

Application Number	21/00745/REM
Site Address	Formerly Tolladine Golf Course, Tolladine Road, Worcester
Description of Development	Variation to drawings listed as approved under Condition 2 of Full Planning Approval reference 20/00352/FUL minor changes to the road alignment and car parking locations.
Expiry Date	3 November 2021
Applicant	Tricas Construction Ltd
Agent	Mr Alan Hardwick
Case Officer	Andrew Thompson
	andrew.thompson@worcester.gov.uk
Ward Member(s)	Warndon Parish South Ward
Reason for Referral to Committee	Major application and Called in by the Ward Councillor
Key Issues	The principle of development and whether the proposal would be sustainable form of development having regard to the 3 dimensions of sustainable development in terms of its economic role, social role and environmental role.
Web link to application	https://plan.worcester.gov.uk/Planning/Display/21/00745/REM
Recommendation	The Corporate Director - Planning and Governance recommends that the Planning Committee grants planning permission subject to conditions set out at Section 9.

1. **Background**

- 1.1 The application was registered on 4 August 2021 and was due for a decision on 3 November 2021. An extension of time has been sought to allow the committee to determine the application.
- 1.2 The application has been referred to the Planning Committee in accordance with the

adopted Scheme of Delegation.

The application has also been referred to Planning Committee by Councillor Lucy Hodgson as the application has attracted a local opposition.

2. The site and surrounding area

- 2.1 The application relates to a 0.59 hectare of land accessed from Tolladine Road via a short section of The Fairway with planning permission approved under 20/00352/FUL with development commencing on the site.
- 2.2 The land was originally part of the former Tolladine Golf Course and comprises rough grassland, shrubs and some trees. The ground levels rise to the south and east and are approx. 6m above the ground levels of existing houses to the north in The Fairway and Otley Close. To the south is denser vegetation on the former golf course, with the Ronkswood Hill Meadows Local Nature Reserve to the south west. The site contains a large semi-derelict storage building and to the east a telecommunications mast and beyond that the site is crossed by an oil pipeline.
- 2.3 The site contains a large oak tree that is within a Tree Preservation Order.
- 2.4 The application site is allocated for housing in the South Worcestershire Development Plan: SWDP 43m (Club House, Tolladine Golf Course) and is stated to have an indicative capacity of 9 dwellings.
- 2.5 In 2011 planning permission was granted to erect 9no. 4 bed houses on the site (P10Q0537 relates). The permission was never implemented.

Location Plan



3. The proposals

3.1 As set out in the Development Description the application proposes the variation to drawings listed as approved under Condition 2 of Full Planning Approval reference 20/00352/FUL minor changes to the road alignment and car parking locations.

3.2 The previous site layout is set out below:



Figure 1 – Approved Site Layout under 20/00352/FUL

3.3 The application proposes amendments to the layout of the road and minor revisions to the access to the golf course following technical agreement with the Highway Authority.



Figure 2 – Proposed Site Plan

3.4 The application is accompanied by a full set of plans together with a suite of supporting documents that include:

- TF-LE-GEN-XX-SK-CE-S2 A1 – Site Level Differences
- TF-LE-GEN-XX-SK-CE-102-D2-A1 Rev F – Swept Path Analysis
- TF-LE-GEN-XX-SK-CE-500-D2-A1 Rev I – Drainage Layout
- TF-LE-GEN-XX-SK-CE-101-D2-A1 Rev H – Engineering Layout
- TF-LE-GEN-XX-SK-CE-103-D2-A1 Rev G – External Levels and S38 Drawing
- 70272_D01 Rev Ae – Site Layout
- WCC-2020-300-01 – Tactile Paving Detail
- CE-1300-D-A1 Rev A – Lighting Details
- Boiler information - Ideal Logic 35

3.5 In accordance with Article 15 (7) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), full details of the application have been published on the Council’s website. As such, Members will have had the opportunity to review the submitted plans and documents in order to familiarise themselves with the proposals prior to consideration and determination of the application accordingly.

4. Planning Policy

4.1 The application is submitted under Section 73 of the Town and Country Planning Act 1990 that allows an application to be made to vary conditions associated with a planning permission.

Section 73 of the Town and Country Planning Act confirms that on such applications the Local Planning Authority shall consider only the question of the conditions subject to which planning permission should be granted,

- 4.2 Guidance for determining s73 applications is set out in the NPPG which states that a minor material amendment is one "whose scale and nature results in a development which is not substantially different from the one which has been approved". It is further stated that the development which the application under s.73 seeks to amend will by definition have been judged to be acceptable in principle at an earlier date. Consequently, the extent of the material planning considerations are somewhat restricted and only the amendments being applied for should be considered at this stage in light of current policy.
- 4.3 The Town and Country Planning Act 1990 ('the Act') establishes the legislative framework for consideration of this application. Section 70(2) of the Act requires the decision-maker in determining planning applications/appeals to have regard to the Development Plan, insofar as it is material to the application/appeal, and to any other material consideration. Where the Development Plan is material to the development proposal it must therefore be taken into account. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application/appeal to be determined in accordance with the Plan, unless material considerations indicate otherwise.
- 4.4 The Development Plan for Worcester now comprises:
- The South Worcestershire Development Plan (SWDP) which was adopted February 2016, and;
 - The Worcestershire Waste Core Strategy, which was adopted on December 2012.

South Worcestershire Development Plan

- 4.5 The following policies of the SWDP are considered to be relevant to the proposal:

SWDP 4 Moving Around South Worcestershire
SWDP 7 Infrastructure
SWDP 21 Design
SWDP 22 Biodiversity and Geodiversity
SWDP 27 Renewable and Low Carbon Energy
SWDP 29 Sustainable Drainage Systems
SWDP 38 Green Space
SWDP 43m Housing Allocation (Club House, Tolladine Golf Course)

The Waste Core Strategy for Worcestershire - Adopted Waste Local Plan 2012-2027

- 4.6 The Waste Local Plan was adopted by Worcestershire County Council on 15 November 2012 and is a plan outlining how to manage all the waste produced in Worcestershire up to 2027. The following policies are relevant to this application:
- WCS1 (Presumption in favour of sustainable development)
WCS3 (Re-use and recycle)
WCS17 (Making provision for waste in new development)

Material Considerations

- 1. National Planning Policy Framework**
- 2. National Planning Practice Guidance**
- 3. Supplementary Planning Documents**

- 4.7 The following Supplementary Planning Documents (SPD) are relevant to the application proposals:-
- South Worcestershire Design SPD
 - Planning for Health in South Worcestershire SPD
 - Renewable and Low Carbon Energy SPD

4. Other material considerations

- 4.8 The following documents are noted as material considerations in the determination of the application proposals
- Worcestershire's Local Transport Plan (LTP4) 2018 – 2030
 - Worcestershire County Council Streetscape Design Guide (2018)

5. Planning History

- 5.1 The following planning applications are considered relevant to the determination of the application:

20/00352/FUL - Proposed residential development to erect 16 residential units for affordable housing. Approved 22 March 2021

21/00512/REM - Variation to drawings listed as approved under Condition 2 of Full Planning Approval reference 20/00352/FUL for minor change to the external levels across the site (Tf Le Gen Xx Dr Ce 103 S5 A1 External Levels, revision: A to be replaced with Tf Le Gen Xx Dr CE-103-D2-A1-C - External levels). Withdrawn 21 June 2021

ENF21/0054 and ENF21/0056 – Enforcement complaints have been received following the grant of planning permission (23 March 2021) which relate to the capability of the implementation of the planning permission and the width of the access road.

6. Consultations

- 6.1 Formal consultation, including display of site notices, has been undertaken in respect of the application. The following comments from statutory and non-statutory consultees and interested third parties have been received in relation to the original and amended proposals and are summarised as follows:

Neighbours and other third party comments: Objections have been received from the occupants of 24 The Fairway, 5 Otley Close, 307 Tolladine Road and a further neighbour on grounds relating to the following matters:

- Need to repair the damage caused before further works are taken with numerous reports of water leak on Ronkswood Meadow caused from development.
- 2 car parking spaces appear to have moved the location of these spaces away from the neighbour's drive.
- The plans also appear to not allow sufficient space to turn into/out of drives on a steep incline, this will be severely impacted on should the levels of the ground be adjusted.
- The minor changes to road alignment and car parking locations are not clear in this application.

Councillor Roberts - The development of this site has caused considerable inconvenience, including water run off blocking rights of way, inappropriate parking of vehicles and air pollution. Concerns were raised about the access road and road network when the original planning application was approved. If the contrary to the information provided this should be made clear to the Chair of the Committee.

- 1 It was agreed to maintain an oak which is subject to a TPO at the centre of the site. It must be established that the condition has been conformed with and the new arrangements must not put it under threat.
2. At the committee it was explained that the access road was of sufficient width. Any new arrangement must not encroach on the land of existing properties.

Warndon Parish Council – In summary objects to this application until/unless the following issues are satisfactorily resolved:

- The concerns expressed above regarding the impact of this application on the parking spaces for 6a Otley Close;
- The potential impact of the "minor changes to the road alignment" on properties on The Fairway;
- Clarification is provided that there will be no impact from those proposed changes on the slow worm translocation site and the TPO oak tree and its root protection area - as required by the Landscape Officer.

Worcester City Council Landscape and Biodiversity Adviser: Would like to see a plan showing the before and after changes. The road must not be any wider to the west side verge where the slowworms were translocated, or encroach any further to the Oak tree, however small the difference.

Tree Officer – Support the comments of the Landscape Officer.

Worcestershire County Council (Highway Authority): No Objection from Highways to the proposed variation of condition to amend the footway width to 1.8m and the carriageway width on the access road 4.8m (widening to 5.5m beyond the bend as indicated). It is also noted that the parking layout adjacent to the turning head and mast has been amended in order to retain access to the existing gravel track to the golf course. A copy of the adoption plan has also been provided.

Worcestershire Regulatory Services (Air Quality): No adverse comments

South Worcestershire Land Drainage Partnership: No objection

Exolum Gas Pipeline – The interests of the Exolum are conserved by means of the Energy Act 2013, in particular Part IV of the Act, and other legislation such as the Pipeline Safety Regulations 1996. It is, however, the Energy Act 2013 that prohibits any development and most intrusive activities within the Easement Strip without specific consent from Exolum. Exolum's Easement Strips are 6 metres wide and can incorporate other associated Exolum facilities. Exolum will be able to provide guidance on the required procedures for entering into a Works Consent and provide confirmation on permitted development and intrusive activities. The whole process of obtaining a Works Consent can take between four and six weeks depending on circumstances at the time of application.

- 6.2 Members have been given the opportunity to read all representations that have been received in full. At the time of writing this report no other consultation responses have been received. Any additional responses received will be reported to members verbally or in the form of a late paper, subject to the date of receipt.
- 6.3 In assessing the proposal due regard has been given to local residents' comments as material planning considerations. Nevertheless, I am also mindful that decisions should not be made solely on the basis of the number of representations, whether they are for or against a proposal. The Localism Act has not changed this, nor has it changed the advice that local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission unless it is founded on valid planning reasons.

7. Planning Assessment

- 7.1 Policy SWDP1 of the South Worcestershire Development Plan sets out overarching sustainable development principles and these are consistent with the Framework. The various impacts of the development have to be assessed and the benefit and adverse impacts considered, to establish whether what is proposed is sustainable development. Taking the above matters into account I consider the main issues raised by the proposal relate to the principle of development and whether the development would be sustainable, having regard to the 3 dimensions of sustainability set out in the Framework.

The Principle of Development

- 7.2 The application proposals have the benefit of planning permission and therefore the principle of development for 16 properties has already been obtained with development commencing on the site and conditions being discharged. The proposals are for amendments to the previous permission. There is no material change in policy either at national or local level which have altered the circumstances in terms of the amended layout. The site continues to contribute to the provision of housing in the City.

Design

- 7.3 Policy SWDP21 and the National Planning Policy sets out the requirement to achieve high quality design. The proposed amendments as submitted relate to alterations to the road layout and car parking provision with additional space being created by the changes for landscaping around the retained Oak tree. The proposed houses are unaffected by the proposed amendments and are therefore continues to be considered as acceptable.

Impact on neighbouring amenity

- 7.4 Policy SWDP21 sets out that development should have regard to the amenity of neighbours to the development. The comments and concerns raised by Warndon Parish Council, neighbours and residents have been noted and have been carefully considered. It is normal that during construction that there is an element of change and disturbance whilst activities take place. Construction Management aims to reduce and manage such disturbance but cannot eliminate such matters entirely.
- 7.5 A construction management plan has been submitted as a discharge to conditions under 20/00352/FUL. The details were considered to be acceptable to discharge Condition 9 of the previous planning permission on 4 August 2021.

Access and Highway Safety

- 7.6 Policy SWDP 4 and SWDP 7 seeks to ensure that the proposals are managed appropriately and would provide an appropriate level of car parking and access. The proposals would provide 38 car parking spaces for 16 dwellings. It is considered that the parking provision is generous. The comments of neighbours and residents and the Parish Council are noted.
- 7.7 The applicant sets out in the submission that the revised road layout has been altered to create the desired visibility splay ensuring vehicle and pedestrian safety which is required by highways to pass off an adoptable road. The road adjustment all falls within the red edge title plan boundary which has been checked by a 3rd party land surveyor. The Section 38 has also had technical approval already on the new road alignment, see attached approval. The applicant also notes that the proposals have also lowered the level of the road adjacent to the properties on the fairway by 300mm to be more accommodating.

The applicant highlights that there have had continued meetings with the residents to keep them informed of all changes.

- 7.8 As set out by highway officers, the proposed variation of condition to amend the footway width to 1.8m and the carriageway width on the access road 4.8m (widening to 5.5m beyond the bend as indicated). It is also noted that the parking layout adjacent to the turning head and mast has been amended in order to retain access to the existing gravel track to the golf course.
- 7.9 Whilst it appears that the parking spaces are moved slightly in the adopted layout, there is no significant alteration in the car parking and drive for 6a Otley Road that would materially affect the access or private drive to the neighbouring development.
- 7.10 As such, taking all matters into consideration and the comments of the Highway Authority and neighbours, there is appropriate and adoptable access proposed. This does not affect any private agreement necessary between the applicant and 6a Otley Road which is a separate legal matter.

Biodiversity

- 7.11 Policy SWDP22 sets out the requirement to ensure protected species are managed as part of the development. The proposals included a requirement for retention of the Oak tree under a Tree Preservation Order (reference TPO306) and the translocation of slowworms under the requirements of Condition 14.
- 7.12 Condition 14 was satisfied following the grant of planning permission on 4 August 2021. Noting the proposals and the amendments to the road layout, the proposals would increase the amount of landscaping around the TPO tree and therefore the area safeguarded for slowworms.
- 7.13 As such, noting the requirements of the Council's Landscape and Biodiversity Officer, there would be no impact on protected species and the proposals would be in accordance with the requirements of Policy and not alter the consideration of the approved scheme.

Flooding and Drainage

- 7.14 The application site is within Flood zone 1 and therefore is at the lowest risk of flooding. It is noted that there was a reported leak of a water pipe to which was resolved through Severn Trent's repair work.
- 7.15 There are no new issues as a result of the proposed amendments with sustainable drainage details having been approved as part of a condition to the original planning permission. The application does not amend the drainage layout or principles of the drainage and would not result in the position in relation to flooding from the site being altered which has been found to be acceptable.

Previous planning conditions to 20/00352/FUL

- 7.16 The previous planning permission was granted planning permission subject to a number of planning conditions with a number being discharged. As such the following updates should be noted:

Condition 1 – Time to implement the permission – Work has started however as this permission cannot grant an extension to implement the permission there is a need to update the condition to reflect the timescales of planning permission 20/00352/FUL.

Condition 2 – Approved Plans - An update approved plans forms part of this submission

Condition 3 – Archaeology access - The development has commenced and therefore the condition is no longer necessary.

Condition 4 – Floor slab levels - Approved 4 August 2021. The condition will need to be updated to reflect the discharge of details.

Condition 5 – Refuse Storage - Approved 4 August 2021. The condition will need to be updated to reflect the discharge of details.

Condition 6 – Sustainable Drainage - Approved 4 August 2021. The condition will need to be updated to reflect the discharge of details.

Condition 7 – Electric Vehicle Charging – Prior to occupation condition. The condition will be carried forward onto this permission.

Condition 8 – Secure Cycle Storage - Approved 4 August 2021. The condition will need to be updated to reflect the discharge of details.

Condition 9 – CEMP – Approved 4 August 2021. The condition will need to be updated to reflect the discharge of details.

Condition 10 – Boundary Treatment - Details submitted on plan 70272-D01 Rev Ae – Site Layout. These details are considered to be acceptable.

Condition 11 - Boiler details – It is considered that this is a matter that should have been dealt with through building regulations rather than a planning condition but nonetheless, the applicant confirms that the boiler to be installed is the Ideal Logic 35 which has an emission NO_x value of 33mg/kWh. The detail would be sufficient to satisfy the terms of the condition and therefore there is no need to reapply this condition.

Condition 12 – Lighting - Drawing CE-1300-D2-A1-A – Lighting Layout – has been submitted to satisfy the requirements of the condition. The details are considered to be acceptable and therefore the condition is required to be updated.

Condition 13 - Materials - Approved 4 August 2021. The condition will need to be updated to reflect the discharge of details.

Condition 14 – Slow Worm – Approved 4 August 2021. The condition will need to be updated to reflect the discharge of details.

Condition 15 – Visibility splays - – Prior to occupation condition. The condition will be carried forward onto this permission.

Condition 16 – Access implementation - Prior to occupation condition. The condition will be carried forward onto this permission.

Condition 17: As part of the highway adoption process, plans TF-LE-GEN-XX-DR-CE-105-C-A1-G – S38 Layout, and WCC 2020 300 01 – Tactile Detail have been considered acceptable by the Highway Authority and therefore this condition is no longer necessary.

Condition 18 – Welcome Pack - Prior to occupation condition. The condition will be carried forward onto this permission.

Condition 19 – Landscaping details - – Prior to occupation condition. The condition will be carried forward onto this permission.

8. Conclusion and planning balance

- 8.1 The NPPF identifies a series of the components that are considered critical to achieving sustainable development. In my opinion, the above assessment of the planning application proposals against the planning policy framework demonstrates that the application responds to, and is in accordance with, the requirements of the adopted planning policy within the development plan and material considerations relevant to the determination of the application.
- 8.2 This development would continue to assist in delivering housing need for South Worcestershire over the plan period to 2030 ensuring that there is an adequate supply of land for housing. These are factors in support of the development to which substantial weight should be attached.
- 8.3 The proposed development would result in some economic benefits; employment during construction and thereafter upon the occupation of the dwellings it is likely that the occupants would contribute towards maintaining the vitality of local services and facilities. For this role of sustainable development, the balance would clearly be in favour of granting planning permission.
- 8.4 With regard to the social role, the delivery of affordable homes in this location would contribute to the continued economic and social sustainability of the City. This is a factor to which significant weight can be afforded.
- 8.5 In respect of potential adverse impacts, the proposal has generated a number of objections and many of these focus around access and highway implications and the continued management of the development. These concerns which are to be given appropriate weighting in the determination of this application.
- 8.6 On balance, having regard to all comments received as part of the consultation process and all material planning issues, the proposed development is sustainable when looking at its social, economic and environmental credentials. It is considered that the proposals constitute an environmentally, socially and economically sustainable form of development that accords with the Framework and the Development Plan as a whole.

9. Recommended planning conditions

- 9.1 In the event that members resolve to grant planning permission the following conditions are recommended:

1. The development hereby permitted shall be begun before the expiration of three years from the date of issue of planning permission 20/00352/FUL.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in accordance with the following approved plans and associated documents and the specifications and recommendations contained therein, except where otherwise stipulated by conditions attached to this permission

70272 D00a Location Plan
Rt Mme 129256 (reptile)

70272L(90)991Landscape Management And Maintenance Responsibility Plan
264 17 102 06Supplementary Site Investigation Part 1
264 17 102 06Supplementary Site Investigation Part 2
264 17 102 06Supplementary Site Investigation Part 3

70272 D02, revision: DStreet Scenes Rev. D
 70272 D11, revision: EType B Plots 1 4 Rev. E
 70272 D10, revision: CType A Plot 7 Rev. D
 70272 D12, revision: EType B2 Plots 5 6 Rev. E
 70272 D13, revision: CType C Plots 8 9 Rev. D
 70272 D15, revision: AType C Plots 10 11 Rev. A
 70272, revision: 2Design And Access Statement
 70272 D900a, revision: B - Landscape Plan
 70272 D14, revision: D Type D Plots 12 16 Rev. D
 revision: 2Pea And Reptile Survey (phase 2 Of Development) Report Dec 2018
 70272 D01, revision: Y Site Layout Plan Rev Ae
 TF-LE-GEN-XX-SK-CE-S2 A1 – Site Level Differences
 TF-LE-GEN-XX-SK-CE-102-D2-A1 Rev F – Swept Path Analysis
 TF-LE-GEN-XX-SK-CE-500-D2-A1 Rev I – Drainage Layout
 TF-LE-GEN-XX-SK-CE-101-D2-A1 Rev H – Engineering Layout
 TF-LE-GEN-XX-SK-CE-103-D2-A1 Rev G – External Levels and S38 Drawing
 WCC-2020-300-01 – Tactile Paving Detail
 CE-1300-D-A1 Rev A – Lighting Details
 revision: 2Fairways Cgo Ecology Mitigation Strategy Jan 20
 revision: 2Fairways Tree Report 2020 V2
 70272 L(90) 99070272-L(90)990 Landscape and Habitat Enhancement and Maintenance Plan
 500 A1 ATF-LE-GEN-XX-DR-CE-500-A1-A - Drainage Layout

Reason: To ensure compliance with the approved scheme

3. Unless otherwise agreed through the submission of approved details to the Local Planning Authority in writing, the slab and floor levels shall be carried out in accordance with the details submitted to and approved under the discharge of planning condition to planning approval 20/00352/FUL approval dated 4 August 2021.

Reason - To ensure the proposed development does not have an adverse effect on the character and appearance of the area in accordance with policies SWDP21 and SWDP25 of South Worcestershire Development Plan.

4. Unless otherwise agreed through the submission of approved details to the Local Planning Authority in writing, the refuse and waste storage details shall be carried out in accordance with the details submitted to and approved under the discharge of planning condition to planning approval 20/00352/FUL approval dated 4 August 2021. The approved refuse storage facilities shall be implemented prior to the first occupation of the associated development and/or building(s) and retained thereafter.

Reason - To ensure adequate refuse storage facilities are incorporated in the development and/or ensure high quality design in accordance with policies SWDP21 and SWDP33 of the South Worcestershire Development Plan.

5. Unless otherwise agreed through the submission of approved details to the Local Planning Authority in writing, surface water drainage shall be carried out in accordance with the details submitted to and approved under the discharge of planning condition to planning approval 20/00352/FUL approval dated 4 August 2021 and the associated management and maintenance plan for the lifetime of the development.

Reason: To ensure a satisfactory means of disposal for surface water without increasing the risk of flooding to the site or elsewhere.

6. The development hereby permitted shall not be first occupied until the 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 point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

7. The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been carried out in accordance with the details submitted to and approved under the discharge of planning condition to planning approval 20/00352/FUL approval dated 4 August 2021. The approved cycle parking shall be kept available for the parking of bicycles only.

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

8. The development shall be carried out in accordance with the approved Construction Environmental Management Plan submitted to and approved by the Local Planning Authority on 4 August 2021. This includes:-
 - Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 - Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);
 - The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.
 - Details of any temporary construction accesses and their reinstatement.
 - A highway condition survey, timescale for re-inspections, and details of any reinstatement.

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. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

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

9. All boundary and plot walls, fences or other means of enclosure to be erected on the site shall be carried out as shown on plan reference 70272-D01 Rev Ae – Site Layout. The approved scheme shall be implemented with 3 months of each dwelling being occupied.

Reason - To ensure that the new materials are in keeping with the surroundings and/or represent quality design in accordance with policy SWDP21 of the South Worcestershire Development Plan.

10. All external lighting shall be carried out in accordance with details shown on plan CE-1300-D2-A1-A – Lighting Layout. The approved scheme shall thereafter be implemented and retained.

Reason: To protect the natural habitats of foraging bats, birds and wildlife

11. Materials to be used in the construction of the external surfaces of the dwellings shall be carried out in accordance with the details submitted to and approved under the discharge of planning condition to planning approval 20/00352/FUL approval dated 4 August 2021.

Reason - To ensure that the new materials are in keeping with the surroundings and represents quality design in accordance with policy SWDP 21 of the South Worcestershire Development Plan.

12. The development shall be carried out and not affect or interfere with the slow worm translocation details submitted to and approved under the discharge of planning condition to planning approval 20/00352/FUL approval dated 4 August 2021.

Reason:- To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area in accordance with policy SWDP 22 of the South Worcestershire Development Plan and the aims and interests that the National Planning Policy Framework seeks to protect and promote with regard to the conservation and enhancement of the natural environment.

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

Reason: To reduce vehicle movements and promote sustainable access.

14. Notwithstanding the submitted landscaping drawings, before the first use/occupation of the development hereby permitted a revised scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:- (i) a plan(s) showing details of all existing trees and hedges on the application site. The plan should include, for each tree/hedge, the accurate position, canopy spread and species, together with an indication of any proposals for felling/pruning and any proposed changes in ground level, or other works to be carried out, within the canopy spread. (ii) a plan(s) showing the layout of proposed tree, hedge and shrub planting and grass areas. (iii) a schedule of proposed planting - indicating species, sizes at time of planting and numbers/densities of plants. (iv) a written specification outlining cultivation and other operations associated with plant and grass establishment. (v) a schedule of maintenance, including watering and the control of competitive weed growth, for a minimum period of five years from first planting. All planting and seeding/turfing shall be carried out in accordance with the approved details in the first planting and seeding/turfing seasons following the completion or first occupation/use of the development, whichever is the sooner. The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure the proposed development does not have an adverse effect on the character and appearance of the area in accordance with policies SWDP21 and SWDP25 of South Worcestershire Development Plan.

Informative Note:

1. For the use or reuse of sewer connections, either direct or indirect, to the public sewerage system the Applicant will be required to make a formal application to STWL under Section 106 of the Water Industry Act 1991. The Applicant may obtain copies of current guidance notes and application form from either the STWL website (www.stwater.co.uk) or by contacting the STWL Development Services Team (Tel: 0800 707 6600).