

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Robert Earley	Reserved Matters (layout; scale; appearance and landscaping) to outline planning permission 16/1132 (granted on appeal APP/P1805/W/20/3245111) - for the erection of 370 dwellings with associated car parking, landscaping and other infrastructure within the southern section of Site A Land At, Whitford Road, Bromsgrove, Worcestershire,	20.04.2022	22/00090/REM

RECOMMENDATION: That the Reserved Matters Layout, Scale, Appearance and Landscaping be granted subject to conditions.

The Site and its Surroundings

This is a greenfield site approximately 17.5 hectares in size. It forms most of the southern 2 thirds of the Bromsgrove Town Expansion Site BROM3 and is allocated for development in the District Plan. It is located to the west of Whitford Road between the junction with Timberhonger Lane and to the south of existing housing along Timberhonger lane. The site extends to Public Footpath BM-587 to the south. The topography of the site is undulating such that it slopes downwards from west to east, towards Whitford Road and from south to north, with changes in levels of up to 20m. The site is mostly grassed with a number of trees mainly positioned along the western side and a hedgerow running alongside Whitford Road. An entrance to Sanders Park is located opposite the application site and existing residential development is also located opposite. Green belt abuts the site to the west, with the M5 a short distance further west.

Proposal

Following the granting of outline planning permission and the approval of Access by the Planning Inspector, this application seeks consent for the remaining 4 Reserved Matters for the erection of 370 dwellings together with associated car parking, landscaping and other infrastructure on most of the southern 2 thirds of site A.

The principle of the proposed development (up to 490 units on Site A) has been established through the granting of outline permission 16/1132. Therefore, the issues for consideration by Members are limited to matters of the internal vehicular access, layout, scale, appearance and landscaping. I have therefore attached very little weight to objections raised by residents with regards to the release of this site for housing provision, air quality, traffic and highway issues external to the site, the impact on infrastructure including schools, doctors and dentists, drainage and flood risk and wildlife issues, as the principle of development on this site has already been established by the outline permission.

The table below sets out the house types, tenures, bedroom numbers and totals of each.

	Tenure	No. of Bedrooms	Dwelling Type	Total of Each Dwelling Type	Combined Total Each Dwelling Size	Total Affordable Housing by type	Overall Total
Market Housing	Private	2	Joiner	6	19		222
			Potter	7			
			Woodcarver (Bungalow)	6			
		3	Lymner	21	86		
			Mason	12			
			Scrivener	23			
			Spinner	26			
			Milliner	4			
		4	Bowyer	16	88		
			Philosopher	22			
			Goldsmith	24			
			Forester	13			
			Weaver	13			
		5	Watchmaker	9	29		
			Draper	7			
Bosworth (2.5 storey)	13						
Affordable Housing	Shared ownership	2	Potter	24	24	59	148
		3	Turner	35	35		
	Social rent	1	SO8B	7	19		
			SO8A	7			
			SO16 (Bungalow)	5			
		2	SO12 (Bungalow)	4	31		
			SO2+	27			
		3	SO3	35	35		
		4	SO4	4	4		

Total 2/3 bedroom units = 230

A total of 222 open market homes are proposed to be provided across the site to provide 9%, two-bedroom dwellings: 41%, 3-bedroom dwellings, 37% 4 bed dwellings and 13% 5 bed dwellings. There is a focus on the provision of 2- and 3-bedroom properties (which will make up 50% of the overall proposals).

The proposals include the provision of 148 affordable housing units, which equates to 40% of the total dwellings proposed. The affordable housing mix would provide: 12.8%; 1 bed units; 37% 2 bed units; 47.2% 3 bed units; and 3% 4 bed units. The applicant has advised that the mix is reflective of the requirements of the Local RSL's who will manage them. The affordable housing tenure is split between shared ownership and affordable rent, 40%:60% in accordance with the S106 attached to the outline consent. These units would be provided in clusters across the whole of the site.

Mostly 2 storey dwellings are proposed, however, there are also some 2-storey apartments, 2.5 dwellings incorporating dormers and 15 no. bungalows.

The Reserved Matters to be considered under this application are:

- **Layout** - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. This includes the internal road configuration.
- **Scale** - the height, width and length of each building proposed within the development in relation to its surroundings;
- **Appearance** - the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture; and
- **Landscaping** - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—
 - (a) screening by fences, walls or other means;
 - (b) the planting of trees, hedges, shrubs or grass;
 - (c) the formation of banks, terraces or other earthworks;
 - (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - (e) the provision of other amenity features

For clarity, the matter of external access has already been determined and approved, thus does not fall to be considered as part of the current application.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP3 Future Housing and Employment Development
BDP5A Bromsgrove Town Expansion Sites
BDP19 High Quality Design

BDP21 Natural Environment
BDP24 Green Infrastructure
BDP7 Housing Mix and Density

Others

NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance
National Design Guide

Relevant Planning History

The application site forms part of a larger site that was the subject of a planning appeal (APP/P1805/W/20/3245111). The appeal was allowed in 2021 granting outline planning permission for and approving Access for:

site A—(land off Whitford Road), provision of up to 490 dwellings, class A1 retail local shop (up to 400sqm), two new priority accesses onto Whitford Road, public open space, landscaping and sustainable urban drainage; on site B (Albert Road), demolition of the Greyhound public house, provision of up to 15 dwellings, a new priority access onto Albert Road, landscaping, and sustainable drainage

The Planning Inspector considered and allowed the Reserved Matter of Access. This included consideration of traffic movement and highway safety together with a proposed mitigation package and approved 2 vehicular access points into the site from Whitford Road.

The appeal was allowed subject to a s106 Obligation that secured a number of contributions and mitigation measures and conditions that set out a number of requirements to be addressed as part of the Reserved Matters application.

s106 Obligation contributions and mitigation measures including:

- Provision of Affordable housing;
- Healthcare contribution;
- Education contribution towards improving/providing First School and High School education provision;
- Provision of Public Open Space within the development site;
- Scout and Guide Contribution;
- Contribution for improvements to Sanders Park;
- Waste Management Contribution;
- Financial contribution towards the cost enhancement of pedestrian & cycle links through Bromsgrove Town Centre and capacity and infrastructure improvements on key corridors including Market Street;
- A38 Bromsgrove Route Enhancement Contribution to deliver improvements and upgrade works to the A38 corridor between the junction of the A38 Eastern Bypass (Lydiate Ash) and the B4094 Worcester Road to the South and M5 junction 4 to the north Hanbury Turn; junction improvement works at Market Street/St Johns street and St Johns Street/Hanover street/Kidderminster Road;

- Personal Travel Plan contribution to promote more sustainable means of travel
- Public Transport Contribution;
- Sustainable Infrastructure contribution towards the Active Travel Infrastructure and Whitford Road Cycle Route.

Condition requirements to be addressed as part of the Reserved Matters submission:

- Condition 4 of the outline consent requires development to be carried out in accordance with composite location plan 16912/015; location plan for Whitford Road 16912/1004, proposed site access Whitford Road (north) 7033-SK-032 rev A, proposed site access Whitford Road (south) 7033-SK-032 rev A, informal pedestrian crossing Whitford Road ref 7033- SK-033 rev A; potential toucan crossing location ref 7033-SK009 rev B; Fox Lane/ Rock Hill schematic proposed arrangement 7033-SK-005 rev F; potential mitigation for Rock Hill/Charford Road mini-roundabout ref 7033-SK-013 rev E; potential A448 signalised crossing ref 7033-SK-105 rev A, Whitford Road/Perryfields Road proposed junction arrangement ref 461451-D-014.
- Condition 5 of the Outline permission requires that the Reserved Matters accord with the indicative masterplan 16912/1012 rev B, development parameters plan 16912/1017B and the principles described in the DAS dated 7th January 2016 and the addendum dated 3rd January 2018. This condition requires that any RM application shall include a statement providing an explanation as to how the design of the development responds to the relevant DAS.
- Condition 6 requires the reserved matters submitted to be in accordance with the maximum scale parameters for buildings as set out in paragraph 5.5.4 of section 5.5 of the Design & Access Statement. 5.5.4. The majority of the built form will be two storeys (approximately 5m to eaves, 8-9m to ridgeline), with opportunities to consider rising to two and a half storeys where variations in building heights will help create a more interesting street-scene. Conditions 12 and 21 stipulate that the first RM relating to layout shall include a plan identifying the number and location of open market and affordable housing units which should also identify the size, type and tenure.
- Condition 14 necessitates details of facilities for the storage of refuse to be provided.

Consultations

Red Kite Network Nat Healy (Ecology)

Ecological considerations satisfactory

West Mercia Constabulary

No objection to this application.

Worcestershire Wildlife Trust

No objection – request conditions:

- Construction Environmental Management Plan
- Lighting.
- SUDS.

- LEMP

Appropriate model wording for ecological conditions can be found in Annex D of BS42020:2013 Biodiversity - Code of practice for planning and development.

Arboricultural Officer

No objection subject to conditions regarding recommendations in Arboricultural report relating to tree protection and mitigation

Housing Strategy

Confirm that the percentage of affordable housing and the split between social rent and shared ownership is acceptable.

Also, the pepper potting of units throughout the site is acceptable.

Leisure - Open Space/Parks

Final comments to be confirmed

North Worcestershire Water Management

Final comments to be confirmed.

Community Safety Project Officer

Recommends secure locks, landscaping to be properly maintained.

WRS - Contaminated Land

WRS have no adverse comments to make for contaminated land.

WRS - Noise

No adverse comments.

WRS - Air Quality

The Planning Statement states that a separate Discharge of Conditions application will be submitted in respect of condition 7 (secure cycle storage), WRS have no adverse comments to make for this condition.

Condition 23 of the Planning Inspectorate's decision states that no dwelling shall be occupied until an electric vehicle charging point to serve that dwelling has been provided. Full details of the charging point installation should be provided to the local authority for the condition to be discharged.

Waste Management

No objection

Joe Holyoak

No objection - Overall considered to satisfactorily address the site topography.

Highways - Bromsgrove

No objection following submission of amended plans and additional information.

Conditions recommended regarding provision of turning/parking/visibility/electric charging point and cycle storage

Environment Agency

We have no objection.

Worcestershire Archive and Archaeological Service

No objections.

Relevant conditions complied with.

Severn Trent Water Ltd

No objection.

Worcestershire County Council Countryside Service

The definitive line of Bromsgrove footpath BM-587 is adjacent to the southern boundary of the application site. We have no objection to the proposals provided that the applicant adheres to the general obligations towards the right of way.

Catshill And North Marlbrook Parish Council

In respect of layout, scale, appearance and landscaping we have no comments to make. However we wish to repeat our view that the impact of increased traffic emanating from this development on the Parish has never been fully quantified. In addition, we wish to place on record our dissatisfaction with the District Council's Planning Department and Committee, the County Council's Highways Department, the developers and the planning inspector for failing to make even the minimum effort to address our concerns.

Publicity

963 letters sent 9 February 2022 (expire 5 March 2022)

Site notices displayed 25 February 2022 (expire 21 March 2022)

Press notice published 11 February 2022 (28 February 2022)

39 representations received raising the following principal issues:

- Concern regarding site access/traffic/highway safety/air quality/pollution
- lack of footpaths along Whitford Road
- retail development /provision of community facility not form part of application
- fencing along Whitford Road/adjacent public footpath to south of site
- concern at proposed drainage/potential for Legionnaires Disease
- objection to housing here and loss of greenfield
- will add strain on schools, doctors, dentists, hospital
- electric changing points needed
- houses should achieve Passivhaus standard
- adverse health effects
- detrimental to trees and wildlife

Whitford Vale Voice

- Request public consultation on planning condition regarding site accesses and pedestrian crossing
- Request s278 documentation
- Excessive speeds along Whitford Road /questions the Inspector's decision
- Requests information on ATC survey January 2022.

- Identify benefits of reducing speed limit on Whitford Road and request a planning condition to that effect plus a condition to require speed indicator signs
- Question lack of access onto Timberhonger Lane
- Suggest a new fence is to be erected along public right of way to south.
- Suggest information required on bus route to serve site.
- Question gradients of carriageways/footways.
- Question numbers of parking spaces within the development

The Bromsgrove Society

- requests the provision of an interpretation board explaining the geology of the site
- requests a drawing showing if specific landmarks will be visible from the site.
- Requests clarification of boundary treatment to western and southern boundaries.

ASSESSMENT OF PROPOSAL

Phasing

The proposal relates to approximately 2/3 of what is referred to in the appeal as Site A. In determining the appeal, the Inspector anticipated development taking place on a phased basis and this is reflected in the wording of many of the conditions. The submission of a RM application for only part of site A is acceptable.

Layout

The outline planning permission was granted subject to a condition that the Reserved Matters shall be in accordance with the indicative masterplan and the development areas parameters. Public open space is proposed across the centre of the site connecting to further areas of open space proposed along the western side of the site landscaping to the periphery. This accords with the parameters of the masterplan.

The topography of the site offers the opportunity for a unique development. The proposal includes cut and fill across much of the site, though the western side covering much of the open space is not proposed for change. The submitted plans include cross sections through the site as well as contour lines, spot levels and finished floor levels. These show that a successful layout would be produced.

The contour plan shows a fairly good relationship between contours and buildings and the section drawings are considered satisfactory.

Significant places will be created where the 4 routes cross the central green space (3 vehicular and 1 pedestrian) and the arrangement is considered to result in what will be a positive experience of these places.

The layout includes pedestrian/cycle routes separate from vehicular traffic leading through the site. There is a tarmac pathway looping between the areas of public open space and this leads to a new Toucan Crossing point over Whitford Road, linking directly into Sanders Park. There are also a number of connections between the various cul-de-sac layouts. Together these produce a highly permeable development, contributing to the opportunities for walking and cycling set out in Policy BDP 5A.7c) and referred to by the Inspector. Whitford Vale Voice has suggested that a direct link should be provided

between this development and Timberhonger Lane. However, although discussions have taken place with the Highway Authority as part of this application, a suitable, safe route was not identified as part of the RM application. This does not conflict with condition 32 of the outline planning permission which requires a connection to Timberhonger Lane in the north from Site A prior to occupation of the dwellings. The condition remains to be complied with. It is noted that a RM application is yet to be submitted for the remaining third of Site A which abuts a much larger section of Timberhonger Lane.

The major urban design criteria is connectivity, creating the ability to move freely in a number of directions. Generally, the layout scores well on this criterion, for both pedestrians and vehicles, resulting in a highly permeable layout, including direct linkage to the public footpath to the south in addition to Whitford Road.

The proposal uses standard house types, though it is considered that the layout broadly responds well to the topography. Streets are laid out, by and large, either along the contours or perpendicular to them. This suggests coherence with the landform, and the obtaining of legibility from it.

The layout arrangement proposes perimeter blocks with fronts facing fronts and backs facing backs, and all streets being addressed by the fronts of houses. In such instances, corner properties satisfactorily address both streetscenes.

Many refuse collection points were proposed by the developer to be incorporated into the central green space and the landscaping around the periphery of the site. However, these were intrusive and considered detrimental to the sense of place which would otherwise be created. The applicant is preparing amended plans removing such areas. Members will be updated at Committee. It is anticipated that the result and quality of the development will be much improved.

Generally, there is a sense of spaciousness within the proposed housing layout. Whilst many of the plots have private rear garden areas in excess of the spacing standards set out in the Council's High Quality Design SPD for private amenity space, some are sub-standard. On some plots this will partly be a result of expected revised plans; the applicant intends to increase the floor area of some of the affordable housing units (shared ownership) to ensure these fully comply with the s106 requirements. This will provide for a more spacious internal layout of those dwellings. This development would bring forward 370 dwellings towards meeting the District's housing need on a allocated site. It is important to consider the overall proposal holistically and, in this context, the the relative shortfall is not considered to be significantly harmful. Furthermore, the Council does not have a 5 year supply of housing land currently. Given the physical constraints of this site, provision of large areas of public open space and the overall benefits associated with the provision of 370 new dwellings, including 148 affordable units, the proposal is considered acceptable.

The distribution of affordable rent and shared ownership properties is done in a diverse and equitable manner. Housing Officers have been consulted and agree that the affordable housing provision, mix and cluster arrangements within the layout are acceptable.

The proposed layout is faithful to the masterplan from the outline approval, in its site planning strategy, in its density, and in its detailed layout. The proposal is considered to be in accordance with policy BDP5A.7h).

Overall, the proposed layout is considered to accord with policies BDP5A.7g), BDP19, Bromsgrove High Quality Design SPD and the NPPF.

Landscaping

A large area of public open space in the form of a green valley traverses the proposed layout NE-SW. This includes SuDs arrangement to aid in the management of surface water across the site, including associated swales, pond area at the north east corner, stone headwalls and check dams. The design of the headwalls has been amended to improve the aesthetics as well as being functional and protecting the land from erosion. The visual improvements secured in the design will re-enforce the sense of place discussed earlier in the report.

The green valley incorporates a LEAP. The details of the LEAP are still under consideration by Leisure Services and an update will be provided to the Committee meeting.

The central green valley connects to a further substantial area of open space along the ridgeline on the western side of the site. There are protected TPO trees within this area. An Arboricultural report has been submitted with the application and sets out recommendations for the protection of the trees and hedges at the site. The Tree Officer has advised the recommendations of the report be followed.

Some sections of the hedgerow along Whitford Road will by necessity be removed to facilitate the creation of site access points approved by the Planning Inspector. Other sections will be translocated to ensure satisfactory visibility. Overall a green edge to the development will be retained along Whitford Road.

In addition to the communal areas, individual soft landscape proposals are shown for the frontages of each property. Following the receipt of consultation comments from the Councils landscape adviser and negotiation with the developer, the planting densities within the landscaping scheme have been increased and additional trees have been added to the scheme. The Council's Tree Officer has advised that the proposal includes a varied mix of species and variety planting that will provide a level of seasonal interest throughout the site and that the specification of stock to be used is especially high in relation to the volume and grade of trees.

Boundary treatments are proposed to be a mix of retaining structures (log and gabion baskets) and close boarded fences, with decorative fences proposed for corner plots. Details of these have not been submitted – this can be addressed by planning condition. The site levels are such that some retaining structures would be over 2.7m high, with boundary treatment above. These affects relatively few plots. The provision of retaining structures is to be expected on a site which has a levels difference of 20m across its extent. The Planning Inspector did not condition the maximum height for retaining structures. Overall, the boundary treatment and retaining structures are considered satisfactory.

Overall, it is considered that this proposal satisfactorily achieves the aims of the masterplan/Design & Access Statement and development plan policy.

Scale

Condition 6 requires that the Reserved Matters accord with the maximum scale parameters for buildings as set out in paragraph 5.5.4 of section 5.5 of the Design & Access Statement. This states that the majority of the built form will be two storeys (approximately 5m to eaves, 8-9m to ridgeline), with opportunities to consider rising to two and a half storeys where variations in building heights will help create a more interesting street-scene. The majority of proposed dwellings are 2-storey and comply with the heights specified. The Bosworth and Spinner house types are 2.5 storey. Given the variety of levels across the site, these are also considered to comply with the requirements of condition 6. A total of 15 bungalows are also proposed (9 social rent; 6 market housing). Not only would this offer the interesting streetscene referred to by the Inspector but also provides for those who benefit from ground floor only living. The scale of the development proposed is considered acceptable.

The applicant has advised that the size of affordable units is reflective of partner Housing Association's requirements.

Appearance

Several representations have stated the plans show tall fences / hoardings to be erected along Whitford Road/the public footpath to the south of the site. This is not the case. From discussion held with some of those who raised this concern, it seems there has been a misinterpretation of the line that represents the site boundary.

The size, appearance and architectural detailing of the dwellings is also considered to be acceptable and to ensure the new development will integrate into its setting in accordance with BDP19 and associated SPD design guidance and to meet the masterplan requirements.

Roads and footways are generally intended to be a tarmac finish. At key points where the roadway crosses through the green valley a different surfacing material is annotated on the plans. This will contribute to the sense of place and help to identify these nodes as significant places within the overall development. The shared driveways that serve houses fronting onto the green valley are also indicated to have a form of block paving. This will contribute positively to the sense of place and North Worcestershire Water Management has also advised that permeable paving will be beneficial contributing towards sustainable drainage. Details of the surfacing material have not been provided – this can be addressed by condition.

In submitting the application, the applicant has distinguished between what they have termed a town and a country vernacular in the house types. However, the appearance of the proposed dwellings has been described by the Council's Urban Design adviser as commendably plain. There are subtle differences in architectural details and design between the town and the country ranges, though overall, the appearance of the dwellings complements one another and whilst offering variety and interest in the streetscene, will also present a cohesive development, contributing to the sense of place.

A limited materials palette is proposed featuring brickwork and weatherboarding proposed for some units. The same palette is intended to be use on both market and affordable housing to help to ensure that the development is well integrated and tenure blind. The materials information provided to date appears to be satisfactory. However, no materials samples have been provided, this can be addressed by condition. Overall, the appearance is considered acceptable and to accord with policy BDP5A7.g) BDP19 and the Council's High Quality Design SPD,. the outline planning permission and the NPPF .

Housing Mix

Policy BDP5A7.a) states that a high portion of 2- and 3-bedroom properties are required to be provided to reflect local need. A total of 230 units of 2-3 bedroom are proposed as part of the development; the proposed housing mix is acceptable. The affordable housing mix is also considered acceptable and to accord with the s106.

Impact on Existing and Proposed Residential Amenities

There are existing residential properties along Timberhonger Lane adjoining the site. The nearest proposed dwelling would be set away from the common boundary and orientated away from the boundary. The main habitable room windows would be orientated away from the existing dwelling. The closest first floor window in the side elevation would serve an en-suite. The relationship and impact is considered to be acceptable.

With regard to existing dwellings along Sunningdale Road, the nearest proposed dwelling would be located approx. 27m distance away. The impact on the amenity of those properties is considered acceptable.

The impact of the proposed development on housing along Whitfield Road and Deansway is also considered acceptable.

Overall, the impact of the development on the amenity of future residents is considered satisfactory.

Highways and Parking

Many of the representations received have been with regard to matters relating to site access and highway safety. These matters were addressed by the planning inspector in granting the Reserved Matter of Access at the time of the appeal. It is not appropriate to seek to reconsider these as part of the current RM application which relates to layout, scale, appearance and landscaping.

Several comments have been made by members of the public regarding the need for footpaths along Whitford Road. The layout plans do show footways along Whitford Road adjoining the site boundary. These are more easily seen on the landscaped drawings which are at a larger scale.

The Highway Authority has been consulted and a number of changes have been made to the plans to ensure the development is acceptable. As a result of these changes (including, forward visibility, road alignment, design of the internal roadways to a maximum of 20mph, confirmation on the number of parking spaces which now meet the required adopted standards) WCC as Highway Authority has advised that it has no

objection. It has recommended condition, however, those relating to electric vehicle charging points and cycle parking are addressed by the outline permission and cycle parking for each property is shown to be provided in the rear garden areas. Other conditions relate the layout proposed and are therefore considered appropriate. The Highway Authority has advised that it is investigating a representation by a member of the public to the application where they suggest that new highway restrictions at Rock Hill have implications for the Access arrangements approved by the Inspector. An update will be prepared for the Committee meeting. To fully address this point.

Ecology

The Council's Consultant Ecologist has advised that the proposal is satisfactory with regard to ecological matters.

Conclusion

This is an allocated development site. Outline planning permission with the Reserved Matter of Access was allowed on appeal last year. Whilst it is acknowledged that some of the plots will be impacted by sizable retaining walls, the Inspector did not restrict this and, given the site topography, it is not unexpected. Similarly, some of the private rear gardens are less than the spacing standard set out in the High Quality Design SPD. However, when assessed holistically against the policies of the District Plan the proposal is considered to comply. The 4 reserved matters under consideration are found to comply with the relevant conditions imposed by the Planning Inspector and to adhere to the masterplan, the principles of the Design and Access Statement and to the NPPF. In the planning balance and taking account of material planning considerations, the development as a whole is considered to be acceptable and subject to the conditions set out below, is recommended for approval.

RECOMMENDATION: That the Reserved Matters of Layout, Scale, Appearance and Landscaping be approved subject to the following conditions:

Conditions:

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

TBC

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning

- 3) The Development hereby approved shall not be occupied until the visibility splays shown on drawings SK300A and SK301A have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety.

- 4) No dwelling hereby approved shall be occupied until the access, parking, turning facilities and layout that individual property to the nearest public highway has been provided as shown on drawings SK300A and SK301A.

Reason: To ensure conformity with submitted details.

- 5) Notwithstanding the information shown on the external materials allocation drawing, samples of external materials shall be submitted to and be approved in writing by the Local Planning Authority prior to installation.

Reason: To ensure the satisfactory appearance of the development.

- 6) Development shall be undertaken in accordance with the mitigation/protection identified in the table on drawing no. La 00007-90009-TPP-001.0 Preliminary Tree Protection Plan - overview in appendix C of the Detailed Arboricultural report by Beechland Arboriculture dated 25 October 2021. Details of the mitigation/protection including a tree protection plan showing the position of protective fencing shall be submitted to and be approved in writing by the Local Planning Authority prior to being undertaken on site.

Reason: To ensure the satisfactory protection of the existing trees and hedges

- 7) Prior to installation, details of the fence designs of the fences shown on the boundary treatment plan ref. P101 Rev A shall be submitted to and be approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development.

- 8) Prior to installation details of the surfacing materials and associated drainage arrangements for the areas shown hatched at the highway nodal points adjacent to the central area of public open space and the shared drives adjacent to / fronting onto the central area of public open space shall be submitted to and be approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development and to ensure satisfactory drainage arrangements.

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