

**PLANNING
COMMITTEE**

13th September 2023

Planning Application 22/01316/OUT

Erection of 9 self-build / custom-build detached dwellings and access. (OUTLINE application with the matter of appearance reserved)

Land Rear of Sambourne Lane, Astwood Bank, Worcestershire

Applicant: Mr Sam Meeten
Ward: Astwood Bank and Feckenham Ward

(see additional papers for site plan)

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Members will be aware that this application was considered at Planning Committee on 26th July 2023. The application was deferred to allow Members to visit the site. The site visit, accompanied by the case officer took place on Friday 8th September 2023.

Site Description

The site comprises land to the rear of residential dwellings located on the eastern side of the A441 Evesham Road, Astwood Bank, and to the rear of dwellings located on the southern side of the B4092 Sambourne Lane to the north. The site comprises four conjoined gardens associated with 1203 to 1209 Evesham Road. An existing vehicular access would be used to access to the site which is located to the immediate east of the property 'Stonehurst' and to the immediate west of the property 'Uphill'.

The site, which measures 0.68 hectares consists of areas of grassland, scattered native scrub dominated by bramble, with some semi-mature trees including a number of silver birch. Beyond the sites eastern boundary lies arable land within the jurisdiction of Stratford upon Avon District Council. The site generally slopes in a west to east / north-east direction.

Proposal Description

The application seeks consent to erect 9 custom or self-build (CSB) houses, one of which would be a bungalow. The application has been submitted in outline with the matter of 'appearance' being reserved for future consideration. Matters of access, landscaping, layout and scale are to be considered under the current application.

Vehicular access would be via Sambourne Lane, the B4092.

The dwellings would be available for CSB only (as opposed to the Market Housing category), their provision governed by a s106 planning obligation.

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Relevant Policies

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 16: Natural Environment

Policy 17: Flood Risk 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

Redditch High Quality Design SPD

NPPF National Planning Policy Framework (2021)

Self-Build and Custom Housebuilding Act 2015

Relevant Planning History

08/265/FUL	Demolition of existing dwelling and erection of 4 dwellings. Land at and to the rear of 'Uphill' Sambourne Lane, Astwood Bank	Application refused 18.9.2008 Appeal dismissed 28.05.2009
14/302/FUL	Demolition of existing dwellings and erection of 9 dwellings. Land to rear of 'Grandview' and 'Uphill' Sambourne Lane, Astwood Bank	Application Withdrawn 29.01.2015

Consultations

WCC Highways

Comments summarised as follows:

No objection subject to the imposition of conditions.

The justification for this decision is set out below:

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Site observations

The site is located in a residential and sustainable location off a classified road within a 30mph speed limit. The proposal would utilise an existing vehicular access which has good unrestricted visibility in both directions. The site access is located to the east of the signal-controlled junction of Sambourne Lane / Evesham Road / Feckenham Road where pedestrian crossing facilities, including tactile paving and push button units are incorporated within the junction.

Sambourne Lane has footways and street lighting. No parking restrictions are in place in the vicinity of the site. The site is located within walking distance of amenities i.e., School, nursery, public houses, post office, bank etc. and is also located on a bus route. The nearest bus stops to the development are located approx. 200m from the site on Evesham Road. The bus stops serve services 12, 149, 149S, 501 and S77 services. The 149 travels between Redditch and Worcester, 4 buses per day (approximately 1 bus every 3 hours), Monday to Saturday.

Trip generation

The applicant has provided vehicle trip generation via the industry standard software, TRICS. The vehicle trip generation evidence provided by the applicant confirms that during the peak hour periods (08:00 - 09:00 & 17:00 - 18:00) 5 two-way trips are generated. This increases to 43 two-way trips across the 12-hour (07:00 - 19:00) period. These figures are accepted as being appropriate for this development.

The low level of trips identified above is not considered to have a severe impact on highway capacity at this location.

Highway safety

We note highway safety concerns have been raised by local residents in relation to speeding and congestion in the vicinity. However, it should be noted that the proposed access is in accordance with the Worcestershire County Council (WCC) adopted Streetscape Design Guide and highway safety is not compromised by the proposal.

The speeding concerns highlighted by local residents are a matter for the police to address and cannot be attributed to this planning application. Visibility splays in accordance with 85th%tile speeds can be achieved. These are 2.4m x 66m (eastbound) and 2.4 x 49 (Westbound). The applicant has shown splays of 2.4m x 80m in each direction which exceed the requirements and are acceptable.

Accident data available for the most recent 10-year period has been reviewed. This data identifies only 1 personal injury accident which occurred in 2016. This low level of accidents does not indicate the location to be unsafe.

Car Parking

The applicant has provided car parking in accordance with WCC parking standards. The applicant has also provided 2 visitor car parking spaces.

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Other matters

Vehicle tracking provided shows that a refuse vehicle can safely enter the site in a forward gear, manoeuvre within the turning head and exit in a forward gear.

Based on the analysis of the information submitted 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.

North Worcestershire Water Management

Comments summarised as follows:

The proposed development site is situated in the catchment of the River Arrow. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Risk to the site from surface water flooding is minimal, based on the EA's flood mapping.

Having reviewed the submitted Drainage Strategy plans and Flood Risk Assessment, I see no reason to withhold approval of this application on flood risk grounds and I do not deem it necessary to recommend attaching a drainage condition.

WRS - Contaminated Land

Comments summarised as follows:

No objection subject to a ground gases condition. The condition should require the applicant to incorporate gas protection measures within the new dwelling/s or undertake a gas risk assessment to ascertain if gas protection measures are required.

Arboricultural Officer

Comments summarised as follows:

There are some good quality trees standing within the southernmost boundary of the site with 1211 Evesham Road and prominent trees within the garden of that property beyond the hedge line. From the general layout of the site I would not envisage there being any potential threat of impact on the root plates of any of these trees or risk to the longer term sustainability. It is my understanding that the southern hedge / tree line would belong to 1211 Evesham Road giving it a further degree of protection from the development. Taking these items into account I can see no current risk / threat of harm to the trees / hedge and therefore would not have any expediency to raise a TPO on the trees.

There is a group of varying age and size of Silver Birch trees running through the midpoint of the site. These trees are however of low prominence within the landscaping of the area and are a short life span species, therefore I would have no objection to the loss of all the trees within this group under a suitable level of mitigation replanting within the scheme which the size of the plots should easily allow. In this respect, the proposed planting strategy is considered to be acceptable.

Stratford On Avon District Council

Comments summarised as follows:

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As an adjoining District Planning Authority, Stratford-on-Avon wishes to offer no representation. Any detailed approval must not have a detrimental impact upon the Arden Special Landscape Area which lies directly beyond the eastern boundary of the site

Worcestershire Archive and Archaeological Service

Comments summarised as follows:

In this instance the potential for the proposed development to impact below ground archaeology of significance has been assessed as low. I therefore have no objection to the proposed development on archaeological grounds and will not be recommending archaeological investigation through condition on this occasion.

RBC Strategic Planning Team

Comments summarised as follows:

The applicant's assertion that the dwellings will be available for Custom/Self Build only, their provision governed by a S106 obligation, is noted.

BORLP Policy 4: Housing Provision, does not specifically refer to the requirement for Self-Build plots across the Borough and this is to be addressed through the Local Plan Review which is currently underway. However, Paragraph 4.7 recognises that it is important that the housing needs of Redditch's growing population are met and there is an adequate mix of dwellings across all types and tenures.

National Guidance on Self Build Homes states at Paragraph 023 Reference ID: 57-023-201760228, that relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period. RBC currently has a shortfall of 10 plots and if approved this application would make a significant contribution towards this shortfall.

Councils Ecological Consultant (ECUS Ltd)

Comments summarised as follows:

I have reviewed the Preliminary Ecological Appraisal (PEA) and the Environmental Enhancement Scheme in conjunction with the site layout plan. I have noted that an Extended Phase 1 Habitat Survey has been submitted. The enhancement scheme includes several biodiversity protections or enhancements, including incorporation of native planting schedules, installation of inbuilt bat and bird boxes on the new properties and hedgehog holes in any new boundary walls or fences. This is all supported. Further surveys were considered to be needed to determine whether Great Crested Newts (GCN) are present or likely absent. I have noted the further GCN eDNA report which has subsequently been submitted where results were negative. No objections are raised in principle subject to the inclusion of conditions to ensure Biodiversity enhancement.

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Public Consultation Response

14 letters have been received in objection to the application.
Comments received are summarised below:

- Back garden development such as this should not be encouraged and does not echo the pattern of established buildings
- The density of development is too great
- The dwellings would be overbearing and will result in a loss of privacy through overlooking
- The development would result in a loss of outlook
- Properties would overshadow existing dwellings to the detriment of amenity
- Flora, fauna and wildlife in the area would be adversely affected
- Drainage concerns
- The proposal would create further congestion adding to pollution and noise disturbance
- Parking to serve the development is considered inadequate
- Given the nature of self-building there is a real risk of extended build timescales since each plot will potentially be built at different times and would continue for an unknown length of time.
- Precedent concerns
- Increased demand on community facilities
- The access road does not appear to be adequate for the movement of vehicles that would take place
- Existing residents' safety would be prejudiced due to additional vehicular movements
- Air Quality ramifications in part due to added congestion

1 letter has been received in support of the application.
Comments received are summarised below:

- This is a well put together scheme and a great opportunity for individuals to build their own homes. The custom and self-build initiative will be great for the local area.

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

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Assessment of Proposal

Principle

The site is located in Astwood Bank which the Local Plan identifies as a Sustainable Rural Settlement which offers an appropriate range of services and facilities. Policy 2 of the BoRLP4 supports development within the settlement boundary for identified development needs.

The site is located in a very sustainable location, within approximately 130m walking distance of the commercial centre of Astwood Bank, located along A441 Evesham Road and Feckenham Road. This includes local amenities such as retail and community services. Nearest bus stops are located within approximately 200m walking distance along both sides of Evesham Road offering frequent services.

Application 14/302/FUL sought the erection of 9 dwellings on the site on land to the rear of the properties 'Grandview' and 'Uphill'. That application was withdrawn by the then applicant in January 2015. Subsequent applications for planning permission, notably application 2015/056/FUL have granted permission for new dwellings, currently known as 'Ravenswood' and 'Ivy Crest' which complete the ribbon of development which currently stretches from 'Grandview' (to the west) to 'Boundary House' (to the east) all of which face towards Sambourne Lane to the North. The site layout plan submitted under application 14/302/FUL has been included within the presentation pack, in order that this plan can be compared to that of the site layout plan as submitted under the current application.

As set out above, outline consent is sought for the erection of 9 custom of self-build houses. This housing category is defined within the National Planning Policy Framework as being housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual.

'Self-build' and 'custom build' are two similar methods for building a home but are different in the way the process is coordinated. The amount of personal involvement will vary. Self-build projects are defined as those where someone directly organises the design and construction of their own home. With a custom build, the future occupier works with a developer who creates the house for that individual. The developer would deal with the day-to-day management of the build but the future occupier would have significant input into its design.

Notwithstanding the above, members will note that this is an outline application and that the matter of 'appearance' is a reserved matter which would be subject to a separate application for planning permission. If planning permission were to be granted in outline form, this would not allow the subsequent applicant for the matter of 'appearance' to effectively have complete freedom to act as they wished (carte blanche). The design and appearance of the development would need to comply with relevant policies of the development plan (having regard to responding to local character etc) in order for such an application to be acceptable.

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As set out by the Councils Strategic Planning Team, BORLP Policy 4: Housing Provision, does not specifically refer to the requirement for Self-Build plots across the District although this is expected to be addressed through the Local Plan Review which is currently underway.

National Guidance comments that local planning authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. Redditch Borough Council currently has a shortfall of 10 plots and if approved this application would make a significant contribution towards this shortfall.

Whilst RBC can demonstrate a 5 yr housing land supply, the proposals would make a clear contribution to the current shortfall of CSB plots. Considering the highly sustainable location of the site and the Governments objective of boosting significantly the supply of homes, the provision of CSB housing in accordance with the requirements of the Self-Build and Custom Housebuilding Act 2015 should be afforded significant weight given the Councils current deficit with respect to CSB plots. As set out above, a S106 planning obligation would ensure that the dwellings would be available for Custom/Self Build only.

Character and appearance of the area
Policy 5 of the BoRLP, states, inter alia:

“5.4 Schemes for the development of private residential gardens will generally not be supported unless they lie within existing settlements, integrate fully into the neighbourhood, and can clearly demonstrate that there would be no detrimental impact on the current and future amenity, character and environmental quality of the neighbourhood. Development may be supported if there are substantial overriding environmental, social and economic benefits to justify the development.”

The supporting justification at para 5.13 explains:

“... Although garden land was previously defined as brownfield land, it has now been removed from this definition. This does not mean that all development on garden land should be refused but rather that careful consideration should be given to any proposals and whether there are any mitigating factors. One of the most important considerations will be the retention of the existing character of residential areas.....Development of garden land will only be supported where it fully integrates into the neighbourhood and is in keeping with the character and quality of the local environment.....”

The scheme as submitted differs considerably from that submitted under reference 14/302/FUL where, under that application, the dwellings were rather cramped within the site where all of which had gardens generally much smaller than those of surrounding dwellings. The relationship of the proposed dwellings to existing houses was also far from satisfactory. Further, the development was considered to be prominent from Sambourne Lane, with many of the 'backland' plots being highly visible from the B4092.

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By contrast, the development proposed under the current application would be well set back into the site with views of built form from Sambourne Lane being limited. Whilst the roofs serving the dwellings would be visible from beyond the eastern boundary, views would be restricted due to the presence of the existing eastern boundary hedge (where further planting is proposed) which provides effective screening. It should also be noted that due to the Evesham Road (ridge) to the west, many existing dwellings facing Evesham Road to the west of the site are already visible from land beyond the site's eastern boundary.

Overall, the density of development proposed is considered to be commensurate with its surroundings and could not be considered an over-development of the site having regard to the Council's High Quality Design SPD, details of which are covered in the following paragraph.

Residential amenity impacts

The site layout plan demonstrates that all dwellings would meet the Council's minimum space standards in terms of private amenity space, all achieving gardens of 70 m² and with rear gardens meeting the minimum 10.5m length. 'Rear to rear' separation distances of 21m (set out within the Council's High Quality Design SPD) where those relationships exist (Plots 1, 2, 3, 7, 8 and 9), would be achieved and rear to flank wall separations would also be appropriate having regard to separation requirements. Your officers are therefore satisfied that the proposed development would not result in any impacts on existing occupiers which would materially harm amenity, having regard to matters of privacy, overshadowing, overbearance and loss of outlook.

Existing residents have commented that they are concerned about the effect of the development during the construction period and thereafter. It is accepted that such disturbance would be unwelcome, but such effects are an inevitable consequence of granting permission for new development. I am minded that this inconvenience would be temporary and is not in itself a reason to refuse permission. A Construction Environmental Management Plan (CEMP) would be attached to the consent in the case of any approval to address such concerns and in my view would be effective in minimising potential noise and other disturbance to residents. This would also control construction operating hours which would typically be restricted to Monday to Friday 7:30am to 6:00pm, Saturday 7:30am to 1:00pm, with no working on Sundays, Public Holidays or Bank Holidays.

Highway safety matters

WCC Highway Authority have carefully considered the proposals and believe the scheme to be acceptable in highway safety terms concluding that the development would not result in an unacceptable impact on highway safety. Clearly noise and air quality would be affected by some degree. However, weighed against other benefits of the scheme, these impacts are not considered to be material. It is acknowledged that extra traffic would be unwelcome to existing residents, however, it is not considered that the

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increased number of trips would be significant in context of existing usage of the local road network.

All plots would have three (in-curtilage) car parking spaces with the exception of Plot 3 which would benefit from having 4 spaces. This provision complies with the Councils car parking space requirements. Further, two visitor spaces can be accommodated within the site.

Ecology

An Ecological Enhancement Scheme has been submitted in order to ensure that adequate protection measures and safeguards for wildlife are in place and that the measures proposed to enhance the area are detailed. It is also required in order to ensure that adequate Ecological Mitigation is planned for the development, on site. Native tree planting is proposed where there is currently none, to the north-eastern boundary. Existing planting to the southern and eastern boundaries would be retained and enhanced and other proposals include hedgehog friendly fencing (with gaps to the bottom) and hedgehog hibernation boxes. Bird and bat boxes would be incorporated with the development and site clearance works would only take place outside of the bird nesting season (between mid-March and mid-August). All retained trees would be afforded appropriate protection via planning condition.

Other matters

Sections 100ZA (4-6) of the Town and Country Planning Act 1990 requires the applicant's written agreement to the terms of a pre-commencement condition. Written agreement to the terms of relevant recommended conditions has been sought and agreed by the applicant.

Some residents have raised concerns with respect to drainage matters. Foul drainage matters are covered under the Building Regulations regime rather than planning. In terms of surface water drainage, North Worcestershire Water Management (NWWM) as the Lead Local Flood Authority (LLFA) for the area have commented that the site is in flood zone 1 and in an area at low risk of surface water flooding. Having reviewed the drainage strategy which accompanies the application, no concerns have been raised via the Councils professional consultees (NWWM) in this respect. Notwithstanding this, the use of permeable hardsurfacing would be required (see recommended condition below) in the case of planning permission being granted.

A planning obligation is currently at draft stage where the applicants covenant that each residential unit be constructed as a custom or self-build dwelling.

Planning balance and conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. I have found that any harm to the character and appearance of the area would be very limited and capable of mitigation by careful design and landscaping.

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Although matters of concern have been raised by residents these are not considered to be of sufficient weight to justify the refusal of planning permission having particular regard to the fact that the development would comply with relevant minimum spacing standards set out with the Councils High Quality Design SPD. The effects on highway safety would be broadly neutral and the location is highly sustainable for the development proposed, having good accessibility to a range of facilities.

The Council cannot currently meet its duty under the 2015 Act in the fact that there is currently a deficit of 10 CSB units. The proposed development would make a significant contribution to the supply of sites for self-build housing in Redditch Borough in accordance with Section 5 of the NPPF and the associated PPG.

In conclusion, the application is considered to be a policy compliant form of development and subject to suitable conditions and completion of the legal agreement the proposals can be supported.

RECOMMENDATION:

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

a) The satisfactory completion of a S106 planning obligation ensuring that:

- The dwellings be provided as custom / self-build only

and

b) The conditions and informatives as summarised below:

Conditions:

- 1) Details of the appearance of each dwelling, (hereafter called 'the reserved matter') shall be submitted to and approved in writing by the Local Planning Authority before the development of each dwelling begins and the development shall be carried out as approved.

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

- 2) Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

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

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- 3) The development hereby permitted shall begin no later than two years from the date of the approval of the last of the reserved matters to be approved.

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

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

Site Location Plan, Drg No 1546-07 - Revision D (amended) dated 03 Nov 2022

Site Layout Plan, Drg No 1546-12 - Revision L (amended) dated 05 June 2023

Access, Visibility Splay and Vehicle Tracking, Drawing FCL0129-01 (amended) dated 05 June 2023

Planting Strategy, Drg No 22124-IYL-8450-XX-DR-L-4000 Revision P04 (amended) dated 21 Feb 2023

Tree Protection Plan, Drg No 22124-IYL-8050-XX-DR-L-2300 Revision P01 (amended) dated 22 Feb 2023

Dr Stefan Bodnar MCIEEM Environmental and Ecological Enhancement Scheme and all recommendations contained therein dated 04 October 2022

Drainage Strategy Drg No FW2149-D-400 A2 dated 24 March 2023

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

- 5) A Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. This shall include but not be limited to the following:-

a) Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;

b) Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);

c) The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.

The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

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

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- 6) The Development hereby approved shall not be occupied until the visibility splays shown on drawing FCL0129-01 have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety.

- 7) Each dwelling hereby permitted shall not be first occupied until sheltered, safe, secure and accessible cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 8) Each dwelling hereby permitted shall not be first occupied until the proposed dwellings have been fitted with an electric vehicle charging point. 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 points shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

- 9) Prior to first occupation, pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway / edge of carriageway shall be provided on both sides of the access. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

Reason: In the interests of highway safety.

- 10) Prior to first occupation, the first 5 metres of the access into the development, measured from the edge of the carriageway, will be surfaced in a bound material.

Reason: In the interests of highway safety.

- 11) Prior to first occupation, a residential welcome pack promoting sustainable forms of access to the development will be submitted to and had approval in writing from the Local Planning Authority. 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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- 12) a) Gas protection measures complying with Characteristic Situation 2 as set out in BS8485:2015 and CIRIA C665 as a minimum requirement must be incorporated within the foundations of the proposed structure(s). Following installation of these measures, and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority. Verification of the installation of gas protection measures must be carried out in accordance with current UK guidance and best practice.

Or

b) A risk assessment should be undertaken to establish whether the proposed development is likely to be affected by landfill or ground gas or vapours. The risk assessment must be provided to and approved in writing by the Local Planning Authority, prior to the commencement of development. The assessment shall be carried out in accordance with current UK guidance and best practice.

c) Where the approved risk assessment (required by condition (b) above) identifies ground gases or vapours posing unacceptable risks, no development shall commence until a detailed remediation scheme to protect the development from the effects of such ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Following approval, the remediation scheme shall be implemented on site in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

d) Following implementation and completion of the approved remediation scheme (required by condition (c) above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details. Verification of the installation of gas protection measures must be carried out in accordance with current UK guidance and best practice.

Reason: To ensure that the risk to buildings and their occupants from potential landfill or ground gases are adequately addressed.

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- 13) Notwithstanding the submitted details, before above ground works commence, a scheme for biodiversity enhancement, including but not limited to the incorporation of permanent bat roosting features, hedgehog homes, nesting opportunities for birds, bee and insect houses, native species and wildflower planting shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but is not limited to, the following details: i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken; ii. Materials and construction to ensure long lifespan of the feature/measure iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken. iv. When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: In the interests of biodiversity, visual amenity and in accordance with the provisions of National Planning Policy Framework

- 14) Details of any external lighting to be provided in association with the development shall be submitted and approved prior to first occupation. Only external lighting in accordance with approved details shall be provided on the application site. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) there shall be no other external lighting provided on the application site without the prior written consent of the Local Planning Authority.

Reason: In the interests of biodiversity and residential amenity

- 15) All trees and hedgerows to be retained within the site shall be given full protection in accordance BS5837:2012 recommendations throughout any ground or development work on the site

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

- 16) The development hereby approved shall not be first occupied until refuse and bin collection facilities shall be constructed in accordance with details first submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure an appropriate bin collection area is installed in the interest of visual amenity and highway safety.

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- 17) All hardstanding's including the proposed access road and the parking areas shall be constructed using permeable materials and retained as such thereafter, details of which shall be submitted for the approval in writing of the Local Planning Authority prior to first installation.

Reason: To ensure permeable drainage to prevent potential flood risk and in accordance with sustainable drainage principles

- 18) Prior to first occupation, further details with respect to retaining wall structures required in connection with bin storage and footpath provision shall be submitted to and had approval in writing from the Local Planning Authority. The works approved shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

- 19) Construction work on any dwelling hereby approved shall not be commenced until details of the existing ground levels, proposed finished floor levels of the dwelling/s hereby approved and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development have been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the details as approved and retained as such thereafter.

Reason: To ensure that residential amenities are not compromised

Informatives

- 1) The local planning authority has 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) 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 is solely responsible for all costs associated with construction of the access.
- 3) 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.

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13th September 2023

- 4) This consent does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). If a protected species is discovered during the construction period, all activity which might affect the species at the locality should cease. You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to re-commencing works. This action is necessary to avoid possible prosecution and to ensure compliance with the Wildlife & Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended). This advice note should be passed on to any persons or contractors carrying out the development/works.

Procedural matters

This application is being reported to the Planning Committee because eleven (or more) objections have been received, the application is subject to a planning obligation and the recommendation is for approval