

**PLANNING
COMMITTEE**

9th December 2015

Planning Application 2014/256/OUT

Mixed use development of 296 dwellings, play area, Community House and public open space and outline application for up to 3,100 square metres of Class B1 (Business) floorspace and access.

This is an outline planning application. No matters are reserved for the residential element. In terms of the B1 element, all matters, except for access, are reserved for later consideration.

Phase II Brockhill East, Hewell Road, Brockhill, Redditch, Worcestershire

**Applicant: Persimmon Homes South Midlands
Expiry Date: 19th December 2014
Ward: BATCHLEY AND BROCKHILL**

(see additional papers for Site Plan)

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on Tel: 01527 534064 Email: ailith.rutt@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is formed of three fields adjacent to the recently constructed phase 1 development at Brockhill East. These fields lead north eastwards and slope such that the top of the slope continues round from Lowans Hill Farm, and the bottom of the hill reaches the rear of the Mettis factory which fronts Windsor Road. To the western boundary of the site lies the railway line. A further field separates the site from Weights Lane to the north.

Proposal Description

There are two distinct elements to this proposal:

- 1) The first is an outline application including access details for commercial development. Matters of appearance, landscaping, layout and scale are reserved for future consideration, and therefore only the principle of the use and the access details provided are to be considered here. The approximate location of the units is shown on the layout plan, as a result of the access details being provided.

The proposal is for B1 office/business uses to be located to the southern end of the site, along the boundary at the rear of the existing industrial occupiers. The main access road into the site would lie to the north of these units, continuing the existing access road that leads from the roundabout to the west. Access points from the main route into the site are shown, with an indication of how five buildings might be arranged with car parking around them to accommodate these uses, however these details are indicative only at this stage.

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- 2) The second element is the full detailed application for 296 dwellings which would be accessed along Pointers Way, recently constructed to serve phase one, leading from the roundabout, across the existing open space corridor and then along past the recent housing development leading eastwards and roughly parallel with the southern site boundary. The two roads that currently stop at the edge of the field, Burrington Close and Dovecote Close would continue through the application site, with the office development proposals to the south as for the earlier phase, and housing to the north, and then between the road and the railway line. Towards the north eastern end of the site, the two roads would join in a T junction.

The housing would front the main access roads and the open space to the west of the site, and as such the layout incorporates rear parking areas and pedestrian routes which permeate the site. Open space provision is shown between the two roads at the southern end of the site, and at the top of the hill as had previously been indicated on the masterplan that accompanied the phase one scheme.

The dwellings would be a mix of units as follows:

Size of units	Private	Social	Total
1 bed	0	4	4
2 bed	29	58	87
3 bed	115	21	136
4 bed	63	6	69
<i>Totals</i>	207	89	296

The dwellings proposed are similar in style and design to those on the adjacent recent Brockhill development. They are of brick and tile construction, and 2 - 2½ storeys in height (except for five bungalows), arranged in small blocks or detached. The dwellings generally front onto the road network proposed, with a linear form of dwellings backing onto the railway line.

The application also includes the access details for these developments, which are on the road layout, including the main spine roads and the roads that would serve the residential development.

A masterplan has been included within the application to demonstrate how this application could be Phase Two of a larger development area which would include significantly more housing and a district centre including a school in the future. However, the application for consideration here today could be built as a 'stand alone' housing development as it is a comprehensive scheme in its own right. Therefore, there should be no further consideration of further phases at this stage.

The application is supported by a design & access statement, an affordable housing delivery plan, a statement of community involvement, a transport assessment including travel plan, a heritage statement, a flood risk assessment, a noise assessment, a landscape and visual appraisal, an ecological appraisal, a

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tree assessment, a planning statement, a contaminated land study and statement of community involvement.

Relevant Policies :

Borough of Redditch Local Plan No.3

CS2	Care for the environment
CS5	Achieving balanced communities
CS6	Implementation of development
CS7	Sustainable location of development
CS8	Landscape character
S1	Designing our crime
B(HSG)5	Affordable housing
B(BE)13	Qualities of good design
B(BE)19	Green architecture
B(BE)28	Waste management
B(BE)29	Construction waste
B(NE)1a	Trees, woodland and hedgerows
B(NE)3	Wildlife corridors
B(RA)3	Areas of development restraint
L2	Education provision
E(EMP)6	North west Redditch master plan – employment
C(T)2	Road hierarchy
C(T)12	Parking standards
R1	Primarily open space
R3	Provision of informal unrestricted open space
R4	Provision and location of children’s play areas

The site comprises land designated under ‘IN67’ for employment purposes and part of the area designated as an ADR (area of development restraint) in Local Plan 3.

The relevant policies seek to protect IN67 land for employment generating uses such as B1, B2 and B8 and ADR land for residential development beyond April 2011 where it has been subject to a review in a Development Plan Document.

Emerging Borough of Redditch Local Plan No.4

4	Sustainable travel and accessibility
8	Housing provision
9	Effective and efficient use of land
29	Brockhill East strategic site

Policy 29 includes a list of criteria which development on this site and others near it should meet in order for proposals to be considered favourably. It identifies an area east and north of Brockhill where further residential (and other) development to meet the needs of the Borough could reasonably and sustainably be located.

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Other relevant documents

SPG Encouraging good design
SPG Open Space
SPG Education
SPG Designing for community safety
SPG Affordable housing
Worcestershire Community Strategy (WCS)
Worcestershire Local Area Agreement (WLAA)
Worcestershire Local Transport Plan (WLTP)
Redditch Sustainable Community Strategy (SCS)

Relevant Planning History

2011/177/OUT relates to the phase one development of 177 dwellings and 6 B1 office units and was granted permission on 3 October 2011 and the residential element has now been constructed. The B1 units continue to be marketed. This was also a hybrid application containing the full details of the residential element and outline with only access details for the B1 use.

Consultations

Network Rail- Town Planning Team LNW

Confirm that they have had no dialogue with the developer in relation to the provision of a pedestrian bridge across the railway line.

Area Environmental Health Officer - noise

Concerns were raised regarding the methodology of the noise survey work and as such further information has been provided by the applicant. No objection is now raised subject to the imposition of conditions.

Contaminated Land- Worcestershire Regulatory Services

No objection subject to conditions regarding management of contamination and risks thereof

Area Environmental Health Officer – Air quality

No objection subject to condition

Arboricultural Officer

No objection to amendments subject to conditions regarding the protection and care in the long term of the trees to be retained.

Leisure Services Manager

Location of play equipment considered to be acceptable – full details requested by condition.

Housing Strategy

No objection

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Highway Network Control

No objection to information provided, however more information was requested and has now been received. As such, requested conditions will be considered and follow if necessary.

Community Safety Officer

Most of the concerns raised have been addressed through the submission of amended plans

Parks And Green Space Development Officer

No objection subject to conditions

Development Plans

Overall, there is support for the proposed development as it contributes towards delivery of the emerging Local Plan and its policies. Keen to see the marketing details of the B1 element to ensure that it is made available and brought forward as soon as possible.

Environment Agency

No objection

Education Authority

The County Council continues to negotiate with Persimmon Homes over the provision of a new school to serve the East Brockhill development, and as such have requested provisions be included in a S106 legal agreement towards the financing and provision of such a facility.

North Worcestershire Water Management

Supporting documentation welcomed as thorough and good quality – no objection subject to conditions

Public Rights Of Way

No Comments Received

Severn Trent Water Ltd

No Comments Received

Waste Management

No Comments Received

Worcestershire Archive And Archaeological Service

No objection subject to conditions requiring further survey work prior to development commencing.

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Public Consultation Response

1 letter of objection received raising the following concerns:

- Keen to ensure that does not prevent future development phases of the Brockhill East strategic site
- Keen to ensure that this application is provided for in terms of its impacts on infrastructure and contributing towards their maintenance/upgrade
- Would prefer to see the link to Weights Lane being included, and if not, at least the road right up to the red line boundary to ensure future development not precluded.

Assessment of Proposal

Residential proposal

Principle

The residential element of the proposal is located within an area designated within Local Plan 3 as an ADR and as such the site is protected for potential residential development to meet local needs beyond 2011. Emerging policy identifies this site and other land around it as a sustainable location for mixed use development including residential, to meet local needs and thus considers it a strategic site. It also identifies a local housing need. The residential development potential at this site contributes towards the Council's five year land supply.

Therefore, it is considered that the principle of the development of this site for residential purposes accords with both the current and the emerging local policy framework and consideration of the details follows.

Affordable Housing

The emerging policy seeks 30% of the housing to be provided as affordable housing to meet the Borough's needs, and as such 89 units are proposed for this purpose as set out in the table above. These have been spread throughout the site and as such meet the policy requirements.

The scheme includes a proposal for one of the bungalows to be built in such a way that it can initially be used as a community house where local community groups and residents can book sessions for meetings, as a lack of such facilities in the wider Brockhill area has been identified. However, it would be the intention that it would change to a residential use once alternative, purpose built facilities are in place as part of the wider strategic development of Brockhill East. A condition to this effect is recommended below to retain this facility until such time that an alternative exists.

Open space, play and recreation

The proposed informal open space would be sufficient to serve the residents of the development proposed, along with use by the residents of the phase 1 scheme. It is noted that it is the intention of the applicant to transfer the open space to the Council for future maintenance, with a commuted sum towards the maintenance costs. This also complies with the policies set out in the SPD and the identified local need.

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It is likely that playing pitches would be provided in the vicinity of the current application site as the demand for them would rise to a sufficient level that their provision would be required. It is recommended that a clause be included in the planning obligation to seek a contribution towards other equipped play provision in the vicinity rather than provide any on site, if future development does not occur within a specified period, in order that no long term deficiency of provision occurs in relation to occupiers of this site.

The equipped play area at the top of the slope to the south western part of the site is considered to be an appropriate location for this equipment, as it would be on a flatter part of the site where pitches and equipment could be provided more effectively. However, details of the equipment and their installation and maintenance would be dealt with as part of the legal agreement. The quantum of development on this and adjacent sites is such that the provision of on-site equipped play is required, hence its inclusion in the amended scheme.

Design and layout

The design and appearance of the proposed dwellings is similar in style, materials, bulk, massing and size to those of adjacent residential estates at Brockhill further to the west, particularly the recent phase 1 development. It is therefore considered that the overall character and appearance of the proposed residential development would be appropriate to the surrounding developments in the area.

There are no concerns regarding overlooking, loss of light, privacy etc between the proposed dwellings due to their design, orientation and levels. The layout and the design of the dwellings is sympathetic to the topography of the site and therefore the overall impact in landscape terms is considered to be appropriate and acceptable.

The design and location of development is such that it would be unlikely to result in any noise, light or air pollution and there have been no objections on these grounds from Environmental Health Officers when commenting on the proposals, subject to the imposition of conditions.

Landscaping and trees

There is minimal existing planting on the site currently, with the exception of some hedgerows that form field boundaries, and some mature trees that are protected by TPO. These are retained in the form and layout of the proposed new development. The survey of the site and the proposals are considered to be acceptable and the new development proposed includes significant additional trees, including tree-lined avenues along the main thoroughfares.

Highways, parking and access

The highways engineers have raised no objections to the layout and parking arrangements proposed and as such these are considered to be acceptable as they accord with the local requirements.

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Due to the significant size and nature of the proposal, the County Highway Officer is also advising on the impact of the proposed development on the wider highway network, in order that appropriate requirements can be included in the planning obligation. As noted in the comments above, there are no off-site junction improvements required as a result of this development, as the traffic modelling has demonstrated that the surrounding road network has sufficient capacity for the development proposed.

The main spine route shown proposed through the site, which would access both the residential and B1 elements of the proposal (continuation of Burrington Close), would be considered as a local distributor road. The number of accesses off the main spine route has been minimised through the design process such that each residential access serves several properties, and similarly one access serves all the B1 units. There is therefore not perceived to be any likely harm to highway safety from the proposed design, subject to the junctions all meeting the required specifications.

The applicant has also agreed to enter into a bond (for a specified period) to be used for any future unanticipated highway works such as the addition of double yellow lines, in case of need. This is dealt with in the planning obligation section below, which is considered to be welcome.

Sustainability

Due to the increasing standards demanded through the Building Control regulations separate from the planning process, it is anticipated that this development would be implemented to a highly sustainable standard, if consent is granted. The supporting information indicates that in most areas the proposal is to a good standard of sustainability and that every dwelling would have features such as water butts, compost bins and secure cycle storage. Building regulations will further require sustainability features to be integrated into the buildings, so the matter needs no further consideration here.

Planning Obligation

The size of the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation:

- A contribution towards County education facilities would normally be required in relation to the private market housing proposed; and
- A contribution towards playing pitches, play areas and open space in the area due to the increased demand/requirement from future residents is required in compliance with the SPG; and
- The proposal would also require that 30% of the dwellings be provided as affordable units for social housing in line with SPD policy and their retention for this purpose in perpetuity; and

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- A contribution towards the provision of wheelie bins for each dwelling on the development; and
- Town centre strategy contributions.

However, in this case, the issues are slightly different, as noted under the separate headings above. Therefore, in this case, the S106 planning obligation as proposed would seek the following:

- A contribution towards education provision including both financial and land assets relating to the provision of a new school; and
- Arrangements for the provision and maintenance of the on-site open space and play equipment and contributions or other mechanisms towards off-site playing pitch provision; and
- 89 residential units to be provided as affordable housing and retained as such in perpetuity (insofar as Right to Buy or Acquire legislation permits); and
- A contribution towards the provision of wheelie bins for each dwelling on the development; and
- Highways matters as agreed with the County Highways Authority; and
- Marketing details to be agreed and implemented in relation to the B1 element of the site; and
- Town centre strategy contributions.

An agreement has been drafted with input from the applicant's and the Council's solicitor on this basis.

For all these reasons, the residential element of the proposals is considered to be acceptable.

Outline Business Proposal

The location of the B1 units proposed falls within the IN67 designation within Local Plan 3, which is designated for B1 (business), B2 (general industrial) and B8 (storage and distribution) uses. Both the Local Plan and the evidence base for the emerging local plan identify a need for this type of development and an appropriateness to site it in this location. As such, the principle of the B1 units proposed in this location is considered to be acceptable.

There are no concerns raised by the Highways Officer in relation to the access road and the access points leading from it to the B1 locations, and therefore there are no concerns raised regarding access and safety. Matters of pedestrian/cycle access and parking requirements would be dealt with under the detailed layout provided in a future application and so are not of concern here. The adjacent highway is of a suitable standard that it could support a future bus service which might assist in accessing the site sustainably, however bus service provision is not a matter that can be controlled through the planning arena.

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Other matters

Matters of scale, appearance, layout and landscaping are reserved for a future application where such details would be provided and considered under the policy framework at that time. There are no planning obligation requirements directly related to the business element of the proposal, as the policy framework does not require it.

Linked Issues

The policy framework identified the need for the B1 units within the plan period 2006-2011 on site IN67, however the residential development of the ADR land was not required until after that plan period. Due to the timing of this application beyond the beginning of 2011, and therefore the current local plan period, it is not considered necessary to require that the B1 units be provided ahead of the residential development, as the need for the residential element of the proposals here is as current as that for the B1 uses. In fact, the residential development and resultant implementation of the spine road would make the use of the IN67 land for employment uses more likely and thus to some extent the residential development could be seen as enabling the potential employment uses to come forward.

The regulations require a time limit for commencement of development to be attached to a planning consent, and also, where reserved matters are involved, that a time limit for the submission of further details be attached.

In this case, two linked conditions are recommended, to cover the full residential element of the proposal and also the outline B1 elements, such that the residential should commence within the usual three years from granting of consent, and that the B1 element cannot commence until the relevant outstanding reserved matters have been granted and that these should be submitted within three years of the consent being granted and implemented within five years. This reflects the usual standard conditions, but combines them appropriately for the nature of this application.

Conclusion

In consideration of all the above matters the proposal complies with the relevant local and national planning policy framework in principle and in detail and would be unlikely to cause harm to interests of amenity or safety, providing conditions are imposed.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be delegated to the head of Planning and Regeneration to GRANT planning permission subject to:-

- a) The satisfactory completion of a S106 planning obligation ensuring:**
- A contribution towards education provision including both financial and land assets relating to the provision of a new school; and

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- Arrangements for the provision and maintenance of the on-site open space and play equipment and contributions or other mechanisms towards off-site playing pitch provision; and
- 89 residential units to be provided as affordable housing and retained as such in perpetuity (insofar as Right to Buy or Acquire legislation permits); and
- A contribution towards the provision of wheelie bins for each dwelling on the development; and
- Highways matters as agreed with the County Highways Authority; and
- Marketing details to be agreed and implemented in relation to the B1 element of the site; and
- Town centre strategy contributions;

and

b) Conditions and informatives as summarised below:

- 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)
 - a) Development on any part of the site shall not commence until all reserved matters or full permission have been granted approval for that part of the site, as applicable.
 - b) Application for approval of matters reserved in this permission shall be made to the Local Planning Authority in respect of each element of B1 uses of the development as agreed with the Local Planning Authority not later than 3 years from the date of this permission.
 - c) The development hereby permitted shall begin not later than 2 years from the date of approval of the last of the reserved matters to be approved.
 - d) The matters reserved for subsequent approval include the following:-
Layout, scale, appearance and landscaping for the B1 uses of the site

Reason:- In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

- 3) Prior to the commencement of residential development details of the form, colour and finish of the materials to be used externally on the walls and roofs of the dwellings and garages 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 and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 4) Prior to the commencement of the residential element of the development, details of measures to enhance biodiversity shall be submitted to and approved in writing by the Local Planning Authority. Where reserved matters are required, these details should be included within any landscaping reserved matters application. The development shall be implemented in accordance with the approved details.

Reason: In the interests of sustainability and biodiversity and in accordance with Policies CS2, B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.

- 5) The development hereby permitted shall be implemented in full accordance with the tree protection measures noted in the tree assessment report submitted in support of this application unless otherwise agreed in writing with the Local Planning Authority. This shall include details of any tree surgery works and measures for their protection during the course of development. The tree surgery works and tree/hedgerow protection measures shall be fully implemented prior to occupation.

Reason:-To safeguard the visual amenities of the area and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3

- 6) Prior to the commencement of residential development, plans and details of litter and dog bin provision shall be submitted to and approved in writing by the Local Planning Authority. Where reserved matters are required, these details should be included within any landscaping reserved matters application submitted. The development shall be implemented in accordance with the approved plans and details.

Reason: In the interests of the health and wellbeing of the future community and in accordance with Policies CS5 and B(BE)28 of the Borough of Redditch Local Plan No.3.

- 7) Prior to the commencement of the residential development, details of the parking courtyard access gates shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and these shall be maintained on site for the lifetime of the development, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and security and in accordance with policies B(BE)13 and S1 of the Borough of Redditch Local Plan No.3.

- 8) The development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision be retained and kept available during the construction of the development.

Reason: To prevent indiscriminate parking in the interests of Highways safety and in accordance with the NPPF and Policy CS6 of the Borough of Redditch Local Plan No.3.

- 9) The residential development hereby approved shall not be occupied until a marketing strategy for the B1 development land has been submitted to and approved in writing by the Local Planning Authority. Marketing shall be carried out in accordance with the approved strategy, which shall include timescales including reference to the completion of the residential development.

Reason: To encourage the provision of B class accommodation in the town on a designated site in accordance with Policy E(EMP)6 of the Borough of Redditch Local Plan No.3 and the NPPF.

- 10) A) No demolition/development shall take place other than in accordance with the Archaeological evaluation submitted in support of the application and not until the recording of the iron age enclosure has been completed.
- B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out and approved under A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard the historic environment assets of the site and record them for future information in accordance with the NPPF.

- 11) Prior to the commencement of development the developer must provide an Air Quality Impact Assessment. The Air Quality Impact Assessment must be undertaken by a suitably qualified professional(s). The Air Quality Impact Assessment must consider the impact of the development on local air quality and relevant sensitive receptors, the impact of existing local air quality on the development and relevant sensitive receptors and any necessary mitigation. Additionally, the cumulative impact of all locally committed developments (small scale and large scale major sites i.e. >10

properties) on existing local air quality must be considered to assess if further mitigation measures, other than those recommended as part of the above, are required.

The details of all required mitigation measures identified as part of the above must be agreed with the Local Planning Authority. All required mitigation measures must be carried out in accordance with the details agreed by the Local Planning Authority prior to the operation/occupation of the development.

Reason: To assess the potential health risks to relevant sensitive receptors from local air quality and identify required mitigation measures. NPPF Paragraph 124 states "Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decision should ensure that any new development in Air Quality Management Areas is consistent with the local Air Quality Action Plan.

- 12) Prior to the commencement of development, the applicant must supply a full drainage plan showing the location of the attenuation basins, overflow routes and connections to the foul system. This needs to be approved in writing before any work starts on site.

The approved attenuation system shall be brought into use, or such other approved temporary measures, to ensure there is no increased flood risk to vulnerable neighbouring properties or infrastructure during construction. There should be no increase in silt runoff into the Hewell Stream during construction and such prevention measures should be put in place.

The development shall be implemented in accordance with the approved details, which shall include a timetable relative to the construction and occupation of the development hereby approved.

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

- 13) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until sub-conditions a to e below have been complied with:

a) 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"

b) 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"

c) 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.

d) 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.

e) 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.

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.

- 14) Prior to the commencement of residential development, details of the method of construction and surfacing materials to be used within the Root Protection Areas (RPAs) of trees T1, T38 and TG8 shall be submitted to and approved in writing by the Local Planning Authority. The works shall then proceed in accordance with the approved details.

Reason: In the interests of the longevity of the trees, the construction method and surface materials need to be appropriate.

- 15) No part of the development hereby approved shall be occupied or brought into use until full details of a landscape management plan, to include long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned domestic gardens), has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan thus approved shall be fully implemented upon first use or occupation of the development and thereafter, all landscaping to which the plan relates shall continue to be maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To secure the effective and ongoing maintenance and management of landscape areas in the interests of visual amenity and community safety and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

- 16) Prior to the commencement of development, details of the play equipment, surfacing and means of enclosure of the play area, and its future management arrangements, shall be submitted to and approved in writing by the Local Planning Authority. The equipment and associated works shall be implemented in accordance with the approved details prior to the occupation of the residential development.

Reason: In the interests of having sufficient leisure facilities for the occupiers of the site and the wider area.

- 17) The development hereby approved shall be implemented in accordance with the following plans:

Full list of plans and documents to be inserted here

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to

safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 18) As requested by WRS regarding noise
- 19) A) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - b) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 141 of the National Planning Policy Framework.

- 20) As requested by county highways (to be confirmed)
- 21) Prior to the commencement of each phase of development (residential, or that covered by reserved matters), details of the location and specification of the proposed bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plans.

Reason: In the interests of enhancing biodiversity in accordance with the NPPF.

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- 22) Prior to the commencement of development, a Landscape and Nature Conservation Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plan. The plan shall cover a period of at least ten years from the commencement of occupation of the development.

Reason: In the interests of biodiversity enhancement in accordance with the NPPF objectives.

- 23) The bungalow for community uses shall be built with those dwellings around it and its plot shall not be left undeveloped when the remainder of the residential development hereby approved is built out. It shall remain in use as a community facility until such time as an appropriate alternative facility exists within 2 miles of the site. Prior to its cessation as a community facility and occupation as a residential bungalow, the change of use shall be agreed in writing by the Local Planning Authority in order to discharge this condition.

Reason: In the interests of providing adequate community infrastructure in relation to the development.

Informatives

- 1) The Local Planning Authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.

Procedural matters

This application is being reported to the Planning Committee because the application requires a S106 Agreement and because the application is for major development (more than 10 dwellings). As such the application falls outside the scheme of delegation to Officers.