

**PLANNING
COMMITTEE**

12th July 2023

Planning Application 22/01553/REM

Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 109 dwellings and associated works and infrastructure, pursuant to the outline planning permissions 19/00976/HYB and 19/00977/HYB. (Cross boundary application with Bromsgrove DC 22/01608/REM).

Phase 6 Development, Brockhill East, Hewell Road, Redditch, Worcestershire

**Applicant: Persimmon Homes South Midlands Ltd
Ward: Batchley And Brockhill Ward**

(see additional papers for site plan)

The case officer of this application is Mr Paul Lester, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: paul.lester@bromsgroveandredditch.gov.uk for more information.

Two identical applications have been submitted, which include land within two LPA boundaries (Redditch and Bromsgrove).

The consideration of the impacts of a development proposal are not altered by political boundaries and cannot be considered in isolation. Members need to consider the application as a whole, (not just that part of the development within its own administrative boundary) and come to a decision based upon that consideration. However, Members will only be determining the application in so far as it relates to the administrative boundary of Redditch.

Site Description

The application site forms part of the Brockhill allocation, which is a greenfield site extending to circa 56 hectares and is irregular in shape, comprising heavily grazed improved grassland and large arable field parcels typically subdivided by fencing. The allocation site's boundaries extend adjacent to Brockhill Lane to the west, Weights Lane to the north, the Redditch/Birmingham railway line to the east, Phase I (Pointer's Way) and Phase II (Meadow View) to its south, and Phase 3 and Phase 4 which are a continuation of Phase 2. These phases have been or are being built by Persimmon. A further phase by Bovis Homes is located off the Weights Lane roundabout. To the north of the application site, off Weights Lane, is an area of employment development known as Weights Farm Business Park.

This phase covers 15.5ha, with a total developable area of 3.4 ha, and will be sited within the context of the above. Within Phase 6, the site is covered by arable land / improved grassland, with trees present along the existing field boundaries. A TPO tree is situated at the centre. A gas main line crosses the site, requiring a 28m easement. The main will

PLANNING COMMITTEE

divide Phases 5 (reserved matters application yet to be submitted) and 6, with each scheme being set back the required distance to ensure safe onsite operations.

Proposal Description

Following the granting of the hybrid application for up to 960 dwellings, this application seeks consent for the Phase 6 Reserved Matters and the erection of 109 dwellings and associated works and infrastructure. All the proposed dwellings are within the Redditch BC boundary.

The principle of the proposed development (for up to 960 units) has been established through the granting of Hybrid permission 19/00977/HYB. Therefore, the issues for consideration by Members are limited to matters of layout (including internal vehicle access), scale, appearance and landscaping.

A total of 87 market homes are proposed to be provided across the site to provide 19 (22%), two-bedroom dwellings: 22 (25%), 3-bedroom dwellings, 36 (41%) four bed dwellings and 10 (11%) five bed dwellings.

The proposals include the provision of 22 affordable housing units, which equates to 20% of the total dwellings proposed. The affordable housing mix would provide 2 (9%) 1 bed units, 10 (45%) 2 bed units; 2 (9%) 3 bed units; and 2 (9%) 4 bed units. The mix is reflective of the requirements set out by the Housing Strategy Team. The affordable housing tenure is split between shared ownership (12) and affordable rent (10), These units would be provided in clusters across the whole of the site.

As part of the proposal, mostly 2 storey dwellings are proposed. However, there are also some 2.5 dwellings incorporating dormers.

The Reserved Matters to be considered under this application are:

- Layout - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. This includes the internal road configuration.
- Scale - the height, width and length of each building proposed within the development in relation to its surroundings;
- Appearance - the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture; and
- Landscaping - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes-
 - (a) screening by fences, walls or other means;
 - (b) the planting of trees, hedges, shrubs or grass;
 - (c) the formation of banks, terraces or other earthworks;

PLANNING COMMITTEE

- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features

For clarity, the issue of external access has already been determined and approved, so it is not included in the current application. While some proposed plans show the District Centre, this is for illustrative purposes only. It does not form part of this reserved matters application. Any proposal for a District Centre would be considered under a separate reserved matters application.

Relevant Policies:

Borough of Redditch Local Plan No.4

Policy 1: Presumption in favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 3 Development Strategy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 6: Affordable Housing

Policy 13: Primarily Open Space

Policy 17: Flood Risk Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 22: Road Hierarchy

Policy 31: Regeneration for Town Centre

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Policy 46: Brookhill East

Appendix 1 RCBD1 Redditch Cross Boundary Development

Others

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Borough of Redditch High Quality Design SPD (June 2019)

Bromsgrove District Plan

RCBD1: Redditch Cross Boundary Development

High Quality Design Supplementary Planning Document (June 2019)

Relevant Planning History

The application site forms part of a larger site that was the subject of a cross boundary hybrid planning applications for the following proposal.

PLANNING COMMITTEE

Hybrid applications 19/00976/HYB and 19/00977/HYB for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations associated works and an outline application (with all matters reserved with the exception of access) for the construction of the remaining dwellings with access points off Cookridge Close, Hawling Street and Weights Lane and including a new District Centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.

This was approved at Redditch Planning Committee on 27th January 2021 subject to the signing of s106 agreement. Following the signing of the s106 agreement, the Redditch decision (19/00977/HYB) was issued on 1st November 2021.

The s106 agreement included the following contributions, highways (including bus service and infrastructure), education contribution on a per plot basis, off site open space contribution, Redditch town centre contribution, Bromsgrove and Redditch CCG Contribution and Worcestershire Acute Hospitals Trust.

The condition requirements to be addressed as part of the Reserved Matters submission include the following:

- Condition 6 requires the development to be carried out in accordance with the Framework Plan 8506-L-02 J and the principles described in the Design and Access Statement. Any Reserved Matter application shall include a statement providing an explanation as to how the design of the development responds to the relevant Design and Access Statement.
- Condition 7 requires an external materials plan.
- Condition 16 requires the specification, extent and methodology of cut and fill works.
- Condition 17 requires details of the finished ground floor levels.
- Condition 24 requires details of the hard landscaping
- Condition 27 requires an Arboricultural Method Statement and Tree Protection Plan.
- Condition 28 requires details of the mix of type and size of market dwellings.
- Condition 29 requires a plan identifying the number and location of the affordable housing units.
- Condition 30: requires boundary treatment details.
- Condition 31: requires refuse storage details.
- Condition 37: requires details of cycle parking.

Other Planning History

- Phase 1 (2011/177/OUT): Mixed use development of 171 dwellings, public open space (no matters reserved) and outline application for 4,738 square metres of Class B1 (Business) floorspace and access. Planning consent was granted on 3rd October 2011.

PLANNING COMMITTEE

- Phase 2 (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. Planning consent was granted on 29th March 2017.
- New School: (16/000007/REG3) New two-form entry First School with associated external areas including access road, hard play, grass pitches, forest schools area, and parking. County application planning consent was granted on 13th October 2016.
- Land at Weights Lane (2012/120/OUT) Mixed use development of up to 200 dwellings, 5,000 sqm (gross) Class B1 office floorspace with associated open space and access arrangements. Planning permission was granted on 11th March 2014.
- Land at Weight Lane (reserved matters): (2015/265/RM) Layout, appearance, scale and landscaping for the erection of 200 no. dwellings with associated infrastructure and landscaping and the discharge of conditions 5, 9, 15 and 16 of the outline application reference 2012/120/OUT. Planning Permission was granted 16th December 2015.
- Phase 4 (22/00359/REM) Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 72 dwellings and associated works and infrastructure, pursuant to the hybrid planning permissions 19/00976/HYB and 19/00977/HYB (Cross boundary application with Bromsgrove DC 22/00255/REM). Planning Permission was granted 26th August 2022.

Consultations

Worcestershire Archive and Archaeological Service

No objection

Conservation Officer

No objection

North Worcestershire Water Management

No objection, subject to drainage strategy plan

WRS - Contaminated Land

WRS have no adverse comments to make for contaminated land, tired investigation condition from the hybrid is still relevant, no objection subject to an Import of soil and soil forming materials condition.

WRS - Noise

No objection

Housing Strategy

No objection

PLANNING COMMITTEE

Highways Redditch

No objection subject to condition

- Internal Site Access
- Highway and Transport Layout
- Site Layout
- Shared Use Pedestrian/ Cycle Path
- Residential Parking Provision
- Cycle parking (condition not required as this duplicates condition 37 of the Hybrid permission)

Waste Management

No objection

Arboricultural Officer

No objection subject to the tree protection measure set out in the FPCR Environmental and Design Ltd dated 2022.

Public Consultation Response

174 letters sent 20th December 2022

Site notices displayed 21st December 2022

Press notice published 30th December 2022

3 representations received raising the following issues:

Concern regarding site access/traffic/highway safety

Insufficient internal road network

Insufficient parking

Insufficient trees

Other issues have been raised but these are not material planning considerations and have not been reported.

Assessment of Proposal

Phasing

The proposal relates to the sixth of eight phases proposed to complete the Brockhill development (phase five has not been submitted). The phasing of the development is reflected in the hybrid planning permission (Condition 1). A phasing plan has been approved as part of the discharge of conditions. A copy of this plan is included in the committee presentation.

PLANNING COMMITTEE

Layout

The Phase 6 proposals have directly incorporated the ideas of the Framework Plan and Design and Access Statement into the layout. The proposed housing wraps around the District Centre (which does not form part of this application) and school, it is set in a generous area of open space and contains a green node/square at the centre.

These have been arranged to fit in with the surrounding landscape and challenging topography; plots 6062-66 will look outwards on to an attractive area of landscaped open space, while plots 6067-73 face the ridgeline, the highest part of the site reserved for walking, socialising, and obtaining views of Redditch and the surrounding countryside. Plots 6018-22, 6107-108 and 6074-79 also face outwards, creating an active frontage and overlooking the open space along the easement. This is a direct response to Figure 19 in the DAS, which highlights key vantage points and viewpoints that the realised scheme should take advantage of.

The Illustrative Masterplan builds on the vision of the Framework Plan, suggesting where potential pedestrian access points could be located across the whole site. These points have been identified within Phase 6 and have been labelled on the layout to link the scheme with the school and District Centre, creating greater connectivity for pedestrians. New residents will also be near to a Local Area of Play (LAP), which lies east of the school and is shown on both plans. The LAP has been provided as part of an earlier phase of development.

For the safety and security of the new community, public areas such as the small central square and a larger area of public open space (POS) facing the ridgeline are overlooked by facing properties. Street lighting will be considered at a later stage of development, but the public square and main routes will be lit and signed as suggested in the DAS. The square will be a focal point for the scheme and provide a high-quality gathering space with opportunities for recreation and new planting.

The proposed layout is faithful to the masterplan from the outline approval on, in its site planning strategy, in its density, and in its detailed layout. The proposal is in accordance with Policy 46 Brockhill East and RCBD1. Overall, the proposed layout is considered to accord with policies 39 and 40, Redditch High Quality Design SPD and the NPPF.

Scale including Housing Mix and Affordable Housing Provision

The hybrid planning permission imposed planning conditions relevant to the scale of development. Condition 1 of the permission requires the scale of phases to be submitted and considered. The scale or quantum of development is fixed by condition 5 of the Hybrid permission, which limits development to 960 homes across the phases of the site. Phase 3 approved 128 homes, Phase 4 approved 72, and Phase 6 proposes 109 dwellings.

PLANNING COMMITTEE

The net density is 32 dwellings per hectare (dph), which is slightly lower than the surrounding phases (average 37 dph), but reflective of the larger properties included within the layout and the Charles Church ethos of creating desirable family homes set within rural-edge locations.

The developers have clarified that while there is a shortfall of affordable housing in this Phase of 11 dwellings, this shortfall will be made up in the next phases of the development. The applicant has provided an indicative affordable housing phasing plan outlining how this could be achieved through subsequent phases. This has been included as part of the presentation but does not form part of the proposed approved plans, as the phases are outside of the red line boundary for this application.

Firstly, the overall percentage of affordable housing on the hybrid site is set out in the s106 agreement therefore, it is considered there is sufficient control in place to ensure overprovision in future phases. Furthermore, it is important to recognise that where a development site is brought forward on a piecemeal basis (such as the phasing in this case), the Council should assess affordable housing targets for each part of the site on a pro-rata basis, having regard to the overall requirements generated by the whole site. Officers accept this approach with respect to the affordable housing provision for this phase and consider that the proposed development meets the development policies with respect to affordable housing requirements. The affordable housing tenure is split between shared ownership (12 units) and social rent (10 units). These units would be provided in clusters across the whole of the phased scheme. The Housing Officer has been consulted and agrees that the affordable housing provision, mix, and cluster arrangements within the layout are acceptable. In addition, there is a provision of 2 No. bungalows to address the housing needs of the elderly.

The DAS requires that building heights be primarily two storeys. This is reflected in the proposals, where primarily 2-storey dwellings mimic local character and occasional 2.5-storey dwellings provide interest and focal points along the street scene.

A range of terraced, semi-detached and detached properties are proposed to create an interesting and attractive setting with varying ridge heights. Two flats will also be delivered. To generate further appeal along the main and secondary roads, the provision and length of front gardens have been varied. Longer front gardens create a more open scene, whereas shorter gardens or frontage parking create a sense of enclosure.

In conclusion, it is considered that the scale of development is acceptable, promoting a good quality design that responds appropriately to the character of the area, in accordance with Borough Local Plan policies 46, RCBD1 and 39 and 40, Redditch High Quality Design SPD and the NPPF. Furthermore, the scale of the proposal is considered to comply with the relevant conditions imposed on the hybrid planning permission.

PLANNING COMMITTEE

Appearance

The DAS stresses the importance of placemaking and responding effectively to local character. Critical to this will be the use of traditional building materials, particularly the use of colour and boundary details. While this will be consistent, with Phases 1-4 and the wider townscape of Redditch, Phase 6 also needs to contain a distinctive character and appearance that is representative of the Charles Church brand. To achieve this, details include:

- Two-tone red or orange brickwork with contrasting red brick banding
- Weber rough cast silver pearl Render
- Grey slate interlocking or anthracite roof tiles
- Front doors, garage doors, soffit, fascias, RWPs and rainwater goods to be black
- White uPVC windows

Homes will be of the 'Village Range', as opposed to the Traditional Range used on earlier phases. This means that properties in Phase 6 will have more characterful features, such as stone cills, rafter feet, additional detailing on windows (glazing bars) cills and detailing on brickwork. To ensure that the Phase is not incompatible with the wider scheme, black detailing (such as on front and garage doors) has been incorporated, as it has been on Phase 4. It is also important that Phase 6 not be discordant with the wider architectural style of Redditch. The DAS notes that these are largely 21st century properties constructed of traditional materials and that the scheme itself should provide a modern interpretation of this.

Phase 6 is in accordance with the above statement. As outlined, these are largely reflective of the surrounding traditional architecture and style but have additional detailing around the windows. As suggested in the DAS, some properties have a render and stone appearance, and corner properties (such as the Bamburgh), have attractive side elevations that act as focal points throughout the scheme and provide natural surveillance.

All dwellings face onto the street, with articulation of corners achieved using distinctive materials, bays, and additional windows in habitable rooms, which ensure that blank gables to the street are avoided. This assists in pedestrian way finding through the scheme and the creation of a sense of place. Dual aspect units have been introduced to ensure all elevations make a positive contribution to the public realm and junctions.

To ensure the development is fully legible, boundary treatments will define public and private spaces. Where a boundary is facing a public space (i.e., road or open space), the treatment will generally consist of 1.8m high screen brick walls (to match individual plots), 0.7m high estate railings or 1.8m high pier and panel fencing. The boundary treatments

PLANNING COMMITTEE

for private spaces (i.e., gardens) will be 1.8m timber close board fences. The use of these various treatments makes ownership clear and helps to prevent crime. This range of treatments is suggested in the DAS and will help to avoid the dominance of brick walls.

The material information provided to date is satisfactory. Overall, the size, appearance and the architectural detailing of the dwellings is considered acceptable and to be in accordance with Borough Local Plan policies 46, RCBD1 and 39 and 40, Redditch High Quality Design SPD and the NPPF.

Landscaping

The DAS, Framework Plan, and Illustrative Masterplan envision a vast amount of Green Infrastructure (GI) (approximately 57% of the total scheme) and a high-quality public realm. Within Phase 6, where over 77% (11.75ha) of the scheme falls outside of developed land. Full details of the soft landscaping proposals have been submitted as part of the RM application, these reflect the intentions of the DAS to deliver a range of landscape, biodiversity, recreational, and SuDS benefits; additional native tree, hedgerow, and shrub planting will be utilised to retain and enhance the existing GI network.

In relation to the landscaping around the proposed dwellings, to break up the street scene, street trees and other landscaping features will be included along the main street. This will also provide an attractive route through the scheme. Trees will be used within the private curtilage of some properties to provide structure and create privacy for the residents. Different species and sizes will be used to define the character areas and street hierarchy. A mixture of shrub and herbaceous species will be planted in front gardens to create texture, colour and year-round interest. A landscape management plan will be submitted later as details are reserved by a condition.

Overall, it is considered that this proposal satisfactorily achieves the aims of the Design and Access Statement and development plan policy.

Highways and Parking

As part of the application for reserved matters approval, the applicant has confirmed that main streets would track through Phases 5 and 6 and around the edge of the district centre to connect to Phase 2 with a carriageway width of 6.1m and 2m footways on both sides. The applicant provides that the curved shape of the main road would provide traffic calming by reducing the speed of drivers. The remainder of the road hierarchy would consist of secondary streets, including a secondary street linking Phases 5 and 6 and private drives. Secondary streets would have a 5.5m carriageway width and a different surface material to delineate the difference between main streets and secondary streets. Secondary streets would be terminated with a turning head which ensures that larger vehicles (such as emergency and refuse collection lorries) can navigate the site. Private drives would be denoted by a thinner tarmac surface.

PLANNING COMMITTEE

As per the provisions of the Streetscape Design Guide, the applicant would provide 1 car parking space for a 1-bedroom unit, 2 car parking spaces for a 2 -3-bedroom unit, and 3 car parking spaces for a 4+ bedroom unit. The Applicant also intends to provide 22 visitor parking spaces. The applicant provides that where properties are proposed without garages, a shed in the garden is proposed that would be suitable to store bicycles. Dwellings with 4+ bedrooms would be provided with garages that have an internal dimension of 6.3m x 3.3m.

The Highway Authority has been consulted, and several iterations have been made to the plans to ensure the development is acceptable. As a result of these changes, WCC as the Highway Authority, has advised that it has no objection, subject to conditions.

Impact on Residential Amenity

Overall, it is considered that, given the degree of separation, position, and orientation between the proposed dwellings and neighbouring buildings, the proposal would not result in harm to the amenity of the occupants of neighbouring properties or future occupants of the proposed dwellings, in accordance with the above policies.

In relation to the construction phase of this phase of development, under condition 39 of the hybrid permission, a Construction Environment Management would be required prior to the commencement of the 6th phase.

Other Matters

WRS Contamination considers that in addition to the contaminated land conditions placed on the permission granted under the hybrid application, an imported soils/soil forming materials be placed on any approval granted as part of the reserved matters.

In relation to drainage Phase 6 is located within the Batchley Brook and Hewell Stream side of the catchments. Some Surface water flood risk is indicated but this is minimal. With respect to surface water runoff flood risk, based on the EA surface water flood risk mapping there are areas of risk indicated across the site. Areas of pooling are generally located around the existing drainage features on such as brooks, ditches and ponds.

NWWM have reviewed the Preliminary Drainage Strategy submitted as part of the application. In principle this is satisfactory subject to a planning condition regarding detailed design.

Conclusion

This is an allocated development site. The four reserved matters under consideration are found to comply with the relevant conditions imposed as part of the hybrid permission and to adhere to the masterplan, the principles of the Design and Access Statement and the NPPF. In the planning balance and taking account of material planning considerations,

PLANNING COMMITTEE

the development is acceptable and, subject to the conditions set out below, is recommended for approval.

RECOMMENDATION:

That the Reserved Matters of Layout, Scale, Appearance and Landscaping be GRANT subject to the following conditions:

Conditions:

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

Location Plan (PL001E)
Planning Layout (PL002P)
Planning Layout – Colour (PL003P)
External Materials Plan (PL101D)
Massing Plan (PL102C)
Tenure Plan (PL03C)
Refuse Storage Plan (PL105)
PL200A – Cromer
PL201A – Tunstall
PL202A – Sandbanks
PL203A – Kennet
PL204A – Chopwell
PL205A – Bamburgh
PL206A – Seacombe
PL207A – Hastings
PL208A – Heysham
PL209A – Kingsand
PL210A - Rendlesham
PL211A – Alnmouth
PL212A – Danbury
PL13A – HQI50
PL14A – Wentwood
PL15A – Grizedale
PL216 – Single Garage
PL217 – Twin Garage
PL218 – Double Garage
PL219 – Triple Garage
GL1987 01B Soft Landscape Proposals
GL1987 02B Soft Landscape Proposals
GL1987 03B Soft Landscape Proposals
GL1987 04B Soft Landscape Proposals
GL1987 05B Soft Landscape Proposals
GL1987 06B Soft Landscape Proposals

PLANNING COMMITTEE

8506-TPP-02 Rev A Tree Protection Plan
424-0001C Phase 6 Fire Vehicle Tracking
424-0002B Main Infrastructure Fire Vehicle Tracking Sheet 1
424-0003A Main Infrastructure Fire Vehicle Tracking Sheet 2
424-0004C Phase 6 Refuse Vehicle Tracking
424-0005C Main Infrastructure Refuse Vehicle Tracking Sheet 1
424-0006A Main Infrastructure Refuse Vehicle Tracking Sheet 2
424-0007C Phase 6 Visibility and Dimensions
424-0008B Main Infrastructure Visibility and Dimensions Sheet 1
424-0009A Main Infrastructure Visibility and Dimensions Sheet 2
424-0010 Refuse Vehicle Tracking Plots 6017-6021
22119-PL-MI-001 Preliminary Drainage Strategy
22119-PL-MI-002 Preliminary Drainage Strategy
22119-PL-P6-001A Drainage Strategy and Finished Floor Levels

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

- 2) Full details of any soil or soil forming materials brought on to the site for use in garden areas, soft landscaping, filling and level raising must be provided. Where the donor site is unknown or is brownfield, the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

The approved testing must then be carried out and validatory evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

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.

- 3) The development shall be undertaken in accordance with the mitigation/protection identified in the 8506 Arboricultural Method Statement – Phase 6, Brockhill East (October 2022) and 8506-TPP-02 Rev A Tree Protection Plan.

Reason: To ensure the satisfactory protection of the existing trees and hedges.

- 4) The landscaping scheme detailed on drawing nos. GL1987 01B, GL1987 02B, GL1987 03B, GL1987 04B, GL1987 05B, GL1987 06B shall be carried out concurrently with the development and shall be completed in accordance with a

PLANNING COMMITTEE

programme to be agreed with the Local Planning Authority prior to the occupation of any dwelling in this phase.

If within a period of five years from the date of the soft planting pursuant to this condition that soft planting is removed, uprooted or destroyed, or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, this shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to provide ecological and biodiversity benefits.

- 5) Before development commences, a detailed scheme for the site access works, shall be submitted to the Local Planning Authority (and Worcestershire County Council Highways). The development shall not be occupied or brought into use until the submitted scheme, which is broadly in accordance with drawing 424-0007 Rev C, subject to any necessary changes identified during the detailed design (including a minimum of 8m junction radii) and/ or Road Safety Audit processes, has been agreed in writing by the Local Planning Authority, in consultation with Worcestershire County Council Highways, and has been implemented in full.

Reason: In the interests of achieving safe and suitable highway access for all users.

- 6) The development to which this permission relates shall be carried out generally in accordance with the following plans and drawings unless otherwise approved in writing by the Local Planning Authority (in consultation with WCC Highways):

- Main Infrastructure Visibility and Dimensions Sheet 1 (424-0008 Rev B)
- Phase 6 Visibility and Dimensions (424-0007 Rev C)

Reason: In the interests of highway safety and to promote sustainable access.

- 7) The development hereby approved shall be carried out substantially in accordance with drawing 424-0007 Rev C, subject to any minor modifications identified during the highways detailed design process.

Reason: To define the permission and to ensure that the development meets the design quality and requirements of the Worcestershire Streetscape Design Guide.

- 8) No dwelling hereby permitted shall be occupied until a scheme of works for a shared use pedestrian/ cycle path, between Plot 6017 of Phase 6 and any plot within the future Phase 5, has been submitted to and approved in writing by the

PLANNING COMMITTEE

Local Planning Authority and the approved scheme has been completed and is open to cyclists and pedestrians.

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

- 9) No dwelling hereby permitted shall be occupied until the garages and parking spaces allocated to that property have been provided, as shown on the approved plans. Such garages and parking spaces shall be kept clear of obstruction and retained only for the parking of vehicles in connection with the use of each property as a dwellinghouse.

Reason: To ensure that satisfactory provision is always made for the parking of vehicles off the highway.

- 10) No works or development above foundation level for Phase 6 shall take place until a finalised scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specifically include:

- Detailed drainage design, showing all private foul and surface water connections.
- A simple index assessment considering the water quality of surface water runoff.
- Consideration of what SuDS features can be incorporated into the site drainage to provide an appropriate level of runoff treatment.
- Full details of the proposed balancing area. Included information on any proposed permanent water level, which would improve its value.

This scheme should be indicated on a drainage plan and the approved scheme shall be completed prior to the first use of the full application hereby approved.

Reason: To prevent the risk of flooding and to improve and protect water quality.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace), and as such the application falls outside the scheme of delegation to Officers.