

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr John Green (HCD)	Demolition of existing building and erection of a Care Home (Use Class C2) Wythall Business Centre, May Lane, Hollywood, Worcestershire, B47 5PD		24/01225/FUL

RECOMMENDATION:

- a) Minded to **GRANT** Full Planning Permission
- b) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Culture Services to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to the following:
- (i) A financial contribution £15,981.75 for necessary Community Transport Services
 - (ii) A financial contribution of £19,200 towards Nightingales PCN
 - (iii) A Section 106 monitoring fee of £662.40

Consultations

Worcestershire Highways - Bromsgrove

No objection subject to conditions

- Site Access
- Vehicular Visibility Splays
- Access Gates
- Vehicle Parking and Turning Facilities
- Vehicle Parking Management Strategy
- Cycle Parking
- Employment Travel Plan
- Combined Demolition Method Statement and Construction Traffic Management Plan
- Surface Water Drainage
- Off-site Highways Improvements

Community Transport Contribution £15,981.75

North Worcestershire Water Management

No objection subject to conditions

- Surface water drainage
- Flood management plan
- Grounds levels

Worcestershire Archive And Archaeological Service

- There is no archaeological objection to the proposed development and, on this occasion, no recommendations for further archaeological investigation through condition.

Arboricultural Officer

- No objection

Ecology

- No objection subject to conditions

WRS - Noise

- No objection subject to details of Extract/Ventilation System

WRS -Lighting

- No objection subject to lighting condition

WRS - Contaminated Land

- No objection subject to standard tired investigation condition.

NHS/Medical Infrastructure Consultations

- No objections if a developer contribution of £19,200 towards a local GP practice to facilitate a capital project to increase capacity increase capacity, which the development would have an impact on.

NHS Acute Hospitals Worcestershire

- No comments received to date

Wythall Parish Council

- Objection. Whilst the committee is not averse to this site being redeveloped, nor to the proposed use, the regular flooding that affects access to the site, which is well known locally and has been highlighted by North Worcestershire Water Management, has not been recognised in the application. Particularly due to the vulnerability of the intended residents, this must be addressed. In addition, the proposed three storey height of the development would have a negative impact on neighbours and be out of keeping with its surroundings.
- The Committee would comment that the application contains several anomalies compared to the actual situation of the site. Besides the inaccurate flood assessment, the site is situated in a valley with a steep incline on either side along May Lane which has been described as 'relatively flat' in the travel plan. Equally, bus services are not particularly regular, with a minimum of 1 hour between services. The train service from Wythall Station is less regular than the one from Whitlocks End and both stations are well outside of a 15 minute walking catchment area from this site. (Based on 800 metres per 10 minutes taken from our emerging Neighbourhood Plan). Lastly, responsibility for existing Japanese knotweed has not been acknowledged. This would need management during a development to control the spread.

Publicity

53 letters sent to neighbours 16.12.2024 (expired 09.01.2025)

Site notice displayed 18.12.2024 (expired 11.01.2025)

Press advert 03.01.2025 (expired 20.01.2025)

16 representations have been received. 4 in support and 12 objecting. The comments received have been summarised as follows;

Support

Redevelop vacant and deteriorating site

Need for new care homes, existing care home in the area full

Council should support new investment

Job opportunities

Objection

Design

- Large, unattractive building
- Building not in character with area
- Impact on street scene
- Building sited too close to street

Highways

- Overspill of parking/insufficient parking provided on site
- Existing shortage of parking on street
- Highway safety concerns

Flooding

- Localised flooding will be exacerbated

Other

- Japanese knotweed

Other issues which are not material planning considerations have been raised but are not reported here as they cannot be considered in the determination of this application.

Councillor Forsythe

- As the Hollywood District Ward Councillor and the Parish Council Councillor elected to look after the Beaudesert Nature Park, which is adjacent to the Wythall Business Park, I am writing to make you aware of the flooding issue near to this site on May Lane.
- There is a brook that runs through the Beaudesert Nature Park and flows into a culvert which passes under May Lane. During periods of heavy rain the culvert is not capable of handling the volume of water resulting in flooding on May Lane. This normally results in May Lane being closed to traffic.
- Ms Fiona McIntosh from North Worcestershire Water Management has been very active in trying to resolve the flooding issue on May Lane by creating two small and one large pond in the park and placing a dam across the brook to slow down the flow of water in order to divert it, via channels, into the ponds. She has also had a high water alarm fitted near the culvert. These measures have proved beneficial but there is still an issue with flooding during severe downpours.
- It's worth noting that the stretch of brook nearest to May Lane belongs to the new owner of the new owner of Wythall Business Centre. This can be identified by the chain linked fence which separates the Business Centre from the park. Japanese Knot Weed has been growing on the bank of the brook in this area. I understand the new owner has been treating it successfully.

- Returning to the planning application; the flooding at the entrance to the Wythall Business Park/ Care Home is a concern, particularly if it's severe enough to close the road which will create a problem for visitors, delivery vehicles and possibly ambulance/care assistants. The planning application seems to have minimised the flooding concern at the entrance to their site.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP2 Settlement Hierarchy

BDP4 Green Belt

BDP6 Infrastructure Contributions

BDP10 Homes for the Elderly

BDP12 Sustainable Communities

BDP16 Sustainable Transport

BDP19 High Quality Design

BDP21 Natural Environment

BDP23 Water Management

Others

NPPF National Planning Policy Framework (2024)

NPPG National Planning Practice Guidance

High Quality Design SPD

Relevant Planning History

10/0540	Change of use of former health centre (D1) to serviced office accommodation (B1), 5 additional car parking spaces, motorcycle parking and cycle parking	Refused	09.08.2010
10/0799	Change of use of former health centre (D1) to serviced office accommodation (B1), 11 additional car parking spaces, motorcycle parking and cycle parking (re-submission of 10/0540)	Approved	15.10.2010

Assessment of Proposal

Site description

The site area is approximately 0.34 hectare and comprises a vacant business centre, with office library accommodation and car parking. The premises were previously arranged to be let as separate office suites with communal facilities. It is positioned on the southern side of May Lane between the intersections of Arden Road (to the west) and Warmington Road (to the east).

The existing building, constructed around 1972, was originally the Wythall Health Centre and changed use in 2010 to become serviced office accommodation and a library. The library was subsequently closed in April 2016 and was relocated to the Woodrush

Community Hub on Shawhurst Lane. The building is a single-storey red-brick structure, it has a flat roof with two raised flat roof sections.

The site is accessed from May Lane on the northern boundary. Beyond the northern boundary on the opposite side of May Lane are a convenience store, a cafe, takeaways, a barber, a salon, a butcher, and a pharmacy with customer parking.

To the east, the site faces a public walkway linking May Lane to Beaudesert Road with access to the Beaudesert Nature Park in between. Immediately adjacent to the walkway is an existing watercourse/brook. To the south is the Beaudesert Nature Park, where the site is bordered by mature trees and hedgerow, forming a natural green boundary between the Hollywood Medical Practice, located off Beaudesert Road (to the south) and the site (100 m north of the medical practice).

Proposal

The proposed development is for the redevelopment of the site to provide a 65 bedroom care home and associated works. The proposed building will consist of a 3-storey building with a parking area to the north providing 28 car parking spaces and one space for a delivery van. The building includes facilities such as; dining rooms, cinema, lounges, treatment and meeting rooms.

The care home will provide a mix of care to physically and/or frail residents and would constitute a C2 planning use. The care home would provide approximately 24 members of staff during the day shift and 9 during the night shift.

Planning Considerations

The main issues to be considered in assessing the application are the following:

- Principle of Development
- Design and Appearance
- Flooding and Drainage
- Amenity
- Highways Matters
- Landscape and Trees
- Ecology and BNG
- Planning Contributions

Principle of Development;

The site is located in the defined residential area of Wythall. This is a smaller settlement identified under Policy BDP2 Settlement Hierarchy. Proposals for new development should be located in accordance with this hierarchy.

The National Planning Policy Framework (NPPF) emphasises the need to deliver housing of different sizes, types and tenure for different groups in the community. This is further supported by Policy BDP10 in the Bromsgrove District Plan which encourages the provision of housing for the elderly and for people with special needs, where appropriate whilst avoiding an undue concentration in any location. Policy BDP10.3 further states that the Council will, through the identification of sites and/or granting of planning consents in suitable locations, provide a wide range of elderly accommodation including the development of residential care homes, close care, 'extra care' and assisted care

housing; and in particular continuing care retirement communities which encompass an integrated range of such provision. Sites should be sustainable by virtue of their location and there will be a preference for sites within defined settlements.

The NPPF at Paragraph 60 sets out that to support the objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.

The Government's Planning Practice Guidance (PPG) stresses that the need to provide housing for older people is critical. In this respect, it has to be concluded that the needs of BDC's ageing population are acute, and evidenced national, regional and local need is currently unmet and forecasted to remain unmet in the foreseeable future.

The most recently published Housing and Economic Development Needs Assessment (HEDNA) in February 2022 which assesses future need for, and supply of, housing and employment land in the district, over the plan period to 2040 and beyond. This calculates that there will be a requirement for 756 additional Registered Care spaces (C2 use) between 2023 and 2040.

The proposed development would create employment opportunities during the construction of the build and a variety of positions whilst the care home is in operation and would satisfy a current growing demand/need for this type of accommodation.

The site is within a built-up area with a number of local facilities such as shops, takeaways and public houses. The road also has a regular local bus service connecting Bromsgrove to Birmingham. Taking all these matters into consideration the principle of development in this location and the loss of the existing commercial use is considered to be acceptable in this sustainable location.

The principle of the proposed development is acceptable.

Design and Appearance

Policy BDP19 of the BDP seeks high quality design which would enhance the character of the local area.

The surrounding area is predominantly residential interspersed with retail, learning institutions, office space, medical centre and green space. There is a mixture of family dwellings including detached, semi-detached and terraced properties, mostly 2 storey but range from single to 2.5 storey.

Architectural styles vary but are mostly traditional and in-keeping with postwar development. There is a mixture of materials of red and buff brick, tile hanging, render, concrete and plain tile roofs. Some recent developments display a move away from this style adopting a more contemporary approach

The scale of the proposed care home relates to its context in such that it is similar in size to the footprint of the existing building.

A three-storey flat roof building is proposed allowing the required number of bedrooms to ensure the scheme is viable. The overall height is similar to the ridge heights of the neighbouring properties. The facade has been carefully dissected with projecting elements and use of materials creating breaks in the elevation and adding visual interest

The proposed care home is designed to be contemporary design, while maintaining respect for the towns character and traditional surroundings. The proposed design employs projecting elements of the elevation with a repeating pattern creating a cohesive design whilst also adding depth and visual interest, positively articulating the facade. This rhythmic pattern breaks up the building's mass and enhances its relationship with the surrounding environment.

It integrates variations in detail, materials, textures and recesses the facade gains a quality that softens its overall scale. All bedrooms will be provided with Juliette balconies. The windows have been designed with proportions that reflect a contemporary style.

With regard to internal space, the care home has been designed to meet the provisions of the Care Standards Act. I have noted that the care standard requirement for single bedrooms is 12 sq m (excluding the ensuite bathroom) and the proposed scheme solely provides ensuite single bedrooms at between 16-24 sq m. Furthermore, the Care Standards Act require 4.1 sq m of communal sitting, dining and recreational space per resident and the proposed scheme provides 6.2 sq m per resident in the care home (not including external areas).

With respect to external amenity space, just under half of the site, amounting to 1,393 sq m would be landscaped which is considered to deliver sufficient external amenity space for its residents.

The new care homes design and appearance is considered to be acceptable and in accordance with the requirements of Policy BDP19.

Flooding and Drainage

Policy BDP23 Water Management requires development address flood risk from all sources, follow the flood risk management hierarchy when planning and designing development, and do not increase the risk of flooding elsewhere.

The NPPF in paragraph 181 outlines that:

“When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment ... it can be demonstrated that:

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

d) any residual risk can be safely managed; and

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan”.

The site falls within flood zone 1, however it is important to note that the Hollywood Brook which flows along the eastern boundary of the site is classified as an Ordinary Watercourse, and therefore this area has not been included within the national fluvial flood risk mapping on the .GOV website and therefore in reality the risk of flooding from a watercourse may be higher. According to the .GOV website, the risk of surface water flooding on site varied between low and high; this risk varies depending upon the business name selected. NWWM have confirmed that parts of the site are at risk of flooding at the 1:100 return period with larger areas of the site at risk at the 1:1,000 return period. Following severe flooding in the Hollywood and Wythall areas in 2018, an integrated flood risk model was created through a partnership of NWWM, Bromsgrove DC, Worcestershire CC and Severn Trent Water Ltd. This model indicates that the business centre currently has a risk of internal flooding at the 1:50 return period.

Following initial negative comments from NWWM, the applicant has submitted a more detailed Flood Risk Assessment by Waterco and worked closely to address the flooding concern raised by NWWM and objectors to the development. This includes the submission of a Flood Management Plan as well as details of the level of flood water during recent flood events.

The flood risk management plan which shows an alternative pedestrian egress route (which would be gated) for use in an emergency, which exists the site at the rear towards the footpath alongside the site which leads towards Beaudesert Park. The flood depths at this location is likely to be around 6cm during the 1:30 and 14cm during the 1:100 events.

This alternative exit route is welcomed and provides the necessary route to comply with the NPPF. As the applicant has been able to demonstrate that there is a means of escape from the site in order to comply with the NPPF, NWWM have been able to remove their earlier objection to this application and have recommended planning conditions.

Subject to the conditions recommended it is considered that the proposal meets the requirements of Policy BDP23 in regard to ensuring that the development will be made safe throughout its lifetime without increasing flood risk elsewhere and the NPPF.

Amenity

Policy BDP1: Sustainable Development Principles requires that in considering new development, regard will be had to:

“e) Compatibility with adjoining uses and the impact on residential amenity”

Residents along Arden Road have expressed concern about any potential impact on their properties. However, it is evident that the applicant has designed the scheme to be in line with the High Quality Design SPD and the minimum separation distances between a flank wall and a two storey dwelling which is 15.5m. It is also noted that there is landscaping along that boundary. On this basis, while there would be views of the development from these properties, based upon the Councils own guidance, it is not considered to be significantly detrimental to the amenity of these residents to warrant resisting the development.

The proposed location of the development on the site is considered to ensure that effects on residential amenity are minimised, taking into consideration separation distance between existing properties and the proposed development.

In terms of the living conditions of existing and future residents WRS has not objected to the scheme on noise grounds, subject to the imposition of a suitable condition.

On balance, the application is in accordance with policy BDP1.4e) and the High Quality Design Guide SPD.

Highway Matters

The applicant proposes to utilise the existing access from May Lane to the development. The access is proposed to be widened from 4.8m to 5.8m, with a separate pedestrian access directly adjacent to the vehicular access. Following comments from WCC Highway Authority a set of dropped kerbs with tactile paving is installed across May Lane. The Highway Authority is satisfied with the plan provided, and the proposed pedestrian crossing points should be secured via an appropriately worded planning condition to secure the works.

In terms of parking the proposal will provide the following:

- 28 standard car parking spaces (incl. 2 accessible parking spaces and 3 electric vehicle charging spaces)
- 1 delivery van space
- Bicycle store (for a minimum of 11 cycles)

WCC Highway Authority have outlined that a care home is typically a low trip generating use and those trips are normally off peak. The proposal will replace an existing business centre which is currently unoccupied. Therefore consideration has been made on the net impact of the two different uses and any site specific considerations. The proposed use will generate fewer trips than could take place under the existing use on site and therefore there is no objection in principle to the proposal.

The proposal has provided 28 car parking space including 2 disabled spaces. Objection has been raised regarding insufficient parking has been provided on site. The applicant has submitted a Transport Statement in support of this application that has been considered by the Highways Authority. The applicants have calculated that of the 24 staff on site at one time, 18 are likely to drive. This has been calculated having regards to the 2011 Census data. This therefore leaves some residual parking for visitors in addition to provisions for cycling and motorcyclists. The applicant has also provided a Travel Plan

which has been conditioned with a requirement for this plan to be monitored and updated if necessary. Having regards to this, the proposal is considered to comply with Policy BDP16 Sustainable Transport, BDP 19 High Quality Design the NPPF.

Subject to the imposition of reasonable and relevant conditions together with the delivery of the monies requested by WCC Highways (for community transport elderly and disabled residents where no suitable bus service exists for those unable to access a bus due to disability) which are considered to mitigate against the impact of the development, the proposals are considered to be acceptable in terms of their highway safety impacts.

Landscape and Trees

A landscaping scheme has been incorporated into the proposals design. The scheme ensures a pleasant outlook from bedrooms and communal areas and helps integrate the proposals into the surrounding environment.

Along the northern boundary, the existing trees and vegetation creates an effective natural visual screen. The existing trees and vegetation will be preserved and enhanced to maintain the landscaped character. This green buffer serves not only as a visual barrier, enhancing privacy and reducing the site's visibility from the road, but also helps to establish new development within its setting.

The buildings shape and location defines the space to create a parking courtyard and communal garden to the rear of the site. The incorporation of outdoor features, such as a timber pergola with integrated seating and focal water feature, adds significant value to the landscape scheme. These elements provide residents with functional and aesthetically pleasing outdoor spaces, fostering a pleasant environment for relaxation and social interaction. Additionally, the hard standing of the parking area is enhanced with landscaped borders, breaking up the hard surfaces and contributing to the overall visual appeal of the courtyard.

The principal amenity space for residents would provide a secure and screened area. The soft landscaping would comprise trees, shrubs, flowerbeds and lawn together with hard landscaping which is considered to be acceptable including the Councils Tree Officer.

The application is supported by an AG Douglas Arboriculture Ltd, Arboricultural Impact Appraisal and Method Statement. The proposal highlights an intention to remove Cherry tree T932, this is a low prominence and poor quality tree, and its loss will be mitigated by new tree planting within the scheme. The Tree officer has no objection to the removal of the tree.

Ecology and BNG

Biodiversity Net Gain (BNG) is legislation that was put forward by Government. BNG is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development. In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before

development. This should ideally be provided onsite however a developer is able to purchase offsite credits for BNG elsewhere should it not be possible to provide onsite.

Habitats are assigned a value based on their intrinsic biodiversity value or 'distinctiveness', which is predefined for each habitat within the metric. This value is then multiplied based on the size, condition and geographical location of the habitat in order to ascertain its absolute value in 'biodiversity units'. Separate calculations are used within the metric for area, based habitats, linear habitats (such as hedgerows) and watercourses (including ditches and streams). These units are non-transferable and must therefore be considered individually for each project or development. Collectively, they are referred to as 'biodiversity units'.

The Biodiversity Metric calculation indicates that BNG will be delivered on site for this application, and the resultant expected gains that the proposed development a total gain of 0.14 habitat units (110.36%).

A Preliminary Ecological Assessment identified the ecological constraints of the site and recommended mitigation. The site was concluded to be of low wildlife interest. The site was not botanically diverse, no rare or notable vascular plants were recorded, and all species common and widespread. There were no invasive or notifiable species. This has been reviewed by the Council ecologist.

It is noted that a number of representatives have made reference to the risk of spreading Japanese knotweed. Japanese knotweed is considered an invasive non-native species. As such, it is covered by provisions set out in the Wildlife and Countryside Act 1981. It is an offence to plant, or otherwise cause to grow, a plant in the wild at a location outside its native range. Thus, there are existing mechanisms to control the spread of this species.

Subject to implementation of appropriate mitigation measures, the proposed development would comply with Policy BDP21 and BDP24.

Planning Obligations

In accordance with Paragraph 58 of the NPPF and Section 122 of the CIL regulations, planning obligations have been sought to mitigate the impact of this major development if the application were to be approved.

The obligation in this case would cover:

- A financial contribution £15,981.75 for necessary Community Transport Services
- A financial contribution of £19,200 towards Nightingales PCN
- A section 106 monitoring fee of £662.40

The legal section has confirmed that these contributions would be dealt with by a unilateral undertaking, should the application be approved.

There is no requirement for an affordable housing contribution under Policy BDP8. As the nature of the accommodation is a C2 Residential Institution use and not Class C3 dwelling houses, this has been adequately justified by the applicant. The use could be adequately conditioned to restrict its use to C2.

Conclusion

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposed development is considered to be an acceptable use in principle, in this location and the design and scale of the proposed building is appropriate having regards to character locally and would be a betterment onsite to the vacant site. Living conditions, highways impacts, flooding, parking provision and the impact on community infrastructure are all considered to be acceptable. Subject to suitable conditions and completion of a legal agreement, the application is considered to be a policy compliant and sustainable form of development. No issues have been identified which would make this application unacceptable in planning terms.

RECOMMENDATION:

- a) Minded to **GRANT** Full Planning Permission.
- b) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Culture Services to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to the following:
 - (i) A financial contribution £15,981.75 for necessary Community Transport Services
 - (ii) A financial contribution of £19,200 towards Nightingales PCN
 - (iii) A Section 106 monitoring fee of £662.40

Conditions:

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

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

31162 01 LOCATION PLAN EXISTING AND PROPOSED BLOCK PLAN
31162 04 Rev C PROPOSED SITE LAYOUT
31162 10 PROPOSED GROUND FLOOR PLAN
31162 11 PROPOSED FIRST FLOOR PLAN
31162 12 PROPOSED SECOND FLOOR PLAN
31162 13 PROPOSED ROOF PLAN
31162 20 PROPOSED ELEVATIONS AND SITE SECTION SHEET 1
31162 21 PROPOSED ELEVATIONS AND SITE SECTION SHEET 2

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 full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, etc.); retained historic landscape features and proposals for restoration. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Reason: To minimise the effect and enhance the character of the development.

- 4) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of 5 years from the date of planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted, destroyed, dies or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place within the next planting season (October-March), unless the Local Planning Authority gives its written consent to any variation.

Any tree, hedge or shrub scheduled for retention which is lost for any reason during development works, shall be replaced with a tree, hedge or shrub of a size and species to be agreed in writing with the Local Planning Authority and planted during the first planting season after its loss.

Reason: To retain the character of the landscape.

- 5) Prior to their 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

- 6) The development hereby approved shall not be occupied until the site access, as generally shown on Drawing 26367-04 Access Proposals has been completed and is open for use by vehicular traffic.

Reason: In the interest of highway safety and to ensure safe and suitable access for all users.

- 7) The development hereby approved shall not be brought into use until the visibility splays shown on Drawing 26376-01 Site Access Visibility Splay Plan have been

provided. The splay 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.

- 8) The development hereby approved shall not be brought into use until the turning area and parking facilities shown on Drawing 31162 04B Proposed Site Layout have been provided. 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.

- 9) The development shall not be brought into use until a Parking Management Strategy of the vehicle parking been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:

- Details of employee shift patterns and numbers to understand the likely demand for staff parking on-site and the allocation of an appropriate number of spaces for use by staff;
- Details of any visitors that will have access to parking spaces and how these will be allocated and managed;
- A strategy to ensure on-site deliveries/servicing will be safely accommodated and does not interrupt vehicle circulation or block parking bays;
- A strategy to monitor and manage the car park;

The car park shall thereafter only be operated in accordance with that approved strategy.

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

- 10) The development hereby approved shall not be brought into use until the cycle parking shown on Drawing 31162 04B Proposed Site Layout has been provided in accordance with the approved plan.

Reason: To ensure adequate on-site cycle parking provision and to ensure the development benefits from a genuine choice of sustainable transport modes.

- 11) The development hereby permitted shall not be first occupied until a full Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include but not be limited to:

- the identification of targets for trip reduction and modal shift for employees from single occupancy car use to walking, cycling and public transport;
- the measures to be implemented to meet these targets including an accessibility strategy to specifically address the needs of residents/staff with limited mobility requirements;
- the timetable/phasing of the implementation of the Travel Plan and its operation

thereafter for a minimum period of five years, including the responsible body for each action;

- the mechanisms for monitoring and review;
- the mechanisms for reporting;
- the remedial measures to be applied in the event that targets are not met;
- mechanisms to secure variations to the Travel Plan following monitoring and reviews; and
- appointment and contact details of a travel plan coordinator.

The approved Travel Plan shall be implemented, monitored and reviewed in line with the approved Travel Plan for a minimum period of five years following occupation. In the event of failing to meet the targets within the approved Travel Plan, a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority to address any shortfalls and where necessary make provision for and promote improved sustainable forms of access to and from the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority and thereafter implemented as amended.

Reason: To reduce single occupancy car travel and to encourage and promote sustainable and active transport and travel.

12) The development hereby approved shall not commence until a Combined Demolition Method Statement and Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. This must include but not be limited to:-

- Sequence of works and methodology for the demolition/removal of any structures
- supporting or abutting the public highway;
- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway, including wheel washing facilities;
- Details of site operative parking areas, material storage areas and the location of site operatives' facilities (offices, toilets etc);
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring;
- Vehicle routing;
- Temporary traffic management arrangements;
- Mitigation for impacts on residents, businesses, and public transport services;
- Details of any temporary construction accesses and their reinstatement;
- Detailed tracking assessments for all vehicle types requiring access to the site, performing all entry and exit manoeuvres at nearby highway junctions; and
- Key contact details, including an emergency telephone number.

The measures set out in the approved Method Statement and Plan shall be carried out and complied with in full during the demolition phase and 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 in writing by the Local Planning Authority.

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

- 13) No works in connection with the site access or drainage shall commence until details of the provision for the sustainable disposal of surface water so as to prevent its discharge onto the highway have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the drainage scheme has been implemented in full accordance with the approved details.

Reason: In the interests of ensuring adequate surface water drainage and in the interests of highway safety.

- 14) The development hereby approved shall not be brought into use until the pedestrian crossing points as shown on Drawing 26376-03 Rev B have been constructed and completed.

Reason: In the interests of sustainable development and promoting active travel.

- 15) No development shall commence until the fences for the protection of the trees to be retained have been erected in accordance with the submitted arboricultural method statement by A G Douglas Arboriculture Ltd (dated 18th November 2024). The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area.

- 16) Prior to the first occupation of the development hereby approved, a scheme for the provision of bat roost opportunities and bird nest boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

Reason: To ensure that the proposal results in a net gain of biodiversity having regard to BDP21 of the Bromsgrove District Local Plan and the NPPF.

- 17) All proposed works shall be carried out in accordance with the recommendations as set out in the Preliminary Ecological Appraisal by Cotswold Wildlife Surveys dated 11th July.

Reason: To ensure that the proposal results in a net gain of biodiversity having regard BDP21 of the Bromsgrove District Plan and the NPPF.

- 18) Prior to the commencement of development, a habitat creation method statement and a 30-year habitat management and monitoring plan for the retained, enhanced and newly created habitats on site shall be submitted to and approved in writing by the Local Planning Authority.

The habitat creation method statement to detail habitat creation and enhancement measures to ensure the delivery of those habitats specified in the biodiversity metric calculations submitted with the application. The method statement to include a timetable for the delivery of the habitat creation measures, and the commencement of the monitoring and management.

The habitat management and monitoring plan to include the roles and responsibilities of the people or organisation(s) delivering the habitat creation and method statement and 30 year management and monitoring plan. If the persons or organisations delivering the plans changes the LPA to be notified of the change. The 30-year habitat management and monitoring plan shall detail how the newly created, enhanced and retained habitats will be managed achieve the target condition specified in the Biodiversity Metric Calculations submitted with the application.

The 30-year habitat management and monitoring plan to include a methodology of ecological monitoring and reporting with a monitoring report submitted to the Local Planning Authority in years 1, 2, 3, 5, 7, 10, 20 and 30. The habitat management and monitoring plan to include a mechanism to secure the agreement and implementation of contingency measures in the event that monitoring reveals that habitats on site are failing to achieve their target distinctiveness and/or condition. The approved details to be implemented in full

Reason: To secure the delivery of ecological enhancement.

19) a) 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.

b) 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.

c) 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.

d) 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.

e) 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.

f) 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.

g) 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.

- 20) Prior to the first occupation of the development, equipment to control the emission of fumes and smell from any commercial kitchen shall be installed in accordance with a scheme to be first submitted to and approved in writing by the local planning authority. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the use continues.

Reason: To safeguard the amenities of the adjoining properties and the surrounding area.

- 21) No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.

Reason: To ensure that external lighting does not have a detrimental impact on the amenity of the area or the surrounding uses.

- 22) No works in connection with site drainage shall commence until a scheme for surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. This scheme shall be indicated on a drainage plan. If possible infiltration techniques are to be used and the plan shall include the details and results of field percolation tests. If infiltration drainage is not possible on this site, an alternative method of surface water disposal should be submitted for approval. There shall be no increase in runoff from the site compared to the pre-development situation up to the 1 in 100 year event plus an allowance for climate change. If a connection to a sewer system is proposed, then evidence shall be submitted of the in principle approval of Severn Trent water for this connection. The scheme should include run off treatment proposals for surface water drainage. The drainage scheme shall be implemented prior to the first use of the development and thereafter maintained.

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

- 23) A flood management plan including suitable means of exiting the site during times of flood shall be submitted and approved in writing by the local planning authority. It shall also include a commitment to retain and update the plan and include a timescale for revision of the plan. The agreed recommendations shall be implemented in full prior to the first use of the development hereby approved.

Reason: In the interest of health and safety and in order to ensure adequate evacuation measures are in place for the future occupiers of the development.

- 24) There shall be no raising of existing ground levels on the site in the area modelled to be at surface water and/or fluvial flooding.

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

- 25) The development hereby approved shall be used for the purposes specified in the application (Residential Care Home and for supported living apartments) and for no other purpose (including any other purpose in Use Class C2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order).

Reason: The proposals have been considered on the basis of occupation of the development by persons set out under the application and have been determined as such.

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