

PLANNING COMMITTEE

13th November 2019

Planning Application 18/00784/FUL

Erection of a new apartment block consisting 10no. 1 and 2-bed residential units together with associated car parking and external works

Land At, Torrs Close, Southcrest, Redditch, Worcestershire.

Applicant: Dr. Saba Ananthram
Ward: Central Ward

(see additional papers for site plan)

The author of this report is Mr Anthony Young, Planning Officer (DM), who can be contacted on Tel: 01527 881234 Email: anthony.young@bromsgroveandredditch.gov.uk for more information.

Site Description

The site covers approximately 0.1ha and is located between Torrs Close and Mount Pleasant to the south of the town centre. Access is from the south of the site from Pool Bank.

The site is rectangular in shape, orientated north to south. To the eastern boundary, Torrs Close is a residential street off which there are 11 properties. The northern boundary is formed by the gable of 12 Torrs Close, and on the western edge, elevated above the site on a steep sided "escarpment" feature, is in part the rear of a commercial garage premises and the rear garden of Southcrest Nursing Home. A private drive from Pool Bank leading to further residential properties closes the southern boundary.

This vacant site is currently occupied by broadleaved woodland, dominated by semi-mature sycamore trees. Opposite the site is a linear strip of woodland running parallel to and on the north side of Pool Bank. Bordering the south side of Pool Bank is Southcrest Wood, a Local Wildlife Site.

Proposal Description

This application seeks full planning permission to erect an apartment building of 10 units over three floors. It would provide 6 x 2 bed and 4 x 1 bed units of accommodation, of which there would be 1 x 2 bed for shared ownership and 2 x 1 bed for social rent. A cycle store and bin store would also be accommodated within the ground floor facing the Torrs Close. The southern half of the site would provide landscaped parking for the units with a single point of access off Torrs Close.

Relevant Policies

Borough of Redditch Local Plan No4

Policy 1 - Presumption in Favour of Sustainable Development

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Policy 2 - Settlement Hierarchy
Policy 5 - Effective and Efficient Use of Land
Policy 6 - Affordable Housing
Policy 11 - Green Infrastructure
Policy 14 - Protection of Incidental Open Space
Policy 16 - Natural Environment
Policy 18 - Sustainable Water Management
Policy 19 - Sustainable Travel and Accessibility
Policy 20 - Transport Requirements for New Development
Policy 39 - Built Environment
Policy 40 - High Quality Design and Safer Communities

Others

NPPF - National Planning Policy Framework (2019)
NPPG - Planning Practice Guidance
Borough of Redditch High Quality Design SPD

Relevant Planning History

2006/371/RM	Reserved matters for 6 apartments in a three storey block	Approved – 18/07/2006
2004/214/RC3	Outline Application - 6 apartments in a three storey block	Approved - 29/11/2004
17/00996/FUL	Proposal to create 4 numbers of detached houses.	Withdrawn – 24/10/2017

Consultations

Highways - Redditch

No objections subject to the following conditions:

- Vehicular access to be bound material for first 5 metres
- Electric vehicle charging points
- Cycle parking
- Conformity with Submitted Details
- Residential Welcome Pack
- Offsite works

The offsite works relate to four tactile dropped crossing points to enable pedestrians to reach the bus stops safely.

Waste and Recycling

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No objection

Affordable Housing

The development would be expected to provide 30% (3 properties) affordable housing: 2 properties to be social rented and 1 property as shared ownership. The scheme design may not lend itself to affordable housing due to shared areas within blocks that will have different tenancy types, making it difficult to resolve occupiers' expectations.

Worcestershire Wildlife Trust

Objects to the application because it does not consider that the proposed landscaping represents sufficient mitigation for the woodland or tree loss, nor does the current site layout offer potential to deliver a comprehensive ecological mitigation package. It thus falls short of the net-gain in biodiversity required by planning policy and guidance.

Whilst a planning balance between housing delivery and ecological constraints is acknowledged, there remains strong guidance on biodiversity set out in the NPPF and the Council's duty to have regard to the purpose of conserving biodiversity under the Natural Environment and Rural Communities Act 2006. In addition the Government's 25-year Environment Plan sets out a clear direction of travel regarding re-building ecological networks and delivering nature's recovery. This will require delivery of more resilient ecological networks that augment existing features of high ecological value.

Tree Officer

The main body of the site is covered with young to early mature self-set trees and form a dense belt of trees which provide a moderate level of screen value to the neighbouring properties in Mount Pleasant and Torrs Close. There is also a visually prominent oak on the northern boundary, but this is in severe decline. These trees also provide some level of wildlife habitat and ecological value to the area. The trees are of below average form with suppressed crowns and numerous structural defects which will become a problem in years to come due to the density of these trees. No objections to the removal of these trees to facilitate this proposed development. Compensatory tree planting should be of extra heavy standard size.

Some concern in relation to the proposal in relation to the shading issues from the adjacent trees located on the opposite side of Torrs Close. Due to orientation there will be a degree of shading to these properties throughout the morning which in turn may result in future pruning or felling pressure on these trees in the future.

A landscaping scheme is required to be secured by way of planning condition.

North Worcestershire Water Management

The site is in flood zone 1 (low risk of modelled river and tidal flooding) and there are no records of flooding on site.

A planning condition is recommended requiring a drainage plan to be submitted to

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demonstrate how the applicant wishes to deal with surface water on site, use of SuDS techniques and how surface water will be disposed of.

WRS - Contaminated land and noise

Contamination – the site is currently vacant and adjacent to a petrol filling station and car repair garage with potential for ground contamination. A condition is therefore recommended to secure site investigation and any remediation.

Noise – No objection, as the applicant proposes to erect an acoustic fence along the boundary with the garage.

Public Consultation Response

Following amendments, a total of 10 letters were sent on 9th July 2019 (expired 2 August 2019).

Site notices were displayed around the application site on 21st June 2019 (expired 15th July 2019).

The application was advertised in the Redditch Standard on 28th June 2019 (expired 15th July 2019).

A total of 3 objections received raising the following principle issues.

- As the development would be at the entrance of Torrs Close concern is raised about the impact on neighbouring residents during the construction phase of the development, namely from parking of workers vehicles, position of site entrance, storage of materials
- The proposed apartments development would be worse than the originally submitted scheme of 4 houses
- Additional residents would spoil the quietness of the close
- loss of tree coverage at a time of climate emergency
- further reduce quality of the air
- loss of wildlife habitat
- disrupt elderly peoples home life at Southcrest Nursing Home
- cause further parking issues
- would cause additional danger at Torrs Close/Poolbank junction
- empty dwellings should be occupied first before building new ones
- The site provides bat habitat, the disruption and additional light pollution will disturb them
- An increase in hard surfacing and loss of vegetation will increase flood risk

Assessment of Proposal

Housing land Supply

Paragraph 73 of the NPPF requires the Council to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against

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their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. In addition there must be an additional buffer of between 5% and 20%, depending on the particular circumstances of the LPA.

The Council has identified that (inclusive of the 5% buffer required by the NPPF) it can currently demonstrate a housing land supply of 3.29 years, as of 1 April 2019. Therefore despite progress which has been made in identifying sites and granting planning permissions the Council still considers that it cannot demonstrate a five year housing land supply.

The application site is within the Redditch urban area and in accordance with BRLP No4 Policy 2 - Settlement Hierarchy, is the focus for development, as it provides the highest level of services and facilities provision and offers the most sustainable location for development.

BRLP No4 Policy 2, supports housing on the site in principle, is relevant and the most important for determining the application. The Policy is therefore not out-of-date and therefore the NPPF para 11 (d) 'tilted balance', does not apply in this case, rather (c), which means approving development proposals that accord with an up-to-date development plan without delay. Other material considerations may weigh against the proposal, and, as stated under NPPF Para 12, local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Other policies of the development plan, such as to safeguard amenity, that may restrict the supply of housing will not be out of date but the weight to be given to them will need to be balanced against the NPPF paragraph 59 entreaty to significantly boosting the supply of homes and the presumption in favour of sustainable development.

The material considerations applicable to this proposal are considered below.

Ecology

BRLP No4 Policy 16 - Natural Environment seeks to ensure the natural environment is protected and enhanced. The NPPF seeks to avoid significant harm to biodiversity from a development and if it can't be adequately mitigated or compensated for, then planning permission should be refused. Contribution to and enhancement of the natural and local environment should be achieved by, amongst other things, providing net gains for biodiversity.

The Local Wildlife Site (LWS) known as Southcrest Wood is wholly south of Pool Bank Road and the application site is outside of the LWS. The proposal is therefore unlikely to impact on its conservation status. Other woodland neighbouring the site, together with Southcrest Wood, do present themselves as a cohesive whole. However, the application site is a very small element on the edge of this large woodland block and beyond its north

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and west boundaries is built development. The proposed development therefore would not result in any fragmentation or loss of connectivity within the wider woodland.

Given the site contains continuous broadleaved habitat within proximity to Southcrest Wood, a bat survey revealed a moderate amount of common pipistrelle bat commuting and foraging within the site, but there was no observed roosting within the trees. The use of an old oak tree on the site as a roost on an occasional basis and/or during the winter period of hibernation could not, however, be ruled out. Therefore, further survey effort and a precautionary approach to the felling of the tree was recommended.

The applicant is open to providing ecological mitigation measures along the following lines:

- o Retention of existing trees to the rear boundary
- o Planting of new trees and hedgerows along the periphery of the proposed carpark
- o New low level and/ or climbing plants
- o Bird and bat boxes
- o Other bio-diversity measures such as logs, etc. to be consistent with the landscape strategy.

The Wildlife Trust is of the view that the proposed landscaping does not represent sufficient mitigation for the woodland or tree loss and falls short of the net gain in biodiversity.

However, your officers are satisfied that, given the above considerations, that significant harm to biodiversity would not arise as a result of the proposed development. A net gain for biodiversity may not be achieved in this case, according to the Wildlife Trust, but this shortfall needs to be weighed against the mitigation that is proposed and the pressing need to provide more housing within the Borough.

Your officers are satisfied that sufficient ecological information has been submitted, including addressing third party concerns, to enable determination of the application in line with the law and planning guidance, subject to conditions. The scheme is therefore compliant with Policy 16 of the Borough of Redditch Local Plan.

Design and amenity

BRLP No4 Policy 39 - Built Environment seeks to ensure all new development in the Borough contributes positively to the local character of the area and Policy 40 lists criteria to encourage good design to make the Borough a better place to live, work and visit.

The Council's High Quality Design SPD provides design guidance to assist with interpreting these policies.

The application was first submitted for four detached dwellings across the site. However, officers were of the view that the dwelling proposed at the southern end of the site, and

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which would be visible at the top end of Poolbrook, would dominate this otherwise wooded vista. The scheme was therefore amended as now proposed with the approach from Poolbrook remaining free of buildings and instead remaining open as a landscaped carparking area. The building itself would become visible when entering Torrs Close. This has also resulted in a more efficient use of the site increasing the number of homes from four to ten, with three being affordable.

The proposal would continue the perimeter block format existing along Torrs Close and introduce a distinctive contemporary building, achieved with a variety of gable forms and fenestration adding interest to form and massing along with a simple palette of materials and contemporary detailing. Your officers are satisfied that the proposal would introduce a distinctive building that would be in keeping with the scale of neighbouring development and with a layout that respects the wooded character of the area. The windowless gable end of 12 Torrs Close faces the site's northern boundary and together with sufficient separation between this property and proposed building would ensure reasonable levels of amenity are maintained for occupiers, in accordance with BRLP Policy 40 and associated High Quality Design SPD.

BRLP Policy 5 –Effective and Efficient Use of Land, seeks to achieve 70 dwellings per hectare on sites within or adjacent to Redditch Town Centre. 10 dwellings are proposed on this 0.13ha site equating to an acceptable ratio of 77 dwellings per hectare.

As the development would be at the entrance of Torrs Close concern has been raised about the impact on neighbouring residents during the construction phase of the development, namely from parking of workers vehicles, position of site entrance, storage of materials. Your officers consider that more detail is required to understand how these activities are to be sensibly managed, and therefore consider it appropriate that a Construction Management Plan be secured and implemented by way of planning condition.

There is a commercial repair garage on elevated ground to the rear of the site and given that an acoustic fence is proposed along this boundary, your officers, in accordance with advice from WRS, are satisfied that this will adequately mitigate any noise to acceptable levels for the benefit of future occupiers.

Bin Storage

The Council's High Quality Design SPD requires the provision of accessible refuse stores within new developments. 2x 1100ltr Euro bins for domestic waste and the same for recycling waste, totalling 4x 1100ltr Euro bins are required. The waste and recycling officer raises no objection to the siting of the bin store from an operational point of view.

Affordable Housing

The proposal includes 3 affordable homes, consisting of one as shared ownership and two for social rent.

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In terms of concerns raised about managing communal areas serving a mix of public and private tenures, the units are served off two communal staircases, as is the norm for apartment development, and to isolate the affordable units in some way would make them visually distinguishable from the market homes and therefore contrary to Policy 6.

The proposal therefore complies with BRLP No4 Policy 6 Affordable Housing.

Flooding and Drainage

BRLP No4 Policy 17 deals with flood risk management and Policy 18, sustainable water management, seeking to ensure, amongst other things, that development addresses flood risk from all sources and does not increase the risk of flooding elsewhere, with appropriate use of SuDS techniques.

North Worcestershire Water Management requires further information by way of planning condition to demonstrate how the applicant intends to deal with surface water on site, use of SuDS techniques in line Redditch Local Plan policy and how surface water will be disposed of. It advises that if discharge is to be to the sewer then written permission will be needed from Severn Trent Water and most likely need to attenuate to a rate of 5L/s requiring SuDS measures for the attenuation

With appropriate measures secured by condition for foul and surface water disposal your officers are satisfied that the proposal would be Policy 17 and 18 compliant.

Highways

At the heart of BRLP No4 Policy 19 and 20 is the importance of improving accessibility and mobility, whilst avoiding past trends of increased traffic and longer journeys.

The proposed development is located in a residential and sustainable location off an unclassified road. Torrs Close does not benefit from footpaths or street lighting and no parking restrictions are in force in the vicinity. Pool Bank adjacent to Tors Close benefits from footpaths on one side of the carriageway and street lighting is also present; no parking restrictions are in force along this road in the vicinity. The site is located within walking distance of amenities, bus route and bus stops which are located approx. 125m from the proposed development.

The Highway Authority has requested four pedestrian crossing points to enable pedestrians to reach the bus stops safely. It has also found the proposed parking, cycle parking, commitment to provide EV charging points and bin store to be acceptable.

Based on the analysis of the information submitted and consultation responses from third parties the Highway Authority concludes that there would not be an unacceptable impact and therefore there are no justifiable grounds on which an objection could be maintained. It recommends a number of planning conditions.

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Given the above, and with the application of conditions, the scheme would be compliant with Policies 19 and 20 of the Borough of Redditch Local Plan.

Planning Obligations

In accordance with Paragraph 56 of the NPPF and Section 122 of the CIL Regulations, planning obligations would be sought to mitigate the impact of this development, if the application were to be approved. A S106 has not been drafted as yet however, an obligation in this case would cover:

- o The provision of three affordable homes
- o S106 monitoring fee (As of 1 September 2019, revised Regulations were issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met).

Conclusion

The NPPF applies a presumption in favour of sustainable development and, in this case, for decision taking, means approving development proposals that accord with an up-to-date development plan. The relevant and most important policy for determining the application is Policy BRLP No4 Policy 2, and the proposal complies with it.

In view of the above assessment, it also complies with the other relevant policies of the Local Plan and no other material considerations have been identified that would indicate that the Local Plan should not be followed. For the reasons set out in the report, it is considered that the proposal does satisfy the three dimensions of sustainable development and should therefore be approved without delay.

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 that:

1. The provision of 3 affordable dwellings on the site, one for affordable housing and two for social rent.
2. Appropriate Section 106 monitoring fee

and

b) Conditions and informatives as summarised below:

Conditions

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1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 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 –
 - 17-164 P010 Rev: D – Proposed Site Plan
 - 17-164 P011 Rev: A – Proposed Floor Plans
 - 17-164 P012 Rev: A – Proposed Elevations
 - 17-164 P103 – Proposed Elevations
 - 17- 164 P001 – Location and Existing Site Plan

Reason: To define the permission and in the interests of proper planning

3. Prior to the 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 accordance with the approved details.

Reason: To ensure a high quality appearance is achieved, to safeguard the visual amenities of the area.

4. Prior to installation of any drainage works a site drainage strategy for the proposed development shall have first been submitted to, and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved strategy prior to the first use of the development and retained as such thereafter.

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

5. 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, shall not commence until conditions A to G have been complied with:

A) A preliminary risk assessment shall 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

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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 shall be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme shall be designed to assess the nature and extent of any contamination and shall be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme shall 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"

C) Detailed site investigation and risk assessment shall be undertaken and a written report of the findings produced. This report shall be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment shall be undertaken by competent persons and shall be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

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 shall be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme shall 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 shall 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 shall 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 shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken and where necessary a remediation scheme shall 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 shall be prepared, which is subject to the

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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.

6. Prior to first occupation of the development hereby approved an acoustic fence shall first have been erected on the western site boundary in accordance with a design specification and location that has first been submitted to and approved in writing by the Local Planning Authority. The fence shall be retained in place thereafter.

Reason: To safeguard the amenities of future occupiers.

7. Prior to site clearance works commencing details of tree and root protection fencing for retained trees, in accordance with BS5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be installed and retained in its approved position throughout the construction phase of the development.

Reason: To ensure retained trees are protected from construction activity in the interests of the amenity of the area.

8. Prior to the occupation of the proposed dwellings, a scheme of landscaping and planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

a) full details of all existing landscape features on the site including the position, species and spread of all trees clearly distinguishing between those features to be retained and those to be removed;

b) full details of all proposed fencing, screen walls, retaining walls, hedges, floorscape, earth moulding, tree and shrub planting where appropriate.

The approved scheme shall be implemented within 12 months from the date of any of the dwellings hereby permitted are first occupied.

Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted.

Reason: To protect and enhance the character and ecology of the site and the area and to ensure the appearance is satisfactory.

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9. Prior to the commencement of works on site in connection with this development an updated bat survey of the site shall be carried out and a bat survey report of the findings along with any recommendations submitted to and approved in writing by the Local Planning Authority

Reason: To determine the status of the site for bat habitat during the intervening period.

10. Prior to the removal of Tree 4, as identified in Focus Ecology Ltd Bat Survey Report June 2018, understorey vegetation (including all tree saplings) shall be cleared from the site. Following vegetation clearance, the site shall be left undisturbed for a minimum of five days. Following the five day resting period and immediately prior to the felling of the tree, a tree climbing inspection by an appropriately licensed ecologist/arborist under ecological supervision shall be carried out. The tree shall then be soft felled (e.g. cutting the tree in sections and gently lowering the section to the ground). Cut sections shall be examined by an ecologist prior to removal and if necessary left overnight to allow any resident fauna to escape. If cavities are evident in the trunk or elsewhere, it is important that these are brought down intact rather than sawn through.

Reason: To allow any resident fauna to escape in the interests of safeguarding protected species.

11. Prior to the commencement of development in connection with this approval, a detailed Ecological Mitigation and Enhancement Strategy including a programme of implementation shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved Strategy and programme.

Reason: To enhance biodiversity and contribute towards local and national biodiversity targets.

12. No part of the development hereby approved shall begin until a Construction Management Plan to include details of:

- a. Parking for site operatives and visitors;
- b. Area for site operative facilities;
- c. Parking, turning and arrangements for unloading and manoeuvring of delivery vehicles;
- d. Areas for the storage of plant and materials;
- e. Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- f. Hours of operation for the construction phase of the development, including the hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring;
- g. Details of any temporary construction accesses and their reinstatement;

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h. A highway condition survey, timescale for re-inspections, and details of any reinstatement

have been submitted to, and approved in writing by the Local Planning Authority. Only the approved plan shall be implemented throughout the construction period.

Reason: To ensure the provision of adequate on-site facilities, in the interests of highway safety, to prevent indiscriminate parking and protect neighbour amenity

13. The development hereby approved shall not be occupied until the first 5 metres of the accesses into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

14. The development hereby permitted shall not be first occupied until provision has been made for electric vehicle charging points for each apartment. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

15. The cycle parking facility shall be provided in accordance with the approved details before the development is first occupied and be retained as such for that purpose thereafter.

Reason: To encourage sustainable travel and healthy communities.

16. The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing 17-164 PO10 Rev D.

Reason: To ensure conformity with submitted details in the interests of highway safety.

17. The development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of occupation.

Reason: To reduce vehicle movements and promote sustainable access.

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18. The Development hereby approved shall not commence until drawings of the highway improvements/offsite works/site access works (tactile drop crossing and footway) comprising:-

- tactile dropped crossing to be relocated in order for pedestrians to cross over Pool Bank to the existing footpath
- tactile dropped crossing to cross over the Manor Court Hotel access road
- tactile dropped crossing to cross over the following Southcrest Gardens access junction
- tactile dropped crossing to cross over the Pool Bank Road/ Mount Pleasant Road junction to allow pedestrians to walk into Redditch town centre

have been submitted to and approved in writing by the Local Planning Authority; and the building shall not be occupied until those drop crossings / footway have been constructed in accordance with the approved details.

Reason: To ensure the safe and free flow of traffic onto the highway.

Informatives.

1. North Worcestershire Water Management advises that if the applicant wishes to discharge to the sewer they need to obtain written permission from Severn Trent Water and most likely attenuate to a rate of 5L/s including SuDS measures for the attenuation. The properties should be orientated away from the mapped surface water flood risk. The peak runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event plus an appropriate allowance for climate change should never exceed the peak runoff rate for the same event. The scheme should be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event and not in any part of any building for the 1 in 100 year rainfall event plus climate change. Flows resulting from rainfall in excess of a 1 in 100 year rainfall event should all be managed in exceedance routes that minimise the risk to people and property. The runoff volume from the development in the 1 in 100 year 6 hour rainfall event should not exceed the Greenfield runoff volume for the same event. The surface water drainage measures should provide an appropriate level of runoff treatment.
2. This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk. The applicant

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is solely responsible for all costs associated with construction of the access. No Drainage to Discharge to Highway Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Procedural matters

This application is being reported to the Planning Committee because the application requires a S106 Agreement and because three objections have been received. As such the application falls outside the scheme of delegation to Officers.