

## **Land at Whitford Road, Bromsgrove Reserved Matters Application 22/00090/REM**

**Cllr Mallett** has submitted comments on the application 24/06/2022. The main points raised:

- Concerns regarding highway matters including excessive traffic speeds
- Lack of bus route through the site and how this affects sustainability

Whitford Vale Voice – main points raised:

- Concern that no bus route/bus stop is shown through the site and
- that the carriageway width is insufficient to accommodate a bus

**The Bromsgrove Society** – main point:

- Concerns at removal of annotated 'mown' pathways from open space along the western side of the site
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### **Highway Authority Comments**

- In response to comments made by a member of the public: Traffic Regulation Order RO -TRO that is in place, the double yellow lines, is required to facilitate the conditioned improvement works associated with the outline consent. There remains an element of safeguarding of parking for the shop.

### **Leisure Comments:**

- LEAP design - In response to comments made by a member of the public: Traffic Regulation Order RO -TRO that is in place, the double yellow lines, is required to facilitate the conditioned improvement works associated with the outline consent. There remains an element of safeguarding of parking for the shop.
- All equipment, surfacing, fencing, gates and benches must meet all necessary safety standards (BS EN 1177, BS EN 1176 etc.)

### **NWWM Comments:**

Additional information required under conditions applied to the outline planning permission.

### **Ecology Matters**

- Condition 29 attached to the outline planning consent 16/1132 requires the submission of an ecological management plan (LEMP) for the long-term protection and management of the trees, hedgerows, habitats and species present on the site. The LEMP is required to incorporate a mitigation strategy

based on Chapter 11 of the Environmental Statement and the Ecological Walkover Survey Report (April 2019), and a programme for implementation.

- The applicant's appointed ecologists have identified Badgers on the site. Whilst I note the comments expressed by the Badger Trust, a Badger licence has been applied for identifying the mitigation/installation of a new artificial Badger sett. This has been approved and granted by Natural England to allow the creation of the artificial Badger sett.

### **Amended Conditions:**

Development shall be undertaken in accordance with the mitigation/protection identified in the table on drawing no. La 00007-90009-TPP-001.0 of the Detailed Arboricultural report by Beechland Arboriculture dated 25 October 2021. Details of the tree protection method statement and tree protection plan showing the position of protective fencing in accordance with BS 5837:2012 shall be submitted to and be approved in writing by the Local Planning Authority prior to any works being undertaken on site.

Reason: To ensure the satisfactory protection of the existing trees and hedges which form an important part of the amenity of the site

Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, the trees or hedgerows which are shown as retained on the approved plans both on or adjacent to the application site shall be protected with fencing around the root protection areas approved under condition 6. This fencing shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.

Reason: To ensure the satisfactory protection of the existing trees and hedges which form an important part of the amenity of the site

Numbering to be amended to reflect this change.