

Applicant	Proposal	Plan Ref.
Crossland Investments Ltd	Outline planning application for construction of 25 dwellings. Land between 47 and 53 Redditch Road, (Alvechurch FC site), Alvechurch, B48 7RS	19/00140/OUT

RECOMMENDATION:

- (a) **MINDED to APPROVE OUTLINE PLANNING PERMISSION**
- (b) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services to determine the outline planning application following the receipt of a suitable and satisfactory legal mechanism in relation to the following:
- (i) Highway contribution towards £7,322.13 towards community transport and school transport, a contribution of £21,189.58.
 - (ii) The payment of £1,332,000 towards the cost of providing replacement sports facilities and associated works for Alvechurch Football Club.
 - (iii) Education Infrastructure contribution of £124,255.00 for middle school contributions and a High School contributions £118,868.00 to four schools Crown Meadow First School and Alvechurch CE Middle School. As well as North and South Bromsgrove High Schools.
 - (iv) Off-site teen and adult play and sports facilities and play pitch improvements of £35,966. The off-site contribution will be between George Road open space and play Swans Length open space and play area and Wiggin Memorial open space and play area.
 - (v) Healthcare contributions of £21,600 towards Herefordshire and Worcestershire ICB towards the Kingfisher and Nightingale Primary Care Trust. In addition, £33,908 towards the Worcestershire Acute Hospitals NHS Trust. The hospitals are Alexandra Hospital, Kidderminster Hospital Worcestershire Royal Hospital in Worcester.
 - (vi) Waste Management Contribution Waste and recycling bins calculated as follows: £44 per dwelling.
 - (vii) Planning Obligation Monitoring Fee: Financial figure to be confirmed
 - (viii) The securing of a 50% provision of on-site affordable dwelling units
 - (ix) The provision and future maintenance in perpetuity of the SuDs facilities

And:

- (c) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services to agree the final scope and detailed wording and numbering of conditions as set out in the report

Consultations

Worcestershire Highways

- No objection subject to a financial contribution towards community transport and conditions relating to detailed technical drawings being submitted to demonstrate the suitability of the proposed access arrangements for pedestrians, cyclists and motorised vehicles
- As this is an outline application with all matters reserved, all highway issues will be dealt during the Reserved Matters stage.

Tree Officer

- No objection
- The layout K-02F is a great improvement on previous layouts in respect of tree protection providing greater clearance to the trees and provides a longer term sustainability for the replacement planted TPO protected Oak trees on the Northern boundary.
- Moving the properties back from the Western boundary has also addressed the shading issues from the existing trees.
- Whilst the service road running to the front of plots 1- 8 causing an incursion into the BS5837:2012 recommended Root Protection Area (RPA) but this can be resolved with a suitable grade of No Dig construction specification The service road running to the front of plots 1- 8 causing an incursion into the BS5837:2012 recommended Root Protection Area (RPA) of some of the mature trees on the Western boundary but as the site is flat it would be easily achievable to install any section of the road / path that incurs into the RPA by use of a suitable grade of No Dig construction a specification for which I would request under a full application.
- With a full application that a arboriculture method statement protection plan and no dig construction specification and details of the routes for any ground utility services should be provided.

Worcestershire Wildlife Trust

- No objection
- Subject to conditions on the grounds that it is accepted that the Preliminary Ecological Appraisal (PEA) from Pearce Environmental Ltd demonstrates that there is no overriding ecological constraints

Leisure and Cultural Services

- No objection subject to off-site teen and adult play and sports facilities and play pitch improvements of £35,966.
- If the Hayes playing fields permission is implemented there is unlikely to be a need for the pitch in the short and medium term to be maintain for formal club usage as the clubs involved in this site and the local area are intending use the new facilities that would be created.

- There would also be a number of vacant pitches in the PPG17 catchment area if the Hayes pitches are implemented. Therefore, there is unlikely to be a need for a single pitch site in this location in the short to medium term.
- The proposal for on-site open space appropriate to the need of the new development based on formula calculation of the Supplementary Planning Document (SPD) would be the preferred option, subject to approved landscaping plans etc.

Sport England

- No objection subject to a financial contribution of £1,332,000 for securing replacement investment in community football facilities.

North Worcestershire Water Management

- No objection
- The site is within flood zone 1 (low risk of modelled river and tidal flooding) and the Environment Agency's surface water flood map shows low surface water flood risk
- There is risk to the Redditch Road but there are no flood records at this location.
- The porosity test results show infiltration is not a viable option for surface water discharge due to the high ground water level. In section 3.3.1 of the Flood Risk Assessment it states if soakaways are ruled out then surface water will be discharged to an attenuation pond before being discharged to a ditch via a 'hydrobrake' which will attenuate flows. This is acceptable subject to conditions
- An attenuation pond is required which should be 1/3 gradient to allow for safe access/ egress and for maintenance so mowers can mow the bank if necessary. The pond could be used as a key amenity feature for the development.
- Given the high ground water levels it would be advised if the applicant installed additional drainage around the properties to reduce the risk of drainage issues in the area.
- The finished floor levels should be raised 150mm above surrounding ground levels to minimise risk of surface water flooding.

Worcestershire Regulatory Services (WRS) Noise

- No objection subject to conditions
- The site is adjacent to several commercial activities including a recycling operation which necessitate a noise assessment. The residential dwellings will need to be designed and constructed to achieve internal noise levels as stated in BS8233 (2014).
- Agreement with D Whitman of Acoustic Response Ltd has specified double glazing can be installed to achieve suitable internal noise levels. Passive ventilation systems installed should achieve 35 dB or better.
- Concerns about amenity and noise levels within outdoor amenity spaces. The LOAEL (lower observed adverse effect limit) for outdoor living space is 50dB LAeq, 16hr. Noise measurements carried out at location 5, furthest from the Redditch Road gave results in excess of 50dB. As such, further noise control measures will need to be provided to justify how noise levels in outside spaces will be managed.

Worcestershire Regulatory Services (WRS) Odour

- Being located relatively close to an active sewage treatment works may detract from that amenity and potentially give rise to continuous exposure to odour that may be considered an amenity compromise at the very least and at worst a statutory odour nuisance.
- Any odour assessments conducted at such works will always be of limited use unless it has been conducted for a significant period of time by a panel of independent odour assessors to conclude its findings
- Noise can become an issue as effluent pumps and motor equipment on the settlement tanks operate remotely at these sites.
- Overall providing the recommendations of the report are followed, this site is suitable, in principal, for the residential development proposed.

Worcestershire Regulatory Services (WRS) Air Quality

- No objection
- Mitigation measures as part of the development is necessary to minimise impact from the development on local areas of poor air quality and assist in alleviating pollution creep arising in the general area
- The need for secure cycle parking, electric vehicle charging
- The need for ultra low emission boilers

Worcestershire Regulatory Services (WRS) Contaminated Land

- No objection subject to appropriate conditions relating to risk assessment.
- The site is bordered by a sewage treatment works to the east and a number of commercial operations to the south of the site including, vehicle maintenance and a recycling facility.
- The site has the potential to have been constructed on 'made ground'. Therefore WRS consider that 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).

Severn Trent Asset Protection (Waste Water)

- Although Severn Trent do not normally object to proposed developments the location of proposed properties, it is most definitely not ideal.
- The treatment works operate on a 24hr basis and can generate unpleasant odours, which can vary in severity depending on individual works and weather conditions.
- In addition to the potential odour issues for any resident, there is also the potential of noise pollution generated by the works, plant machinery and maintenance works.
- Also, there is a pressurised sewer passing through the site pumping foul sewage into the treatment works. This asset is strategically important to the Company and its customer base.
- The development will have to take its location into consideration, ensuring we have reasonable 24hr emergency access (not located in front or rear gardens, and located within public open space).

Housing Strategy and Enabling Officer

- If the land is considered Grey Belt we would require 50% of the provision to be affordable housing. Of this 50%, two thirds should be social rent and one third should be 1/3 Share Ownership/Alternative Home Ownership product.
- There is a priority for 3 bed properties and we would require 50% of the affordable housing to be 3 beds and 50% other eg 30% 2 Bed 10% one bed 10% 4 bed.
- Any Shared Ownership should be 50:50 between two and three beds.
- If there are any one beds we would not want flats with communal areas.
- We would require properties to be 2 Bed 4 person, 3 bed five or six person, 4 bed six, seven or eight person and they should be pepper-potted with clusters through the site.

Worcestershire County Council Education

- The development as submitted, is likely to yield an average of 4 pupils across all year groups and is situated in the catchment area of Crown Meadow First School, Alvechurch CE Middle School and the shared catchment area of North Bromsgrove and South Bromsgrove High School.

Herefordshire and Worcestershire ICB

- A financial contribution of £21,600 towards the Kingfisher and Nightingale Primary Care Trust.

Worcestershire Acute Hospitals NHS Trust

- Objection unless a contribution of £33,908 is secured for the purpose of the provision by the Trust of acute and accident and emergency healthcare services.
- It is explained that the Trust is currently operating at full capacity and whilst it can plan to cater for known population growth it cannot plan for unanticipated additional growth needed by the occupants of the new development in the short and medium term.
- It is reasoned that 25 dwellings, based on the 2011 census average household size of 3 people per dwelling would create an additional population of 75 residents and that this would generate 115 additional interventions.
- The Trust will receive no commissioner funding to meet this demand in the first year of occupation and without this contribution there would be adverse impact on the delivery of health care in the Trust's Area.

Alvechurch Parish Council

- Objection for the following reasons
- The development contravenes the following policies of the Alvechurch Parish Neighbourhood Plan:
 - H1 - Locations for New Housing Development
 - H3 - Affordable Housing on Rural Exception Sites in the Green Belt
 - H4 - Housing Design Principles
 - H6 - Providing a Mix of Housing Types and Sizes
- The proposed development is in the Green Belt and this application pre-empts the BDC Green Belt Review.
- There are no exceptional circumstances to support this development and the location is not infill as it is not within the village boundary.
- The development does not contain a mix of housing types and sizes. There is no confirmation of the inclusion of affordable housing.

- The location is inappropriate for housing as it borders a WCC Depot that provides salt to the highways spreading vehicles and is near to a sewage works with sluice gates, giving rise to noise and odour.

Publicity

- 49 neighbours notified 18.09.2025 (expire 22.10.2025)
- Site notice displayed 22.05.2024 (expired 17.06.2025)
- Press notice published 31.05.2024 (expired 17.06.2025)
- 43 letters of support received: general support for much needed housing particularly if it will be affordable and the good work the club does for the community.

Objection summary:

- The application site is outside the village envelope as defined by the Alvechurch Parish Neighbourhood Plan (APNP) and would not comply with Policy H1 in the APNP.
- This site along with the large sites being promoted by various developers to the southeast of Alvechurch – referred to as APN2 and 8 in the AONP would result the Redditch Road houses being surrounded by residential development
- The level of detail in terms of layout is insufficient
- The effect on wildlife
- The footways from the site to Alvechurch village are not conducive to walking because they are narrow, overgrown, obstructed by parked vehicles and lacking in street lighting
- Additional pressure on Alvechurch school which is already short of places for village residents
- Additional pressure on Alvechurch Medical Centre which is already very busy and where it is difficult to get appointments
- A441 is already a busy road being used as a ‘rat run’
- Concern about affordable housing provision which is necessary to support the needs of the community

Site Description

The 1.71-hectare site lies within an area of sporadic residential development interspersed with open space and agricultural land on the north-east side of Redditch Road. It is located beyond and to the southeast of the village envelope of Alvechurch. Redditch Road is a classified road with a speed limit of 40 mph.

The site is occupied by open space, sports pitch and pavilion/ club buildings and car parks.

There are sewage works adjacent to the northeast boundary and residential properties adjacent to the northwest boundary and commercial and residential uses beyond the southeast boundary.

The site is located in the Green Belt.

Planning History

None relevant.

Relevant Planning Policies**Bromsgrove District Plan**

- BDP1 Sustainable Development Principles
- BDP 2 Settlement Hierarchy
- BDP 3 Future Housing and Employment Growth
- BDP4 Green Belt
- BDP6 Infrastructure Contributions
- BDP 7 Housing Mix and Density
- BDP8 Affordable Housing
- BDP12 Sustainable Communities
- BDP 16 Sustainable Transport
- BDP19 High Quality Design
- BDP21 Natural Environment
- BDP24 Green Infrastructure

Others

Alvechurch Parish Neighborhood Plan (APNP) including policies

- H1 – Location for new housing
- H4 - Housing Design Principles
- H6 – Mix of Housing Types and Sizes
- LHW 3– Protection of and improvement to open spaces
- High Quality Design SPD
- SPG11 Outdoor Play Space
- NPPF National Planning Policy Framework (2024)
- NPPG National Planning Practice Guidance

ASSESSMENT**Description of Development**

Planning permission in outline is being sought for the construction of 25 dwellings. All matters apart from the proposed number of dwellings is reserved for future approval. It is proposed that 12 dwellings will be affordable.

An indicative site layout plan has been submitted showing 25 dwellings fronting a parallel service road at the front of the site and a curved road ending in a cul-de-sac to the rear. This would equate to a density of 15 dwelling per hectare.

The whole site will be re-developed and this include the loss of the buildings on site. It is anticipated that the Club will relocate to The Hayes, Redhill Road, Kings Norton.

The following reports and documents have been submitted in support of the application including:

- Design and Access Statement

- Heritage Impact Assessment
- Flood Risk Assessment
- Arboriculture Impact Assessment
- Preliminary Ecological Appraisal
- Noise report and Odour Assessment
- Transport Assessment

The main focus for Members relate to the following matters:

- Housing land supply
- Green Belt/Grey Belt
- Sustainability
- Highway matters
- Affordable housing provision
- Loss of football pitch provision and off-site open space provision
- Design
- Living conditions of future occupants
- Noise/odour
- Trees and hedgerows
- Ecology
- Flood risk and drainage
- Planning obligations

Principle of Development

Housing Land Supply

The Council cannot demonstrate a five-year housing land supply. Therefore, despite progress which has been made in identifying sites and granting planning permissions the Council considers that it cannot demonstrate a five-year housing land supply.

Paragraph 11(d) of the National Planning Policy Framework (NPPF) states that where policies that are most important for determining the application are out-of-date, planning permission for new housing should be granted unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development;
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The Council therefore falls short of a 5-year supply of land for housing and paragraph 11(d) as set out above is engaged.

It is noted that the area is within Alvechurch Neighbourhood Plan. The neighbourhood plan is a material planning consideration. Attention should be given to Policy H1 regarding the proposed site.

Green Belt/Grey Belt

The site is in the West Midlands Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, and the essential characteristics of Green Belts are their openness and their permanence.

The Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns;

and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Other than types of development listed as exceptions within the Framework, development within the Green Belt is generally regarded as “inappropriate development”, which is by definition harmful to the Green Belt and should not be approved except in very special circumstances.

Further exceptions to inappropriate development are set out in paragraph 155 of the Framework, where homes, commercial and other development should also not be regarded as inappropriate where it would utilise grey belt, subject to specific criteria.

Does Green Belt land on the site strongly contribute to Green Belt purposes a), b) or d)?

- a) To check the unrestricted sprawl of large built-up areas; given the site’s location within the district and its associated layout, the development is not considered to amount to sprawl of a LBUA.
- b) To prevent neighbouring towns from merging into one another; the site makes no contribution to this purpose.
- d) To preserve the setting and special character of historic towns; the site is not within the setting of any historic town and makes no contribution to purpose d).

Would the application of non-Green Belt NPPF footnote 7 policies to the scheme proposed on the Green Belt part of the site provide a strong reason for refusing development?

Footnote 7 states "The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change."

The question has been raised as to whether the site comprises Local Green Space (LGS), as referred to in footnote 7. LGS is defined in the text of the NPPF thus:

"106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

107. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land. 108. Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework"

Neighbourhood Plan Policy LHW2: Protection of Local Green Spaces identifies LGS in the Plan area as:

- a. The Wiggin/Meadows Village Field
- b. Rowney Green Parish Council playing fields
- c. The Hopwood Community playing field
- d. The Alvechurch Memorial Green

The application site is not designated as Open Space under LHW2 but instead designated under Policy LHW3 as an identified Open Space.

The site is not included in areas in footnote 7.

Would the proposed development on grey belt fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan?

Purposes a, b and d have already been assessed above. Regard however must be made to purposes c) and e).

c) Safeguarding the countryside from encroachment. It is accepted that the spatial occupation of the site would clearly encroach into the countryside as it currently contains only a small number of modest buildings to the boundary of the site. However, in relation to the wider function of the Green Belt the site does not fundamentally undermine the remaining Green Belt across the area of the plan.

e) Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land. The proposed development would not fundamentally undermine the purpose of this Green Belt criterion.

Is there a demonstrable unmet need for the type of development proposed?

The Council's five year land supply is 2.24 years. The Council cannot currently demonstrate a 5-year land supply of housing having regards to the Governments targets.

Sustainability

The site is located within approximately 700m distance of the commercial area of Alvechurch where key local amenities are located. There is a continuous footway along the eastern side of the carriageway between the site and commercial area. There is a section of road of approximately 140m between the northern boundary of the site and the last / nearest streetlighting column/lamp.

The nearest bus stops are located along Redditch Road at approximately 25m to the north of the northern boundary of the site. The next nearest bus stops are located at approximately 400m walking distance along Redditch Road to the north. These bus stops also appear to be incorporated by the school bus service (247A).

It is considered the site is located in a sustainable location.

Does the proposal include major development involving housing?

The proposed development would be considered a major application. 50% of the proposed housing would be affordable (12 dwellings). The proposal would be located within grey belt and would meet the requirements under Paragraph 155 and the Golden Rules for major development. As such, it would not be inappropriate development within the Green Belt. It would therefore comply with Policy BDP1 of the Bromsgrove District Plan which, seeks to follow the Framework's presumption in favour of sustainable development. The proposal also complies with the Framework, including with regard to development within the Grey Belt

Conclusion on Grey Belt

The site is considered grey belt and is and therefore in accordance with paragraph 158 should be given significant weight in favour of the grant of permission in the tilted balance of paragraph 11.

Highways

WCC has raised no objection to the scheme on highway ground and has requested a contribution of £8,920.80 towards community transport for this site should this application be approved.

The highest calculated trip generation for the privately owned houses during an hour period is 14 two-way trips (5 arrivals and 9 departures). It is highly unlikely that this level of vehicle trip generation will cause or exacerbate any highway capacity issues.

Further to the above, the site currently generates a significant number of vehicle trips associated with training, ground maintenance, and associated bar facility, with approximately 40 vehicles (80 two-way trips) entering and exiting during typical weekdays and 150 to 400 vehicles during match days. Furthermore, a significant number of vehicles (up to approximately 220) park along the adjacent section of Redditch Road on match days, which occurs approximately 25 times throughout the August to April season.

Based on the vehicle trip generation forecast and existing use of the site, it is considered unlikely that the proposed residential development will cause or exacerbate any highway capacity or safety issues.

Affordable Housing

The land is considered Grey Belt and therefore requires 50% of the provision to be affordable housing (12 units). Of this 50%, the Housing Strategy and Enabling Officer has requested that two thirds should be social rent and one third should be 1/3 Share Ownership/Alternative Home Ownership product. This can be secured through a suitable legal agreement.

The applicant has agreed to this approach.

Loss of Football Pitch Provision

Members will note the views of Sport England and Leisure and Cultural Services.

Sport England has raised no objection subject to securing a Section 106 agreement for off-site mitigation at The Hayes.

This equates to a contribution of £1,332,000 towards the cost of providing replacement sports facilities and associated works for Alvechurch Football Club at The Hayes at Redhill Road, with payment of the financial contribution in full prior to the commencement of development at Lye Meadow.

The Leisure Department have stated no objection, subject to an off-site contribution to teen and adult play and sports facilities and play pitch improvements of £35,966. The off-site contribution would be linked to George Road open space and play area, Swans Length open space and play area and Wiggin Memorial open space and play area.

The applicant has agreed to this approach.

The Leisure department states that there is unlikely to be a need for the pitch in the short and medium term to be maintain for formal club usage as the clubs involved in this site and the local area are intending to use the new facilities that would be created.

Design

Based on the submitted indicative plan, I am comfortable that the site can accommodate 25 dwellings within many of the environmental constraints such as space around protected and other trees, space for drainage, play areas and a reasonably safe vehicular access point, in accordance with policy BDP 19.1.

Living conditions of future occupants

The application site is adjoined by existing residential dwellings to the north-west and south-east boundaries. Members will be aware that such detailed matters of layout and scale are reserved for future consideration. Without full details of the proposed buildings, it is difficult to fully assess the impact of the development on the amenities of adjoining residences. However the illustrative layout suggests no significant problems in this respect.

On the above basis I am reasonably satisfied that any resultant development can be accommodated without detrimentally affecting existing residential amenities and to be able to secure and accommodate an acceptable level of privacy and separation as detailed in the guidance within SPG1. Any overlooking issues can be controlled through a subsequent Reserved Matters application and the imposition of suitable conditions.

Noise and Odour

Being located relatively close to an active sewage treatment works may detract from that amenity and potentially give rise to continuous exposure to odour that may be considered an amenity compromise at the very least and at worst a statutory odour nuisance. However, an odour assessment has been submitted and is judged as satisfactory by WRS, providing the recommendations of the report are followed-

There are no objections on the basis of noise issues. There are no objections on soil contamination, subject to suitable conditions.

Trees and Hedgerows

The application is supported by Eden Arboriculture Arboricultural Impact Assessment (AIA) which is used as the tree information reference document for the comments below.

The tree officer states that moving the properties back from the Western boundary on the indicative plan has addressed the shading issues from the trees on that boundary.

As part of any reserve matters application an arboricultural method statement and protection plan should be provided along with details of the routes for any ground utility services to ensure that they do not conflict with the RPAs of any trees. As part of the application

Ecology

A Preliminary Ecological Appraisal prepared by Pearce Environmental Ltd. This has all assessed the likely effects of the proposed development in terms of Ecology and Wildlife, in the context of the site and surrounding area. No statutory or non-statutory designated sites occur within the site boundary.

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

It should be noted that as the application was validated before Biodiversity Net Gain was a requirement the application is not subject to this legislation. However to protect the landscape and ecological of the site. A management plan (LEMP) for the long-term protection and management of the trees, hedgerows, habitats and species present on the site has been included in the application site.

Flood Risk and Drainage

North Worcestershire Water Management as the Lead Local Flood Authority (LLFA)

for the area have been consulted and have raised no objection, subject to conditions, noting that the site is located within Flood Zone 1, which has a low probability of flooding.

Full details would fall to be determined at reserved matters stage, though it is noted that the site is generally at low risk of flooding. The development does not therefore raise concerns with respect to flood risk or drainage.

Planning obligations

In accordance with Paragraph 57 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.

- A financial contribution of £7,322.13 towards community transport and school transport, a contribution of £21,189.58.
- A financial contribution of £1,332,000 towards the cost of providing replacement sports facilities and associated works for Alvechurch Football Club
- A financial contribution of £124,255.00 for middle school contributions and a High School contribution of £118,868.00.
- A financial contribution of £35,966 towards off-site open space
- A financial contribution of £21,600 towards Herefordshire and Worcestershire ICB
- A financial contribution of £33,908 towards Worcestershire Acute Hospitals NHS Trust
- A financial contribution of £44 per dwelling regarding the provision of refuse bins
- A Section 106 monitoring fee
- The provision of 50% affordable dwellings on the site

The applicant has stated he is willing to agree to the contributions and requirements of the Section 106 Agreement as outlined at the start of this report.

Conclusion

The site meets the definition of grey belt; it does not strongly contribute to NPPF 143 (a), (b), or (d), and the policies relating to areas or assets in footnote 7 do not apply.

The development complies with the NPPF Golden Rules, accordingly significant weight should be given in favour of the grant of permission. x 50% of the housing proposed will comprise affordable housing, and the applicants confirm their agreement to this requirement.

The Council cannot currently demonstrate a five-year housing land supply (5YHLS) and therefore regard should be had to paragraph 11(d) and footnote 8 of the National Planning Policy Framework (NPPF) which together state that for applications providing housing, where the Council cannot demonstrate a 5YHLS, the policies which are most important for determining the application are considered out-of-date and planning permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Limb i) does not apply.

In view of limb (ii), the proposal would make a contribution of 25 dwellings to the Council's housing supply, offering some employment opportunities during construction and post development spend.

The proposal would also result in development on grey belt land that complies with the Golden Rules as set out under Paragraph 156 of the Framework. In line with Framework Paragraph 158 this is afforded significant weight in favour of the grant of permission.

Taking everything into account, I consider that the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits identified above. As a result, the application of Paragraph 11d of the Framework indicates that permission should be granted.

RECOMMENDATION:

- (a) **MINDED to APPROVE OUTLINE PLANNING PERMISSION**
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And:

- (c) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services to agree the final scope and detailed wording and numbering of conditions as set out in the report

Conditions:

1. Details of appearance, landscaping, layout, access and scale (hereafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
Reason: In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990.
2. Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and shall be carried out as approved. The development hereby permitted shall be begun not later than whichever is the latest of the following dates
 - i. The expiration of three years from the date of this permission; or
 - ii. The expiration of two years from the final approval of the reserved matters; or
 - iii. In the case of approval on different dates, the final approval of the last such matter to be approved.
 Reason: In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990.

3. Any reserved matters application shall be submitted in general conformity with drawing No: K01-Location Plan
Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.
4. The reserved matters submitted pursuant to this permission shall be in accordance with the indicative masterplan K01-Location Plan and the principles described in the Design & Access Statement received by the local planning authority on 07 February 2019. Any reserved matters application shall include a statement providing an explanation as to how the design of the development responds to the relevant Design & Access Statement.
Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.
5. The development hereby permitted shall not exceed 25 dwellings
Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.
6. The development hereby permitted shall not exceed two storeys in height
Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning
7. The reserved matters application relating to layout shall include a plan identifying the number and location of the affordable housing units to be provided on the site. The plan shall identify the size (bedroom numbers), type and tenure of each affordable housing unit. The development shall be carried out in accordance with the approved details.
Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.
8. The 'layout' reserved matters shall include details of facilities for the storage of refuse on the site, secure and covered cycle storage relating to each dwelling, and parking/turning areas. The development shall be carried out in accordance with the approved details.
Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.
9. **No development shall take place until details of the finished ground floor levels of all the buildings** and the finished ground levels for all other areas of the site have been submitted to and approved in writing by the local planning authority. The details shall include sections which show the development relative to the ground levels adjoining the site. The development shall be carried out in accordance with the approved details.
Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.
10. No part of the development shall be occupied until external lighting has been provided in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall

include scaled plans and drawings illustrating the design of the light units and columns. The external lighting shall be retained thereafter.

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

11. **No development shall commence on site** until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.
Reason: In order to protect the amenities of the occupiers of the proposed development.
12. 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. 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 DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

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 DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

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.

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.

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.

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.

It should be noted that where remediation is necessary, this remediation may involve work/techniques that need to be completed before any development is commenced, for example the removal from site of contaminated soils/underground structures, the design and incorporation of gas protection measures in any buildings etc. To carry out such work after construction has started/been completed, may require potentially expensive retrofitting and in some cases the demolition of construction work already completed.

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.

13. The 'landscaping' reserved matters shall include an Arboricultural Method Statement, and a scheme for the phasing, delivery and future management of public open spaces within the application site. The development shall be carried out in accordance with the approved details.
Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.
14. **Prior to commencement of groundworks**, demolition, remediation or built development detailed technical drawings with a supporting transport technical note shall be submitted which demonstrate the suitability of the proposed access arrangements for pedestrians, cyclists and motorised vehicles shall be submitted and approved by the Local Planning Authority

unless otherwise approved in writing. The supporting technical drawings and information shall include:

- a. Provision of a clear trip rate generation and assessment of the access arrangements
- b. Detailed technical drawings which clearly demonstrate the widths and radii for an appropriate junction arrangement in accordance with the requirements of the Worcestershire Streetscape Design Guide.
- c. Provision of a technical drawing demonstrating the achievable visibility splays, and forward visibility splays in accordance with the requirements of the Worcestershire Design Guide.
- d. Provision of a technical drawing which demonstrates that two-way can enter and exit the site in a forward gear which includes the following vehicles in accordance with the Worcestershire Streetscape Design Guide:
 - i. Large vehicle
 - ii. Rigid Heavy Goods Vehicle
 - iii. Articulated Goods Vehicle.

Reason: In the interest of highway safety.

15. **No development shall take place until a sustainable** urban drainage system (SUDS) has been constructed on that land in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall include measures to secure the ongoing maintenance of the SUDS following the completion of the development. Thereafter, the SUDS shall be maintained in accordance with the approved scheme.

Reason: To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.

16. No dwelling shall be occupied until a drainage system for the disposal of foul and surface water on that land has been completed in accordance with a scheme which has been submitted to and approved in writing by the local planning authority.

Reason: To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.

17. **No development shall take place until** a site wide landscape and ecological management plan (LEMP) for the long-term protection and management of the trees, hedgerows, habitats and species present on the site has been submitted to and approved in writing by the local planning authority. The LEMP shall incorporate a mitigation strategy and a programme for implementation. The development shall be implemented in accordance with the approved LEMP and implementation programme.

Reason: In order to protect the trees which form an important part of the amenity of the site.

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