rat running', our fundamental concern from an urban design perspective still exists which is that the cul-de-sac development as shown, dominated by turning heads, should be amended to provide a connected street layout which would remove the need for the central turning head and allow all properties to front onto the highway.

We have been consistent on our advice that the provision of parking should not dominate the street scene and that high-quality public spaces should be provided as part of the proposals.

West Mercia Constabulary

No objection or comments regarding the above application.

Community Safety

No objection subject to specific measures relating to security measures and lighting.

Education Department At Worcestershire

No objection.

Environment Agency

The online application included a 2016 geo-technical contaminated land report. There are some more recent ones including a remediation strategy are now available and as such could be tied up in a revised planning condition.

North Worcestershire Water Management

No objection.

WRS - Contaminated Land

Worcestershire Regulatory Services (WRS) have reviewed the amended details in relation to contaminated land matters and have no additional comments to make with regards the reserved matters application. We understand that the relevant conditions recommended by WRS as part of permission reference 16/1085 apply to the development site and will be appropriately addressed.

WRS - Noise

The applicant should submit 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, ventilation and boundary fencing for the proposed residential dwellings. Additionally, the applicant should confirm that noise from any proposed external plant / equipment associated with the proposed community facility will achieve the noise limit criteria at the nearest houses as detailed in section 7.4 of the noise assessment.

Network Rail

No objection.

Public Consultation

Site notice 9.9.19

Press notice 13.9.19

6 separate sets of public consultation have taken place (10.9.19, 20.12.19, 20.3.20, 27.4.20, 22.10.20, and 4.12.20) over the processing of the application which is reflected in the number of comments received.

174 letters sent

170 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, scale of the apartment building in respect to the traditional housing in the area. Consider the building to be out of keeping, spoiling the village setting. Dis not like the design of the apartment building.
- Encourage additional access off Groveley Lane as it would be too much traffic off East Works Drive only.

October 2020 consultation showing revisions to the access arrangements.

116 letters of objection

- Proposal not in keeping with the village type setting and general feel of the area.
- Existing infrastructure is already congested.
- Issues with waterlogging issues experienced by existing occupiers.
- Limited car parking.
- Area is a rural location.
- Traffic.
- No infrastructure to support the number of units.
- Size and location of the apartment building.

December 2020 consultation showing revisions to the apartment building.

70 letters of objection

- Proposal does not fit in with the Neighbourhood Plan.
- Apartment building is out of keeping with the area.
- Size and location of apartment building.
- Out of character in this village setting.
- Increase in traffic.

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

Lickey and Blackwell and Cofton Hackett Neighbourhood Plan

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

19/01152/FUL Full planning permission for residential development consisting of 18 dwellings (phase 3a) 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

Members may recall that outline approval for 150 dwellings was granted permission under a hybrid application reference No. 16/1085. The hybrid application also included a detailed scheme for the community centre which has since been built and is now functioning on site. This reserved matters application for the development provides details regarding Access, Appearance, Landscaping, Layout and Scale for 146 units. The layout plan shows the provision of two means of access to the scheme off East Works Drive.

The development comprises of a 5 storey apartment building providing 57 units, 27 No. 1 bed, and 30 No. 2 bed units that fronts Groveley Lane. Undercroft car parking as well as external car parking would be provided for the apartments with vehicular access off East Works Drive. The main personnel access points for the apartment building are proposed via glazed entrance points on the front elevation off Groveley Lane, a side entrance is also proposed off the main footpath link from Groveley Lane that serves the site in general.

The remaining units (to the south of the apartment building) would comprise of 89 dwellings 24 No. 4 bed, 37 No. 3 bed and 28 No. 2 bed dwellings served off East Works Drive. The dwellings are of a mix of 2 to 3 storeys. The dwellings would be a mix of detached, semi-detached and terraced units. Some of which have dual aspect particularly those located on corner locations in order to enhance the streetscene. Car parking has been provided as in curtilage or grouped car parking, some also have a car port for car parking.

Revised plans now show the access roads as cul de sacs and only a footpath and cycle path (active travel route) as a link to the proposed residential application to be considered under application reference 19/01152/FUL that appears elsewhere on this agenda.

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

Members may recall that the principle of residential development was considered favourably at Planning Committee in 2017.

This application is the reserved matters application for the scheme. Members will recall considering this application at Planning Committee on 7 September 2020. The application was deferred due to concerns in respect to potential overshadowing from the proposed 5 storey apartment building, and whilst Members were aware of the Council's 5 year housing land supply, concerns about the size and location of the proposed 5 storey apartment building needed to be reconsidered by the applicant. Objections to the scheme referred to the apartment building as well as the access arrangements. Members resolved to defer the application to enable officers to negotiate improvements to the scheme.

Members key concerns on the apartment building related to the proposed height and potential overbearing impact on adjacent dwellings, specifically in relation to sunlight in rear gardens. They were also concerned that the apartment building would be "out-of-character" with the existing housing in the surrounding area, and there were suggestions that the building be located elsewhere on the site. Other concerns related to the introduction of a through road within the scheme, onto Groveley Lane to the north, and the potential for a "rat-run" into the wider Longbridge East scheme.

Members resolved to defer this application and the full application (19/01152/FUL) to enable the applicant to review the schemes.

The key changes to this application are as follows:-

- Number of units have decreased from 150 to 146.
- There is no longer a vehicular access that runs through to the full application scheme. However, cycle and pedestrian access (active travel route) is still provided in order to maintain good connectivity links between the two schemes and the other phases of the East Works development. The active travel route has been designed to be overlooked providing surveillance, the scheme works cohesively as one development as a result of the inclusion of a pedestrian link from the reserved matters site to the full application site off Groveley Lane.
- A landmark apartment building is still proposed to be sited on Groveley Lane overlooking Cofton Park. However, further amendments have been made to the apartment building following recommendations made by an independent advisor.
 - The revised scheme incorporates a reduction in the height of the apartment building on the corner adjacent to the Taylor Wimpey scheme, creating a better relationship and gateway into the development.
 - Introduced a series of vertical projecting bays.
 - Differentiated between living room and bedroom windows.
 - Simplified the design, fenestration and material palette.

The applicant commissioned an independent specialist advisor to critique the apartment scheme before making changes to the building. The independent advisor Bob Gosh (K4 Architects), specialises in independent design reviews and has served on a number of Local and Regional panels which include MADE, Design Midlands Urban Vision and

Birmingham City Council Conservation and Design Review panel. The specialist advisor independently reviewed the scheme and made specific initial observations.

Some of the changes cited above are those recommended by the independent advisor. Interestingly, the advisor recommended a duplex apartment at the corner of Lowhill Lane to increase height and presence on this corner. This recommendation was not pursued by the applicant given concerns raised by members of the Planning Committee that the corner would have been out of scale with the buildings on the opposite corner (the Taylor Wimpey scheme). Instead, the height of the proposed building now uses the ridge height of the neighbouring development as the approximate maximum height datum, resulting in a reduction of circa 1.5m from the previous design. Although the height has been reduced, the design of the corner has been enhanced in order to mark its importance. The fenestration has been increased and projecting wrap-around balconies have been introduced, providing a more expressive and articulated corner treatment, which has a more comfortable relationship with the Taylor Wimpey scheme.

The independent advisor concluded that the revisions made to the scheme following his recommendations provides a building that:-

- Has been adjusted with reduced parapet heights, to achieve a more comfortable relationship with the Park and the neighbouring Taylor Wimpey scheme, whilst responding to the reduced scale of the Village Hall.
- Has greater legibility, where different types of spaces have differing types of fenestration (i.e. cores, living spaces and bedrooms). There is greater degree of articulation, created by the projecting balconies. These provide a vertical emphasis and a rhythmic pattern to the principal elevation, facing the Park.
- Has a material palette that has been simplified and refined providing a more enduring quality to the building.

Siting of Apartments

Members raised concerns in respect to the positioning of the apartment building. This location was chosen due to the site levels and constraints in this area of the East Works site. There are level differences of nearly 4m between the road/footpath (Groveley Road) and the site, this dictated that undercroft parking would be an appropriate solution of making the most efficient use of the site and enable vehicles to be 'out of sight' from Groveley Lane.

Other locations were considered such as siting the apartment building to the north of the site but this was rejected as the apartment building would cast a shadow on the neighbouring Taylor Wimpey scheme all day due to the sun rising in the east and setting in the west, the frontages of the recently built dwellings along Groveley Lane are afforded a southern aspect and as such would cause considerable amenity harm. Siting the apartment building to the east of the site adjacent to the railway line would have a detrimental effect to the residents with respect noise and aspect. If all bed spaces were occupied a total of 174 residents would be hindered, other considerations would be a potential dominance of parked vehicles given that undercroft parking would not be required in this location.

Apartment Shadow Study

The applicant has produced a shadow study in response to committee members having concerns of shadows being cast by the apartment building to the immediate rear

dwellings and gardens. The visual model indicates that there is no significant shadow cast by the apartment building during the summer months to dwellings and their amenity space located to the rear of the apartment building. Winter shadowing has also been tested. Given the orientation of the site and low level of the sun in the winter, any development of the site, even a lower height building would cast shadow, which was demonstrated in the study submitted.

It is considered that the re-design of the apartment building addresses the concerns raised by members of the Planning Committee in particular the siting, scale and overshadowing issues. In addition, locating the apartment building along the western boundary would make the most efficient use of the site levels with the provision of undercroft car parking.

Members will be aware that that many objections have been submitted in respect to the initial scheme. Concerns referred to the scale of the building and that it would be out of keeping with the surrounding housing.

Since the revisions to the scheme, two further consultations have taken place. The consultation in October 2020 generated 116 objections whilst the consultation in November 2020 generated 70 objections raising similar concerns. Whilst it is accepted that the building is of a larger scale to the traditional housing in the area, I consider that the scale of the apartment building provides a well designed quality landmark building that will make a statement for the East Works Development as a whole. Members will note the Urban Designer considers the apartment building to be well designed and an appropriate scale development in this location. The use of different materials and its position, adjacent to the recently built community centre, would add interest to the streetscene in general.

Whilst the layout generally complies with the spacing requirements set out in the Council's High Quality Design SPD, the garden length of a few of the units fall slightly short of the 10.5 metre minimum requirement. In addition, there is a slight shortfall of 1 metre between the rear of the proposed dwellings that back onto the apartment block. In consideration of the scheme in a holistic manner, I consider that the shortfalls are acceptable and that the impact on the amenities of the new occupiers would not be demonstrably harmful.

In respect to the Blackwell and Lickey Hills and Cofton Hackett Neighbourhood Plan, the Plan acknowledges the anticipated number of units proposed to be built on the East Works site. Policy BD2 of the Neighbourhood Plan encourages new development to respond sympathetically to the settlement concerned. New development should respond positively to its setting through detailing, appropriate use of materials, scale, height and massing. Schemes should demonstrate how they enhance and add visual interest to the local area. Policy BD2 also encourages contemporary, high quality designs and that development proposals need not imitate earlier architectural periods or styles but be the stimulus for the use of imaginative modern design using high quality traditional materials such as local brick in innovative ways in order to add to the quality/character of the surrounding environment. This proposal which includes a contemporary apartment building would enhance and add visual interest to the local area and would be in keeping with the surrounding development. In addition, the scheme would not have an adverse

impact on local residential amenity and as such would comply with policies BD2 and H1 of the Neighbourhood Plan.

Given that the site is adjacent to the railway line, an acoustic condition is recommended to reduce any potential noise for plots close to the railway line.

Members may recall that Proposal H2 of the LAAP requires a target of 35% of dwellings to be affordable. This provision was included in the approved outline application for this phase. A total of 51 affordable units would need to be provided for this scheme. 19 affordable units would be provided within the apartment building, whilst the remainder of the affordable housing (4 No. 3 bed and 28 No. 2 bed dwellings) would be provided in small clusters around the rest of the site. This would comply with the requirements of the outline planning approval.

Highways and access

The original site layout plan showed access off East Works Drive that would then link up with the full application reference 19/01152/FUL providing a direct link onto Groveley Lane, this was following negotiations between the developers, officers, the Council's Urban Designer and Worcestershire County Highways to ensure good vehicular and pedestrian access is provided between the two schemes in order to improve connectivity within the scheme overall. Objections referred to the number of units being served off East Works Drive and possible rat running. The revised scheme now shows the two schemes separated in respect to vehicular access providing pedestrian and cycle links only (active travel route).

The access arrangements for the East Works site overall has been designed and built with the anticipation that 700 units and communal facilities would be served off East Works Drive. Worcestershire County Highways note that changes to the scheme are to address concerns expressed by members of the Planning Committee when they considered the application on 7 September 2020. The proposed access arrangements now revert, very closely, to a layout proposed in a previous iteration of the scheme. The principal difference being the amendment of the full vehicular link between East Works Drive and Groveley Lane north east, reducing the connection at its northern end to an active travel route only. Roads 1 and 4 are now proposed to reduce from 5.5m to 5m north of Road 3. Whilst the Highway Authority would prefer them to maintain the 5.5m width throughout the layout conforms closely to the standards set out in the adopted Streetscape Design Guide.

The proposal includes revised arrangements for the active travel route and shared private driveway accesses to the north eastern arm of Groveley Lane and these connections will fall under the jurisdiction of Birmingham City Council who also support the amended access arrangements.

Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

The Urban Designer notes the committee's previous concerns about 'rat running' but expresses concerns that a cul-de-sac development is now dominated by turning heads. Whilst officers note the Urban Designers comments, given that both Highway Authorities

support the revised layout and taking into account that adequate accessibility and connectivity would still be created with the active travel route between the two schemes it is considered that the access arrangements are acceptable and would provide a sustainable development.

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

Overall, objections related to the increase in traffic which has been considered above. Other concerns related to the design of the apartment building. Following recent consultations, objections still exist in respect to the principle of the building and its scale. However, officers consider that the recent revisions to the apartment building further enhance the scheme overall and whilst the overall height of the building is 5 storeys it is important to note that from the streetscene the scheme will be of a comparable height to the Taylor Wimpey apartment building. In addition, the overall mass of the building has been broken up following recommendations made by an independent advisor.

Comments submitted refer to waterlogging issues, although they seem to relate to issues experienced by existing occupiers of the earlier phases. North Worcestershire Water Management raise no objection to the scheme.

5 year land supply

Members will recall that the outline application approved 150 units. This scheme provides 146 units, maximising and making the most efficient use of the site, taking into account that the density of this area of the East Works needs to be higher to offset the densities to the previous phases 2a and 2b that are closer to the Green Belt.

Planning Obligations

Members will recall that a Section 106 Agreement formed part of the hybrid application, Therefore, matters such as affordable housing, contributions towards wheelie bins, amenity and open space enhancements, and funding towards Worcestershire GP surgeries have already been secured for this residential scheme.

Conclusion

The revisions to the design and layout of the residential development including the apartment building is considered to be acceptable. Adequate connectivity between this scheme and the adjoining one under ref 19/01152/FUL would be provided. The design of the apartment block, whilst still the same number of stories has been further enhanced and would provide vitality to the streetscene and an appropriate landmark building to the East Works development overall. Whilst the proposal generally adheres to the policies set out in the Longbridge Area Action Plan, Bromsgrove District Plan, Neighbourhood Plan and although there are some anomalies in respect to spacing requirements set out in the Council's High Quality Design SPD, it is considered that the slight shortfall in spacing requirements would not hinder the amenities of the proposed occupiers of the development.

RECOMMENDATION: That reserved matters be **APPROVED**

Conditions

- 1) The approval must be read in conjunction with outline planning permission 16/1085 and the conditions attached thereto.

Reason: The outline permission and the approval of Reserved Matters must be considered together.

- 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) 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).

- 4) 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).

- 5) The proposed acoustic fencing as indicated on Dwg. No. (to be finalised) to be provided on plots 51 -77 shall be implemented before the development is first brought into use and retained as such in perpetuity.

Reason: In the interests of residential amenities.

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