

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Ms Tamsin McSmith	Full planning for a residential development with associated works, public open space and access from Perryfields Road Land To The North Of, Perryfields Road, Bromsgrove, Worcestershire, B61 8TA	27.09.2021	21/01046/FUL

RECOMMENDATION:

(a) MINDED to **GRANT** full planning permission

(b) That **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:

- (i) £22, 701 to Herefordshire and Worcestershire Clinical Commissioning Group for premises expansion in Bromsgrove
- (ii) £37,198.85 towards Worcestershire Acute Hospitals Trust
- (iii) £3, 134.40 towards a waste management contribution for the proposed development
- (iv) £17,584.62 towards walking and cycling improvements
- (v) £ 86,759.00 towards town centre junction improvements
- (vi) £22,246.15 towards public transport
- (vii) £105,054.95 towards A38 Bromsgrove Route Enhancement Programme
- (viii) £434, 510 towards early years, First, Middle and High schools
- (ix) £11,446.15 for off site improvements to King George Playing Fields
- (x) Securing 100% of the development to remain affordable housing in perpetuity
- (xi) S106 monitoring fee

(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

Highways - Bromsgrove Consulted 23.07.2021

The Highway Authority has undertaken a robust assessment of the planning application and, based on the analysis of all the supporting documents submitted, the Highway Authority advises no objection subject to the obligations and conditions outline in this report.

Mott MacDonald (Acting as Transport Planning Advisors to Bromsgrove District Council)

Following a review of the updates and comments provided by BWB, the following concerns remain:

1. How does the site link to the wider Taylor Wimpey Scheme? The drawing provided (20243-SGP-ST-ZZDR-A-F1018) indicates pedestrian and cycle links but there is no drawing or other detail to show how the two sites will connect for active modes. BWB have highlighted potential shared use links into the Taylor Wimpey site but they do not appear to show what the cycling proposals are within this site and refer only to on carriageway provision on a road with current observed speeds of circa 35mph. Mott MacDonald believe that wider connectivity is vital and the site should only come forward if effectively 'nested' within the wider allocation in order that connectivity is strong.
2. The applicant should demonstrate that direct connectivity into the wider Perryfields area can be achieved and provide certainty that connections can be delivered as part of their proposal. A plan showing existing cycle routes, TW proposed routes and BWB proposals for cycling should be submitted to summarise how this fits together and to set out where connection points are to be secured.
3. No transport contributions have been detailed in the original TA or updated comments provided. WCC highlights the need to contribute based on Policy BDP5A.7, and to be set out in a CIL compliance statement.
4. Assessment of cumulative impacts are provided at a high level. Scenarios detailed in the initial response to the Transport Assessment have not been addressed by the revised comments and this element should be reconsidered in line with the initial advice provided

WRS - Contaminated Land Consulted 23.07.2021

The history of the site suggests that contamination issues may potentially be a significant issue. As a result, in order to ensure that the site is suitable for its proposed use and accordance with The National Planning Policy Framework, Conditions are recommended below for inclusion on any permission granted.

WRS - Noise Consulted 23.07.2021

The report indicates that subject to the installation of appropriate mitigation measures internal and external noise levels as per BS8233:2014 can be achieved.

There is the potential for disturbance due to noise and dust during the construction phase of the project. WRS advise the applicant to review the guidance attached and submit a Construction Environment Management Plan to lay out measures to minimise emissions upon nearby residential receptors.

WRS - Air Quality Consulted 23.07.2021

The National Planning Policy Framework (NPPF) Paragraph 181 states: 'Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.' It is recommended that the applicant incorporate mitigation measures as part of the development to minimise impact from the development on local areas of poor air quality and assist in alleviating pollution creep arising in the general area.

Play Provision Consulted 23.07.2021

Leisure has no objection to this development of 100% affordable housing. However, with limited provision of open space and play on the proposed site we would recommend that a contribution is made towards improving the provision at King George Close which is a larger community recreation ground within an easy and reasonable walking distance.

Whilst the strategic Perryfields development is in process, there will be a LAG of new facilities to support the development and therefore we should not rely on any future contributions.

Worcestershire Archive And Archaeological Service Consulted 23.07.2021

The application is judged to have moderate potential to impact buried heritage assets of archaeological interest that could be altered by the development. On this basis, should you be minded to grant planning permission for this scheme it is recommended that a programme of archaeological works should be secured and implemented by means of a suitably worded condition attached to any grant of planning permission

North Worcestershire Water Management Consulted 23.07.2021

No objections subject to conditions

Housing Strategy Consulted 23.07.2021

As this is not a market lead housing development and provides for 100% affordable housing, whilst it does not completely meet the Council's policy in terms of the ratio of low cost home ownership to social/affordable rent, I would support this application, taking into account that a market led approach would lead to a significant reduction in the affordable housing brought forward on this site.

Education Department At Worcestershire Consulted 23.07.2021

No objections subject to financial contributions towards an early years facility and first school within a 2 miles radius of the proposed development, Parkside Middle School and North Bromsgrove High School.

NHS/Medical Infrastructure Consultations Consulted 23.07.2021

The development could generate approximately 144 residents and subsequently increase demand upon existing services. The development would have an impact on primary healthcare provision in the area and the proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

A developer contribution will be required to mitigate the impacts of this proposal. Herefordshire and Worcestershire CCG calculates the level of contribution required in this instance directly relating to the number of dwellings to be £22,701.

NHS Acute Hospitals Worcestershire Consulted 23.07.2021

S 106 of the Town and Country Planning Act 1990 (as amended) allows the Local Planning Authority to request that a developer contribute towards the impact that a development creates on the services. The contribution in the amount of £37,198.85, sought will go towards the gap in funding created by each potential patient from this development.

Public Consultation

14 letters sent to nearby dwellings 26.07.21 expired 19.08.21

Site notice displayed 06.08.21 expired 30.08.21

Press advert published 30.07.21 expired 16.08.21

As a result of this publicity one comment has been received in relation to the application raising objections. The matters raised include:

- The impact on local roads and levels of traffic
- Impact on local amenities (health and schools)
- Overlooking and overshadowing impact of the proposed development

Taylor Wimpey, the developer of the land surrounding the application site have also submitted a letter raising objections to the development proposed. The matters raised include:

- The timing of the determination of this application relative to any forthcoming reserved matters applications
- How the s106 contributions should be apportioned to this development
- That the Taylor Wimpey scheme should benefit from a proportionate reduction in affordable housing if this application is approved

Relevant Policies

Bromsgrove District Plan:

BDP1 Sustainable Development Principles
BDP5A Bromsgrove Town Expansion Sites
BDP7 Housing Mix and Density
BDP 8 Affordable Housing
BDP16 Sustainable Transport
BDP19 High Quality Design

Others:

NPPF National Planning Policy Framework (2021)
Bromsgrove High Quality Design SPD
SPG11 Outdoor Play Space
NPPG National Planning Practice Guidance
National Design Guide

Relevant Planning History

None

Proposal Description

The application proposes the erection of 60 dwellings on land to the north of Perryfields Road, Bromsgrove. The site takes a broadly rectangular form and is located opposite the junction of Perryfields Road with King Edward Road.

To part of the western boundary of the site lies two dwellings, 44 and 46 Perryfields Road. Otherwise the land is bounded by open fields to the north, east and west boundaries. This land has recently been subject to an allowed appeal granting outline

planning permission for the construction of up to 1300 dwellings and associated development (application reference 16/0335). This site was excluded from application 16/0335.

This current proposal seeks permission for a 100% affordable housing scheme. The scheme will comprise the following mix of affordable housing units:

20no. Shared ownership units
6no. Rent to Buy units
16no. Social Rent units
18no. Affordable Rent units

All of the units are two storey in scale and benefit from off road vehicular parking. The majority are semi detached units, with the exception of two terraces of three dwellings.

Assessment of Proposal

Principle

Section 38(6) of The Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990, states that the development plan is the principle consideration in the determination of planning applications unless material considerations indicate otherwise.

The development plan comprises the Bromsgrove District Plan and associated Supplementary Planning Documents. Other important material considerations include the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance.

Under policy BDP5A of the Bromsgrove District Plan the site forms part of the BROM2 allocation as a Bromsgrove Town Expansion Site. BDP5A.3 states that BROM2 will include approximately 1300 dwellings, 5 hectares of employment land (office and/or light industry), a local centre and community facilities.

Five Year Housing Land Supply

Paragraph 74 of the NPPF requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. In addition, there must be a buffer of between 5% and 20%, depending on the circumstances of the LPA.

The Council has identified that (inclusive of the 5% buffer required by the NPPF) it can currently demonstrate a housing land supply of 3.21 years. Therefore, despite progress which has been made in identifying sites and granting planning permissions the Council still considers that it cannot demonstrate a five year housing land supply.

Highway Safety

Policy BDP16 of the Bromsgrove District Plan seeks to ensure, amongst other things, that development should incorporate safe and convenient access and be well related to the transport network. In addition Paragraph 110 of the NPPF seeks to ensure that safe and suitable access to development sites can be achieved for all users.

The application proposes a new vehicular and pedestrian access off Perryfields Road further to the west than the existing farm gate access into the site. It is proposed to move the existing bus stop on Perryfields Road, further west into the highway verge and provide a pedestrian tactile crossing from the bus stop to the application site. Two pedestrian links are shown on the proposed plans providing access through to the adjacent development site. These works can be secured by planning conditions.

Both Worcestershire County Council and Mott MacDonald (as the council's independent highway consultant) have been consulted on the planning application. A speed survey has been undertaken by the applicant at the request of Worcestershire County Council and the plans indicate visibility splays which are commensurate with the results of that survey. Two Stage 1 Road Safety Audits have been supplied with respect to the new vehicular access and the highway authority are satisfied that the form, footprint and principle of the access are acceptable and accords with paragraph 110 of the NPPF. In addition, the proposed vehicular access will include a pedestrian dropped kerb to aid crossing Perryfields Road. The pedestrian crossing will connect with the relocated bus stop and allows access in the existing footpath network.

The highway authority is content with internal layout now proposed commenting that the proposed layout has suitable road width, with adequate turning heads and 2 metres footways either side. Overall, the highway authority raises no objection to the proposal subject to conditions and a legal agreement seeking a series of contributions towards infrastructure and public transport improvements are required by Policy BDP5A.7. It is noted that Mott Macdonald have raised some minor residual issues with the proposal. It is considered that the form of the links between this and the adjacent development site can be adequately controlled by conditions. Financial contributions have been requested by the highway authority towards walking and cycling improvements (£17, 584.62), town centre junction improvements (£86, 759.00), public transport (£22, 246.15) and towards to A38 Bromsgrove Route Enhancement Programme (£105, 054.95).

Affordable Housing

Policy BDP8.1 of the Bromsgrove District Plan requires that up to 40% (or a higher % if proposed) of dwellings on greenfield sites should constitute affordable housing. The proposal in this case seeks permission for a 100% affordable housing scheme, comprising a mix of Shared Ownership, Rent to Buy, Social Rent and Affordable Rent units.

BDP8.4 requires that there is a focus on the delivery of smaller units. As is set out in further detail below, almost 90% of the dwellings proposed are 2 and 3 bedroomed units. In addition, BDP8.5 requires that affordable housing should not be visually distinguishable from market housing. As this is a wholly affordable housing scheme, there are no directly comparable market dwellings against which to judge the proposed development.

Housing mix

BDP 7 of the Bromsgrove District Plan states that in order to ensure mixed and vibrant communities, proposals for housing should focus on delivering 2 and 3 bedroom properties. It goes on to state that on schemes for 10 or more dwellings a wider mix of dwelling types may be required. This is further reflected in BDP5A.7 which requires the development of the Bromsgrove Town Expansion sites to reflect the local need of a high proportion of 2 and 3 bedroom properties.

In this case across the site a range of dwelling sizes are proposed from one to four bedrooms. The schedule of dwellings sizes is as follows:

1 bed – 4no. – 7%
2 bed – 24no. – 40%
3 bed – 29no. – 48%
4 bed – 3no. – 5%

Having regard to the above and given that the majority of the dwellings proposed are 2 and 3 bedrooomed, it is considered that the proposal complies with the requirements of BDP7 and BDP5A.7.

Design/Layout

The layout of the development is largely derived from the shape of the overall plot and takes the form of one main spine road running from the front of the site through to the rear terminating in a cul de sac. Off this three more minor cul de sac features are proposed.

All of the dwellings are shown to be fronting the highway and particular attention has been paid to the frontage along Perryfields Road to ensure that this is addressed by the front elevations of dwellings rather than flank walls.

In order to provide the requisite visibility splays at the site entrance the existing hedgerow along the Perryfields Road boundary is required to be removed and replanted. The ecological survey submitted with the application does not raise any issues with this in principle and the replacement of an adequate hedgerow can be controlled by condition.

All of the dwellings on the site are proposed to be two storeys and are predominantly semi detached properties with two terraces of three dwellings. The materials shown on the plans indicate that they will be constructed from red brick with grey roof tiles. Feature brick detailing is shown to each of the dwellings which will provide some architectural interest to the dwellings.

Each of the dwellings has been shown to benefit from adequate garden sizes and separation distances in order to protect the amenities of future occupiers of the dwellings.

Two pedestrian links are shown through to the adjacent development site - one on the eastern boundary and one on the northern boundary. The applicant has been in communication with Taylor Wimpey, as the developer of the adjacent site, to understand their likely layout in any future reserved matters application to ensure that these links will tie in with their proposals. A plan has been supplied which overlays the proposed development with that likely to come forward on the adjacent site and shows the links

through to open space to the north east and north west boundaries and adjacent residential development to the east. The detail of these links can be secured by planning condition.

Two balancing pond features with open space surrounding are proposed as part of this development. The pond to the front of the site in particular is proposed to have a pathway surrounding it to provide an informal area of open space.

Amenity impact

Two dwellings lie immediately adjacent to the application site – 44 and 46 Perryfields Road. The proposal directly abuts the eastern boundary of 44 Perryfields Road and adjoins the end of the rear garden of 46 Perryfields Road.

The layout of the proposal is such that a balancing pond is proposed alongside 44 Perryfields with the garden of one dwelling (annotated as plot 60) abutting the end of the rear garden and part of the side boundary. With respect to number 46 Perryfields Road, the garden of plot 59 will abut the far end of the garden of this dwelling.

In the case of the impact on both 44 and 46 Perryfields Road the dwellings proposed are sited at an oblique angle and well in excess of the distances advocated in the council's adopted High Quality Design SPD in order to protect residential amenity through overlooking, overshadowing or overbearance. Whilst undoubtedly the outlook from these dwellings will alter it is considered that a harmful impact will not arise.

Drainage

The application is accompanied by a Flood Risk Assessment, Sustainable Drainage Statement and Water Management Statement. The site lies within Flood Zone 1 and is not shown to be susceptible to surface water flooding. The scheme includes two ponds which are sustainable drainage (SuDS) features – one is located close to the site entrance, with the other at the northern end of the site.

North Worcestershire Water Management have been consulted on the application and raise no objection to the details proposed, however it is requested that conditions are attached to any permission to secure a site drainage strategy, SuDS management plan and to control finished floor levels in the development.

Ecology

The application is supported by an Ecological Assessment which states that no protected species were present on the site at the time of surveying. A number of recommendations are made with respect to the development proposed and ensuring biodiversity enhancement which can be adequately controlled by planning conditions.

Other matters

The contents of the representations received are noted and with respect to highway safety/traffic matters and amenity impact these matters have been addressed in the report above.

With respect to the comments from Taylor Wimpey it is considered unreasonable to expect this development to wait for an indeterminate period of time in order to allow the adjoining developer to submit their reserved matters application. In making these comments officers are mindful of the clear direction in paragraph 11 c) of the NPPF that development proposals which accord with an up to date development plan should be approved without delay.

With respect to the s106 contributions being requested for this development a proportionate approach has been adopted and with respect to any possible renegotiation of the affordable housing provision for the wider Perryfields site which already benefits from outline planning permission this is a matter for that developer and should not have any bearing on the determination of this planning application.

Conclusion

The proposal seeks permission for the provision of 60 dwellings, all of which will remain affordable tenure, on land allocated for residential development in the adopted Development Plan. No technical objections have been raised to the proposal and conditions can control a number of matters. The proposal will therefore contribute positively towards the council's five year housing land supply position and the need for affordable dwellings within the District. It is therefore considered that the proposal complies with the provisions of the Development Plan and the NPPF and the development should be approved without delay.

RECOMMENDATION:

(a) MINDED to **GRANT** full planning permission

(b) That **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:

- (i) £22, 701 to Herefordshire and Worcestershire Clinical Commissioning Group for premises expansion in Bromsgrove
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- (x) Securing 100% of the development to remain affordable housing in perpetuity
- (xi) S106 monitoring fee

(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 approved shall be carried out in accordance with the Approved Plan/Drawings/Documents listed in this notice:

20243-SGP-ST-ZZ-DR-A F1008
20243-SGP-ST-ZZ-DR-A F1020
20243-SGP-ST-ZZ-DR-A F1009
20243-SGP-ST-ZZ-DR-A F1015
PFB-BWB-GEN-XX-DR-TR-100 P7
20243-SGP-HAZ-ZZ-DR-A-131301
20243-SGP-HAZ-XX-DR-A-131301
20243-SGP-HTB-ZZ-DR-A-131301
20243-SGP-HTB-ZZ-DR-A-131302
20243-SGP-HTC-ZZ-DR-A-131301
20243-SGP-HTE-ZZ-DR-A-131301
ST-ZZ-DR-A-F1019

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

3. Prior to the first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

4. No works or development shall take place until a site drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. The strategy shall include details of surface water drainage measures, including for hard-standing areas, and shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS). Where infiltration techniques are used then the plan shall include the details of field percolation tests.

The peak runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event plus an appropriate allowance for climate change must never exceed the peak runoff rate for the same event. The scheme shall be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event and not in any part of any building for the 1 in 100 year rainfall event plus climate change. Flows resulting from rainfall in excess of a 1 in 100 year rainfall event shall be managed in exceedance routes that minimise the risk to people and property.

The runoff volume from the development in the 1 in 100 year 6 hour rainfall event shall not exceed the Greenfield runoff volume for the same event.

The surface water drainage measures shall provide an appropriate level of runoff treatment. The development shall be implemented in accordance with the approved strategy prior to the first use of the development and thereafter maintained.

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

5. No works or development above ground floor slab level of any part of the development hereby approved shall take place until a SuDS Management Plan which will include details on future management responsibilities, along with the maintenance schedules for all SuDS features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The SuDS Management Plan shall detail the strategy that will be followed to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime. The approved SuDS Management Plan shall be implemented in full accordance with the agreed terms and conditions.

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

6. Finished floor levels within the development shall be set no lower than 600 mm above the modelled 1 in 100 annual probability river flood level including an allowance for climate change, and no lower than 150 mm above the surrounding finished ground levels.

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

7. No development shall take place until a programme of archaeological work including a Written Scheme of Investigation(s), has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - (a) The programme and methodology of site investigation and recording
 - (b) The programme for post investigation assessment
 - (c) Provision to be made for analysis of the site investigation and recording
 - (d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - (e) Provision to be made for archive deposition of the analysis and records of the site investigation
 - (f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

Reason: To ensure that any archaeological remains are preserved and properly recorded.

8. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme(s) of Investigation approved under condition (7) and

the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that any archaeological remains are preserved and properly recorded.

9. Secure cycle parking facilities should be provided at the development as determined by Worcestershire County Council Design Guidance. Full details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be submitted to and approved by the Local Planning Authority prior to the first occupation of development.

Reason: To create sustainable communities

10. Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 6 have been complied with:

1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.
2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. 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 the Environment Agency's "Land Contamination: Risk Management" guidance.
3. 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 the Environment Agency's "Land Contamination: Risk Management" guidance.
4. 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.

5. 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.
6. 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.
7. 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. It is necessary for the condition to be pre commencement as there is potential for contamination to exist on the site. The degree and extent of contamination is currently unknown. More information relating to ground conditions is required to determine whether or not remediation will be required (prior to any construction work commencing).

11. The proposed acoustic fencing as indicated on Figure 5.1: Barrier Requirements of the BWB Consulting Noise Assessment (Reference: PFB-BWB-ZZ-ZZ-RP-YA-0001-NIA-S0-P01) shall be implemented before any of the relevant plots are first brought into use and retained as such in perpetuity.

Reason: In the interests of residential amenities.

12. The development hereby approved shall not be occupied until the applicant has implemented the proposed noise mitigation recommendations set out in the BWB Consulting Noise Assessment (Reference: PFB-BWB-ZZ-ZZ-RP-YA-0001-NIA-S0-P01) with respect to glazing and ventilation for the proposed residential dwellings. These measures shall be retained as such in perpetuity.

Reason: In the interests of residential amenities.

13. No development shall commence until a Habitat Management Plan for the management and long-term maintenance of the site has been submitted to and

approved in writing by the Local Planning Authority. The Habitat Management Plan shall identify the impact that the development would have on local ecology and set out how this will be mitigated based on recommendations of the Ecological Assessment (prepared by Ecology Solutions). The Habitat Management Plan shall also detail timing and provision for implementing the Plan. The scheme shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance biodiversity.

14. 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:
- a. Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway.
 - b. Details of the site operative parking areas, material storage areas and the location of site operative's facilities (office, toilets, etc).
 - c. The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and maneuvering.
 - d. Details of any temporary construction accesses and their reinstatement.
 - e. A highways condition survey, timescale for re-inspections, and details of any reinstatement.

The measures set out in the approved Construction Environmental Management 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.

15. Hard and soft landscaping details including proposed fencing, screen walls and hedgerow replacement to the Perryfields Road frontage shall be submitted to and approved in writing prior to occupation of any dwellings hereby permitted. The details approved shall be implemented within 12 months of occupation of any of the dwellings hereby approved. 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: To protect the trees which form an important part of the amenity of the site.

16. 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: To protect the trees which form an important part of the amenity of the site.

17. The Development hereby approved shall not be occupied until the access works including the access, bus layby and footway provision has been provided in general accordance with on Drawing PFB-BWB-GEN-XX-DR-TR-112 S2 P2 These areas shall thereafter be retained and kept available for their respective approved uses at all times.

REASON: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

18. Development shall not begin until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 56m in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6m from the edge of the carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

19. 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.

20. 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.

21. The development shall not be occupied until full details of the provision of footpath/cycle path links to the north-western and north eastern boundaries of the site to connect to the wider Perryfields allocated site shall be submitted to and approved in writing by the Local Planning Authority. The footpath/cycle paths shall be implemented in accordance with the agreed details before the first occupation of any one of the dwellings hereby permitted.

Reason: In order to assist in the provision of sustainable links

22. Appropriate cabling and an outside electrical socket shall be supplied for each dwelling to enable ease of installation of an electric vehicle charging point (houses with dedicated parking) and be implemented and operational before the respective dwelling is occupied. The sockets shall comply with BS:1363 and be provided with a locking weatherproof cover if located externally to the building.

Reason: To promote sustainable transport

23. Full details of the layout of the public open space areas, including details of surfacing, enclosures, seating and the future management and maintenance of the sites to allow public access, shall be submitted to and approved in writing by the Local Planning Authority. The public open space shall be implemented in accordance with the agreed details before the first beneficial occupation of any one of the residential properties hereby permitted.

Reason: In the interests of visual and neighbouring amenity and the adequate provision of public open space

24. Prior to installation on site, an external lighting strategy shall be submitted to and approved in writing by, the Local Planning Authority. All external lighting shall be installed in accordance with the specifications and locations set out in the approved details and shall be maintained thereafter in accordance with these details. The approved details shall be implemented as approved prior to first occupation of the development.

Reason: In the interests of visual amenity.

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