

**PLANNING
COMMITTEE**

18th July 2024

Planning Application 24/00083/REM

Reserved matters approval (appearance, landscaping, layout and scale) for the construction of 241 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 24/00077/REM)

Phase 5 Development Brockhill East, Hewell Road, Redditch, Worcestershire

**Applicant: Persimmon Homes 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.

Consideration and Determination of Cross Boundary Application

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 is 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. For reference, this relates to land extending from the approved phase 6 north towards the area for phase 4. The proposed housing and green infrastructure areas are split between both authorities.

The Bromsgrove reserved matters application 24/00077/REM is scheduled to be considered on 9th July Committee Meeting.

Site Description

The application site forms part of the Brockhill allocation, which is a greenfield site extending to circa 56ha 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. To the north of the application site, off Weights Lane, is an area of employment development known as Weights Farm Business Park.

PLANNING COMMITTEE

This phase covers 10.24ha and will be sited within the context of the above, between Phase 4 and Phase 6. Within Phase 5, the site is covered by arable land / improved grassland, with trees present along the existing field boundaries. A gas main line borders crosses the site, requiring a 28m easement. The gas main will divide this Phase and the approved Phase 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 5 Reserved Matters and the erection of 241 dwellings and associated works and infrastructure. The proposed dwellings are split between Bromsgrove and Redditch BC boundaries.

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 142 market homes are proposed to be provided across the site to provide 30 (21%), two-bedroom dwelling, 51 (36%), 3-bedroom dwellings and 61 (43%) four bed dwellings.

The proposals include the provision of 99 affordable housing units, which equates to 41% of the total dwellings proposed. The affordable housing mix would provide 16 (16%) 1 bed units, 50 (51%) 2 bed units; 31 (31%) 3 bed units; and 1 (1%) 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 (32) and social rent (67), 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

PLANNING COMMITTEE

- 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;
 - (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.

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 16: Natural Environment
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 (2024)
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)

PLANNING COMMITTEE

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.

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.

PLANNING COMMITTEE

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.
- 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). Reserved Matters was granted 26th August 2022.
- Phase 6 (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.0977/HYB. (Cross boundary application with Bromsgrove DC 22/01608/REM). Reserved Matters was granted 2nd August 2023.

Consultations

Tutnall And Cobley Parish Council

No comments received

PLANNING COMMITTEE

Worcestershire Archive and Archaeological Service

No objection

WRS - Contaminated Land

WRS have no adverse comments to make for contaminated land subject to investigation condition.

North Worcestershire Water Management

No objection, subject to drainage plan

Housing Strategy

No objection

Worcestershire Highways - Bromsgrove

No objection subject to conditions

- Site Layout
- Attenuation Basin
- Residential Parking Provision
- Cycle Parking (Condition not required as this duplicates condition 37 of the Hybrid permission)

Arboricultural Officer

No objection

Public Consultation Response

174 letters sent 8th March 2024

Site notices displayed 12th March 2024

Press notice published 15th March 2024

One comment has been received neither supporting nor objecting to the application. They raised concern elements of earlier phases are incomplete and feared Persimmon may leave the development unfinished.

Assessment of Proposal

Phasing

The proposal relates to the fifth of eight phases proposed to complete the Brockhill development (phases seven and eight have not been submitted). The phasing of the development is reflected in the hybrid planning permission. 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 5 proposals have directly incorporated the ideas of the Framework Plan and Design and Access Statement (DAS) into the layout by mirroring the suggested built form and incorporating areas of green open space along the ridgeline and SuDS basins.

Phase 5 has an average density of 42 dwellings per hectare, allowing for efficient use while being sensitive to the site's landscape and topography. This density is slightly higher than Phases 4 and 6, which have average density of 37 and 32 dph, respectively. However, this density is not inappropriate, as Phase 6 was primarily larger, detached units. This density helps assimilate Phase 5 into the wider site while maintaining its character. The DAS assumes an average density of 41.6dph across the site.

The density also allows for a balanced housing mix across the site with varying sizes in order to accommodate a variety of household types. This provides a hierarchy of dwellings from larger detached properties, through to smaller terraced forms and bungalows,

The development aims to create positive interfaces along the remaining boundaries, with dwellings oriented to offer natural surveillance. This aligns with the DAS, which proposes active frontages along all public open spaces. For example, properties along the southern boundary face towards Phase 6, separated by the gas main easement. This area is identified as a key vista within the DAS and has been treated as such through additional landscaping and footpaths. Other key vistas have been incorporated between Phases 4 and 5, with road users having views over the development and Redditch, and a view up the hill.

The DAS identifies key arrival spaces in Phase 5, including entrances and exits from Phases 4, 6, 7, and 8. The Lambridge house type, a dual-aspect house with a bay window, is used on key corners to signify Phase 5 arrival. A small, paved square is provided in front of Plots 5106-5108, 5124, and 5154-5155, providing a focal node and legibility. The square offers seating and a distinctive character area, while the surrounding houses are rendered to enhance the overall scheme.

The proposed layout is faithful to the masterplan from the outline approval, 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.

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 up to 960 homes across all the phases of the site. Phase 3 approved 128 homes, Phase 4 approved 72, Phase 6 approved 109

REDDITCH BOROUGH COUNCIL

PLANNING COMMITTEE

dwellings and this phase proposes 241. This totals 550 and allows up to 410 dwellings to be built under the remaining phases of the development (Phases 7 and 8).

As part of the consideration of the previous reserved matters application (Phase 6), clarification was sought by members regarding the shortfall of affordable housing in that phase. Officers confirmed that the overall percentage of affordable housing on the hybrid site is set out and secured in the s106 agreement and therefore it is considered there is sufficient control in place to ensure overprovision in future phases. Furthermore, it was 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.

As part of this phase the applicant has increased the provision of affordable housing across the site to ensure this shortfall has been remedied.

The s106 agreement established the principle of affordable housing delivery on the site that Persimmon Homes must adhere to; in Bromsgrove, 40% of the total units constructed must be affordable housing and delivered as 60% social rented and 40% shared ownership properties. In Redditch, 30% of the total homes constructed should be affordable housing. These should be split as 65% social rent and 35% shared ownership properties. This is in line with relevant planning policies for both Councils.

To understand the schedule of accommodation on the layout (drawing ref. PHA29 - PL002L splits the housing mix between Bromsgrove and Redditch districts. The affordable housing mix across the two local authorities is therefore as follows:

Proposed Affordable Housing Mix – Phase 5

	Bromsgrove		Redditch	
	Shared Ownership	Social Rent	Shared Ownership	Rent
1 Bed	0	12	0	4
2 Bed	15	22	2	11
3 Bed	15	12	0	4
4 Bed	0	2	0	0
Sub Total	30 (39%)	48 (61%)	2 (10%)	19 (90%)
Total	78 (40.2%)		21 (44.7%)	

The majority of Phase 5 is located within Bromsgrove and complies with the s106 Agreement criteria by providing 40.2% affordable housing (78 units). This is split 61% Social Rent (48 units) and 39% Shared Ownership (30 units). The 1% discrepancy between these figures and the S106 Agreement requirement is a result of the tenured units being provided in pairs (i.e. semi-detached properties). It is important that these pairs remain as proposed to ensure that the ongoing management and upkeep of the properties by a Registered Provider is appropriate.

PLANNING COMMITTEE

Of the homes located in Redditch, 21 of the 47 units will be affordable (44.4%). This exceeds the obligation by 7 units (14.4%) and therefore demonstrates compliance.

It should be noted that the Phase 6 reserved matters approvals (refs. 22/01608/REM and 22/01533/REM) were granted in August 2023 with 22 affordable housing units (20%). The residential element of Phase 6 is located solely in Redditch, meaning that the parcel was 11 units (10%) short of the requirement (30%). Therefore, the Phase 5 proposals are proposing an affordable housing provision of 21 units (44.4%) in Redditch order to address the shortfall.

On Phase 5, the social rent and shared ownership split differs from that required by the S106 Agreement – within the Redditch parcel, 2 units (10%) will be shared ownership and 19 units (90%) will be social rent. To demonstrate legal compliance, these figures should be 7 units (35%) shared ownership and 14 units (65%) social rent.

As outlined above is an affordable housing balance to consider due to the under provision on Phase 6; Phase 6 was 11 units (10%) short of the s106 Agreement requirement, but the tenure split departed from that specified in the S106 Agreement by providing 12 units (55%) for shared ownership and 10 units (45%) for social rent. Had the tenure split specified in the s106 Agreement (35% shared ownership, 65% social rent) been adhered to, Phase 6 would have provided 11 shared ownership properties and 21 social rented properties.

Therefore Phase 6 overdelivered on shared ownership (by 1 unit) and underdelivered by social rent (by 11 units). The resultant tenure mixes on Phase 5 aims to address this balance by providing 19 social rented units and 2 shared ownership 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.

Housing Mix

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. Four 1 bedroom 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 the scale of development is acceptable, promoting a good quality design that responds appropriately to the character of the area, in accordance

PLANNING COMMITTEE

with Borough Local Plan policies 46, RCBD1 and 39 and 40, Redditch High Quality Design SPD and the NPPF. Furthermore, the scale of proposal is considered to comply with the relevant conditions imposed on the hybrid planning permission.

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.

The phase will use traditional building material, in particular the use of colour and boundary details. The approach to street pattern, building lines and plot sizes will help ensure that the proposals sit comfortably with the adjoining residential development, along with elevation and design. To achieve this, details include:

- Material palette: multi tone red brick, contrasting brick banding – red brick, anthracite roof tiles, white uPVC windows, black front and garage door, black fascia and soffit and orange brick, contrasting brick banding – red brick, grey slate
- Concrete interlocking roof tiles, white uPVC windows, black front and garage door, black fascia and soffit.
- Weber rough cast silver pearl render on some properties.
- Boundary treatments: 1.8m screen brick walls, 1.8m pier and panel fencing, 1.8m close boarded timber fencing.

The appearance of the units is largely reflective of the surrounding traditional architecture highlighted in the DAS but include detailing in black/anthracite for a slightly more contemporary appearance. For full details are shown on the External Materials Plan which also shows which properties are due to have render. Rendered properties will be feature buildings that provide focal points and vista stops at key points within the scheme, such as around the central paved square and facing out towards the ridgeline.

To ensure the development is fully legible, boundary treatments will define public and private spaces as required by the DAS. These will consist of 1.8m brick walls (brick to match individual plots) at public interfaces such as around the central paved square and key corners along the main roads; 1.8m pier and panel fencing on boundaries fronting key corners along private drives and secondary or tertiary roads or 1.8m timber close board fences to divide gardens. These boundaries help to prevent crime by clearly demarking private land.

The overwhelming majority 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.

PLANNING COMMITTEE

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

Landscaping and Open Space

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 5, where over 44% (11.75ha) of the scheme falls outside of developed land. This figure is lower than the 57% identified above, but reflects the higher levels of open spaces in Phases 4 and 6. 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 Design and Access Compliance Statement outlines that the main street/spine road which routes through Phase 5 from Phase 4 to Phase 6 offers a direct and logical route through the phase (note that the spine road already has planning permission). The carriageway will be 6.1m wide with 2m footways on either side. The Applicant provides that the curved shape of the main road would assist bus movements and provide traffic calming by reducing the speed of drivers.

The Highway Authority is content that the Applicant's General Arrangement Layout (100 Rev A) shows that crossing facilities, with tactile paving, have been provided to ensure a safe route for pedestrians within the site.

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 provides that where properties

PLANNING COMMITTEE

are proposed without garages, a shed in the garden is proposed that would be suitable to store bicycles.

The Highway Authority has been consulted, and several revisions 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 5th phase.

Ecology

Section 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. As well as promoting the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.

In line with Policy 16 appropriate mitigation measures must be implemented to ensure protection of the natural environment, with benefits from development to biodiversity captured.

Biodiversity Net Gain (BNG) has become mandatory for major applications submitted as of 12th February 2024. However, reserved matters applications are exempt if the outline application was submitted prior to the February 2024 commencement date.

The outline application (the hybrid scheme) was submitted prior to this date and is therefore not subject to mandatory BNG, which would require a minimum 10% biodiversity gain required calculated using the Biodiversity Metric and approval of a biodiversity gain plan.

Conditions 19 Construction Ecological Management Plan (CEcMP), Condition 20 Landscape and Ecological Management Plan (LEcMP) and Condition 21 Lighting of the hybrid permission ensures that appropriate mitigation measures will be implemented to ensure protection of the natural environment.

PLANNING COMMITTEE

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 5 the site is in the northwestern side of Redditch. The site is split between two catchment areas, the southern part of the site draining into the Batchley Brook and the northern part of the site draining directly to the River Arrow. The whole site is classified as flood zone 1 by the national Environment Agency fluvial flood mapping. Given its location in the catchment and the distance from any significant water course the fluvial risk to the site is low. Phase 5 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.

Conclusions

This is an allocated development site. The 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, the development is acceptable and, subject to the conditions set out below, is recommended for approval.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations that the Reserved Matters of Layout, Scale, Appearance and Landscaping be approved subject to the following conditions:

Conditions:

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

Site Location Plan (ref. PHA29-PL001L)
Planning Layout (ref. PHA29-PL002L)
External Material Plan (ref. PHA29-PL101C)
Massing Plan (ref. PHA29-PL103C)

PLANNING COMMITTEE

Tenure Plan (ref. PHA29-PL105C)
Fire Strategy Plan (ref. PHA29-107C)
Refuse Storage Plan (ref. PHA29-PL109C)
Site Sections (PHA29-PL400)
Tree Survey Plan (8506-T-01)
Tree Retention Plan (8506-T-02)
Tree Protection Plan (8506-TPP-03)
Alnmouth (ref. PHA29-PL200)
Danbury (ref. PHA29-PL201)
Barnwood (ref. PHA29-PL202)
Sherwood (ref. PHA29-PL203)
Charnwood (ref. PHA29-PL204)
Rivington (ref. PHA29-PL205)
Kennet (ref. PHA29-PL206)
Greenwood (ref. PHA29-PL207)
Kielder (ref. PHA29-PL208)
Wentwood (ref. PHA29-PL209)
Rendlesham (ref. PHA29-PL210)
Dallington (ref. PHA29-PL211)
Galloway (ref. PHA29-PL212)
Haldon (ref. PHA29-PL213)
Knebworth (ref. PHA29-PL214)
Lambridge (ref. PHA29-PL215)
Tamar (ref. PHA29-PL216)
HQI50 (ref. PHA29-PL217)
Twin Garage (ref. PHA29-PL218)
Single Garage (ref. PHA29-PL219)
Drainage and Levels Appraisal (ref. 0421-1C)
General Arrangement (ref. 0424-100A)
Section 38 Plan (ref. 0424-102)

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

2. Notwithstanding the approved details, no works or development above foundation level for phase 5 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.

PLANNING COMMITTEE

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.

3. Prior to the commencement of development, a detailed scheme for the site layout be submitted to the Local Planning Authority. The development shall not be occupied or brought into use until the submitted scheme, which is broadly in accordance with General Arrangement (ref. 0424-100A), subject to any necessary changes identified during the detailed design process, 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 highway safety.

4. The development hereby permitted shall not be first occupied until details of proposed measures to protect the attenuation basins from pedestrian ingress have been submitted to and approved in writing by the local planning authority. The measures shall be constructed and implemented in full accordance with the approved details.

Reason: In the interest of pedestrian safety.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development and as such the application falls outside the scheme of delegation to Officers.