

# PLANNING APPLICATION NUMBER:P12/1447

Type of approval sought	Full Planning Permission
Ward	Cradley and Wollescote
Applicant	Mr N. Bradley, Midland Heart Ltd
Location:	<b>SITE OF FORMER CRADLEY HIGH SCHOOL, HOMER HILL ROAD, CRADLEY, HALESOWEN, B63 2UP</b>
Proposal	<b>HYBRID APPLICATION FOR: PART A: FULL PLANNING PERMISSION FOR THE DEVELOPMENT OF 120 APARTMENT RETIREMENT VILLAGE WITH COMMUNAL FACILITIES AND ASSOCIATED PARKING IN A PART SINGLE AND PART THREE-STOREY BUILDING. PART B: OUTLINE APPLICATION FOR THE ERECTION OF 11 NO. DWELLINGS (ACCESS AND LANDSCAPING TO BE CONSIDERED).</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. The application site measures approximately 2 hectares in size and previously contained the Cradley High School until its demolition in 2010. The site is located adjacent to existing residential properties to the North (Ormande Close) and West (Brades Close) and by Homer Hill Park to the South and East.
2. The site itself is relatively flat however the land falls away from it in all directions, with the most significant change in levels being towards the West with the existing residential properties along Brades Close being set at a much lower level.
3. In addition to Brades Close there are residential properties to the North of the site along Ormande Close. The general character of the surrounding dwellings is two-storey detached houses although there are bungalows in close proximity.
4. When the school was in operation on the site vehicular access was taken from Homer Hill Road with an egress on the opposite side of the park down to Slade Road. Homer

Hill Road is still in operation however the egress on the opposite side of the park is currently closed.

5. Homer Hill Park provides the majority of the setting for the site with a large open part of the park being located to the South and a football pitch being located to the East.

## PROPOSAL

6. Midland Heart is one the top ten housing and care organisations based in the UK and operates within 54 Local Authority areas, working alongside customers and their communities. Their work involves supporting those who need help to live independently, assisting in regenerating communities and helping individuals to discover their own abilities.
7. This is a hybrid planning application that is made up of two separate elements. Part A is a full planning application for the erection of a part single and part three-storey building that would provide 120 units of extra care accommodation for the elderly and Part B is an Outline application for the erection of up to 11 dwellings on the northern section of the site, backing onto the existing dwellings in Ormande Close.

### Part A: Extra Care Facility

8. The development objectives are to create a facility for older people, which will enable them to live as independently as possible whilst also addressing their changing needs and expectations. The concept is to provide a framework within which older people will be encouraged to make informed choices about their finances, health and well-being, and where it will forge links with the local wider community, encouraging social interaction.
9. Midland Heart has experience in the development of extra care housing schemes across the UK and recently completed two schemes in Dudley (Broad Meadow and Willowfields). Both proposals provide good quality sustainable homes and an environment that fits into the wider community enhancing amenities and services in the

local area. This approach contributes to a positive regeneration of the whole neighbourhood.

10. Based on currently occupied schemes, it is envisaged that the age of all residents within the development will be as follows:
  - 55-60 years (30%)
  - 61-75 years (30%)
  - 76-85 years (20%)
  - 86-95 years (15%)
  - 95+ years (5%)
11. The proposal includes 120 apartments, which would include 55no. 1bed (46%) and 65no. 2bed (54%) units. The sizes of individual dwellings are compliant with area requirements as set out by Design and Quality Standards – 52.4sqm (1bed) and 62.8sqm (2bed). All of the apartments will be designated to people of mixed ability/ social status and over the age of 55.
12. The development would offer a range of tenure options, including rent, outright purchase (long leasehold) and shared ownership at 50% and 75% (with rent payable on the outstanding share). A 'tenure-blind' ethos is a key principle to the design with different tenures 'pepper-potted' around the building, rather than clustered in one area. Sales and rented properties are indistinguishable and it will be an individual's decision whether they choose to disclose the information to their neighbours.
13. The building that is the subject of this application was initially proposed to be four-storeys in height across the rear boundary and the building would have been located approximately 7 to 8 metres away from the proposed boundary fence and approximately 27 metres away from the rear boundary fence at the closest dwelling on Brades Close (No.29).
14. However following the responses received during the consultation period, and at the request of officers, the proposal was amended and the top floor has been removed and the building has also been pulled further away from the rear boundary with the rear

elevation of the building now being a minimum of 14 metres away from the proposed fence. Whilst the closest part of the building would still be approximately 27 metres from the boundary with the closest properties on Brades Close, this element of the building would be a blank gable wall. The main rear elevation would now be approximately 35 metres away from the fence at the rear of the existing properties along Brades Close.

15. The main element of the building would be 'E' shaped with three sections projecting forward from the rear of the building. These sections of the building would contain the residential accommodation.
16. The single-storey element would be located towards the front of the site and would face out over the existing football pitch and towards Slade Road. This would contain the communal facilities that would include the entrance to the building and main reception, a dining room/lounge, kitchen, library, games room, gym, laundry, shop, office and other ancillary accommodation.
17. The overall size of the footprint would be comparable to that of the previous school building and whilst the proposed building would be taller it would be located further away from the rear boundary adjacent to Brades Close.
18. A total of 79 parking spaces would be provided across the site with the two main car parking areas being located adjacent to each side of the building with some disabled parking spaces being located adjacent to the communal building.
19. Vehicular access and egress to the extra care facility would be taken from the existing road that runs from Slade Road, adjacent to West Road, to the South of the site.
20. The road would be upgraded in order to allow for vehicles to pass and this would involve resurfacing the entire length of the road. The lower half of the road currently has a footpath alongside one side. The resurfacing works would remove the dedicated footpath and would replace it with a new shared surface.



21. The upper half of the existing road does not have a footpath however and the road would need to be widened by approximately 1 metre in order to ensure that it would be wide enough to enable vehicles to pass (4.5 metres).
22. This access road would turn into the site and would provide access to both car parking areas and to a drop-off area directly to the front of the proposed building.
23. Homer Hill Road would not provide a means of vehicular access into the site. Whilst this has been explored as a potential option by the applicants there are complex land ownership issues regarding a small section of land that have made this an unacceptable option to the developer. In addition it should be noted that a number of objections have been received regarding the potential for conflict between the users of Homer Hill Road, if it had been included in the application, and the existing School on the opposite side of Slade Road.

#### Part B: Housing Development (Outline)

24. Part B of the proposal is an Outline application for the erection of up to 11 dwellings on the northern section of the site, backing onto the existing dwellings in Ormande Close.
25. Only the matters of access and landscaping are to be considered as part of the proposal with the other detailed matters regarding the appearance, layout and scale having been reserved for subsequent consideration.
26. The proposed means of access to this element of the proposal would be taken through an extension to Ormande Close. This new road would not form a link road through to the main part of the application site other than for emergency vehicles. Nor would the extension to Ormande Close link through to Homer Hill Road.

## **HISTORY**

27. Planning history for the site dates back to 1948 and the former quarry use of the site.

28. Planning history relating to the school dates back to 1976 however none of the applications are directly relevant to the current proposal.

## **PUBLIC CONSULTATION**

29. Notification letters were sent to the occupiers of approximately 120 neighbouring properties. In addition the application was advertised in the local press and through a number of site notices.

30. As a result a total of 68 objections have been received. The main issues raised are:

- The access is not suitable and further traffic and it would have safety implications for the nearby school children, users of the park and users of the health centre
- The additional traffic that this development would cause could not be supported by the nearby roads
- There are inadequate traffic calming measures in the area for the extra traffic
- There would be no protection to park users from the increased traffic along the shared access driveway
- There would be a lack of parking space provided within the development which would lead to overflow onto nearby roads
- The 5m wide shared access through the park would not be safe for pedestrians, particularly when considering fire engines and bin lorries as well as elderly people will gain access in this way. There would be no dedicated access for wheelchair users.
- Lack of a pavement on the shared access road – problems for blind or partially sighted residents
- The proposal would impact on neighbours in Brades Close, particularly due to overlooking and a lack of privacy. The security lighting would also have an impact on amenity
- The location is not acceptable for a retirement village as it is too remote and hilly, particularly when taking into account the gradients for pedestrian access
- The overall design and appearance would not be acceptable and would be very prominent – the building would impact on the beauty of the park

- The proposed layout and density is not acceptable
- The site is still too dominant and too high for the surroundings – this additional height will increase light pollution
- Very limited green space in the area – alternative sites should be found for the retirement village to enable the continued use of this space
- Increased noise and security risk
- The building would discourage people from visiting the park
- The electric sub-station would be open to theft
- Damage to wildlife and impacts on protected species, particularly from lighting
- The proposal would impact on the trees on-site
- Will impact on play at the park
- Concerns over the stability of the land due to previous mine workings

31. A petition of objection has been received containing 64 signatures objecting to the sale of the land and calling upon the Council to retain all of the land for use as open green space.

32. Councillor Body has objected to the proposal on the following grounds:

- The proposed access road will become a highway through open space,
- Midland Heart did not consult with the Friends of Homer Hill Park
- The exit road has gates preventing motorbikes and quadbikes from entering the park
- Opening up the Slade Road exit will greatly limit safety conditions
- Slade Road can be very busy with school related traffic,
- The existing car park on Slade Road is too small,
- The loss of open space is unacceptable.

33. Councillor Crumpton has also objected to the proposal on the following grounds:

- The building will at four stories become the dominant feature of the park and in fact the majority of Cradley. It will be the backdrop to the park and will severely visually detract from the park and the surroundings.

- The entrance to the development is through open parkland and it is not clear how the road will initially be used in the building phase.
- The electrical substation - why is this so far from the development and yet so close to housing.
- Historically the ground has suffered major subsidence,
- The development will be 'lit up like a Christmas Tree and in some ways with the security fencing resemble a prison camp. Residents believe that this will massively increase light pollution.
- Concerns have been expressed that disabled residents of the development will, effectively, be prisoners within the development as there is no dedicated wheelchair access to the site and it is at the top of a very large hill which will preclude many from walking or using their wheelchair.
- The park will become an open area at all times because of the change of the road to public highway thus allowing access by vandals after 9 pm.
- There is no provision for parking for footballers, spectators or park users and this will increase parking problems in the area.

34. Councillor Partridge has also submitted a representation forwarding details of the concerns and objections that have been made. These include:

- Impact on visual amenity both on individual properties and on the local area
- Over and inappropriate development of the site
- Safety issues relating to general locality
- Safety issues relating to development
- Loss of park-land
- Lack of consultation by the applicant
- Councillor Partridge also asks that the planning committee deal with each and every objection on its merits to ensure that the scheme, if approved, is better than it would otherwise be.

35. Following the receipt of amended plans the proposal was re-advertised for a period of 14 days with the neighbour notification and site advertisement process being repeated.

36. As a result 31 letters of objection have been received raising the following issues:

- The building is still too high
- Potential impact on bats and badgers
- The access would be dangerous
- Increase in traffic
- Loss of privacy
- Impact from floodlighting
- Concern over the weight of the building
- Noise from construction and during operation
- Security lighting and cameras

37. A number of these objections to the amended scheme relate to the use of Homer Hill Road as a means of access to the site due to the potential safety issues with school children. However it is important to note that the proposed development would not utilise Homer Hill Road and no access would be available from the site to that road (either the extra care facility or the new housing).

38. A letter of objection has also been received from the Headteacher at Cradley Church of England School regarding the impact of the development on highway safety. She has been advised that there is a possibility that the plans may be changed to include the use of Homer Hill Road and the objection has been raised in relation to this and includes:

- Additional traffic could cause chaos
- Conditions are already hazardous for children crossing the road
- Traffic in the area has increased since the previous one-way system was used

39. One letter of support has also been received stating that the proposal is a solution to a severe lack of homes for the elderly and that it would result in the creation of new jobs within the local community.

## OTHER CONSULTATION

40. Group Engineer (Development): No objection subject to conditions. The extra care facility would generate less vehicular traffic than the previous use of the site as a school. The proposed access road would allow for two-way traffic to pass

Head of Environmental Health and Trading Standards: No objection subject to conditions.

Environment Agency: Initially objected to the proposal however following the submission of additional information and subject to conditions relating to the surface water attenuation pond, the use of soakaways, and surface water drainage the objection has been lifted.

West Midlands Police: In principle I have no objections to this development and will visit the site at interim periods during construction. It appears that some of my recommendations have already been incorporated into the revised plans and the developers are working towards the Secured by Design accreditation.

West Midlands Fire Service: No objections to the application subject to the provision of a suitable water supply for fire fighting purposes.

CENTRO: No objections to the proposal. Given the nature of the scheme it is unrealistic to expect bus services to be diverted into the site. Enhanced pedestrian measures should be implemented and clear and concise signage should be installed. It is likely that some residents would want to take advantage of the Ring and Ride service provided by West Midlands Special Needs Transport Ltd and the access road should provide an appropriate turning facility.

## RELEVANT PLANNING POLICY

41. National Planning Guidance (2012)
- National Planning Policy Framework

- Technical Guidance to the National Planning Policy Framework

42. Black Country Core Strategy (2011)

- CSP1 The Growth Network
- CSP3 Environmental Infrastructure
- CSP4 Place Making
- DEL1 Infrastructure Provision
- HOU1 Delivering Sustainable Housing Growth
- HOU2 Housing Density, Type and Accessibility
- HOU3 Delivering Affordable Housing
- TRAN2 Managing Transport Impacts of New Development
- TRAN4 Creating Coherent Networks for Cycle and for Walking
- ENV 1 Nature Conservation
- ENV 2 Historic Character and Local Distinctiveness
- ENV 3 Design Quality
- ENV 5 Flood Risk, Sustainable Drainage Systems and Urban Heat Island
- ENV 6 Open Space, Sport and Recreation
- ENV 7 Renewable Energy
- ENV 8 Air Quality

43. Unitary Development Plan (2005) (Saved Policies)

- DD1 Urban Design
- UR9 Contaminated Land
- NC1 Biodiversity
- SO6 Parks
- EP6 Light Pollution

44. Supplementary Planning Guidance/Documents

- Open Space, Sport and Recreation Provision Supplementary Planning Document
- Affordable Housing Supplementary Planning Document
- Nature Conservation Supplementary Planning Document

- Draft New Housing Development Supplementary Planning Document (2012)
- Planning Obligations Supplementary Planning Document (2011)
- Design for Community Safety Supplementary Planning Guidance
- Parking Standards Supplementary Planning Document (2011)

## ASSESSMENT

45. The main issues are

- Principle
- Design
- Neighbour Amenity
- Occupier Amenity
- Access and Parking
- Nature Conservation
- Planning Obligations
- National Homes Bonus
- Other Issues

### Principle/Policy

46. The applicants have stated that the proposed extra care development will encompass a pro-active approach to retirement living and facilitate an appropriate combination of opportunities and interventions for its residents. Unlike the more 'traditional' response where the negative stereotypes of dependence culminate in often sterile residential homes, this innovative approach emphasises on the aspects of care, choice and dignity. The scheme will promote and instigate a positive framework where economic, social and environmental well-being will result in a more naturally self-sustaining community. The objective is to promote a move away from the reactive based approach, which would allow older people of varying dependencies to live longer and contribute positively to local social structures and communities. This in turn would challenge the general stereotypical image of older people thus raising the individual's self esteem.



47. Within the adopted Black Country Core Strategy the site is identified within Regeneration Corridor 13 (Jewellery Line – Rowley Regis to Stourbridge Junction). This corridor has a strategic emphasis on Housing Growth. In more detail, Appendix 2 states that, “This Corridor will be reborn through a mix of renewal and redevelopment to create new residential environments and green spaces”, with a focus on creating high quality sustainable communities.
48. In line with the above, there is now general, in principal, support for, and a presumption in favour of housing in this corridor. The site is also indicated within the Strategic Housing Land Availability Assessment (update), where this site is identified as a “deliverable (category 1) housing site” (ref. no. 93) with an indicative delivery timescale of within 5 years.
49. Although the site has become overgrown since the former Cradley High School was demolished in 2010 it is still regarded as previously developed land in accordance with the National Planning Policy Framework. Paragraph 17 of the NPPF encourages the effective use of land by reusing land that has been previously developed.
50. Adopted Core Strategy Policy HOU1: Delivering Sustainable Housing Growth requires ‘at least’ 95% of new housing to be built on previously developed land and the development would therefore contribute towards meeting this target.
51. Core Strategy Policy HOU3 states that “25% affordable housing should be secured on all sites of 15 or more dwellings where this is financially viable”. Information submitted by the agent confirms that approximately 80% of the extra care apartments will be affordable. The full application proposal therefore complies with the affordable housing requirements of Policy HOU3. There is no requirement for the outline element of the proposal for eleven dwellings to provide affordable housing.
52. In terms of meeting the accessibility standards set out in Core Strategy HOU2 (Housing Density, Type and Accessibility), the development would be located within an accessible distance to Cradley Local Centre, located less than 300m to the south east of the site and public transport providing access to Halesowen Town Centre.

53. Whilst the access road would have a fence running along both sides (the submitted plans show that this would be a timber fence however the final details would be controlled via condition) the proposal does include a proposed pedestrian link across the existing access road which would serve the development which would link the green open space with Homer Hill Recreation Ground.
54. The proposed dwellings would essentially form a small extension to the existing cul-de-sac of Ormande Close and it is considered that the principle of this would be acceptable.
55. Given that this is a previously developed site, located within a designated Regeneration Corridor that has a focus on housing led growth and is accessible, the principle of residential use is considered as acceptable. In addition it is considered that the proposal would result in positive regeneration benefits on this strategic corridor.
56. In addition the Council's Draft Housing Strategy for 2013 to 2016 states that one of the key challenges for the Borough is the ageing population and the need to help people maintain their independence by helping them to adapt their homes and offering a range of suitable specialist housing for those who cannot or do not want to adapt their existing homes.
57. Dudley's population is projected to increase by 7.4% in total between 2008 and 2033 with the most significant feature being the projected growth of 65+ age group by 45.5% over that period.
58. This application would result in the provision of specialist accommodation for the over 55 age group that would make a significant contribution to the likely housing needs of the Borough.

## Design

### Extra Care Facility:

59. The design of the extra care facility has been amended during the course of the planning application at the request of officers primarily to take account of the relationship between the building and the occupiers of existing properties. However amendments have also been made to improve the appearance of the building.
60. As the site does not form part of a wider street scene, and given that it previously contained an institutional building (albeit one of a smaller scale) it is not considered that the building need reflect the design or scale of the neighbouring dwellings.
61. The communal facilities would be located within a building at the front of the site, adjacent to the access road and facing out over the existing football pitch. Whilst the building would only have a single floor it would have an overall height of a two-storey building, with the rear of the building being slightly higher than the front with a mono pitch roof sloping down to the front.
62. Whilst the specific materials would be approved by condition following the submission of appropriate samples the plans show that the building would be built of blue brickwork with the main front elevation also incorporating a large amount of glazing set back with a canopy over. This would help to ensure that the front elevation of this part of the development has a modern, light and accessible feel to it.
63. The building would also be slightly curved that would add additional visual interest to it. Amendments have been made to the design of this building to reduce the amount of blank brickwork and to improve its visual appearance.
64. The main part of the building, the three-storey residential element, would be constructed of a combination of blue and red brickwork, render and concrete roof tiles (however the specific details of the proposed materials would be approved through condition and following the submission of samples).
65. As stated above the overall scale of the building has been reduced from a maximum height of four-storeys to three-storeys. This has resulted in the building have a much more appropriate scale without detracting from its design.

66. As the apartments would be located either side of an internal corridor that runs right through the building there would be apartments on both the internal and external elevations of the building. This would result in there being a positive visual appearance to the building as there would be a high level of fenestration in terms of the number of windows and balconies.
67. Amendments have been made to the design of the building, at the request of officers, to improve the visual appearance of the ends of the accommodation blocks and the communal facilities block by increasing the level of fenestration and visual interest.
68. It is considered that the proposed development would have a good level of design quality and that, subject to the approval of the specific materials, it would have a positive impact on its setting.

#### Proposed Housing

69. This element of the scheme is being proposed in Outline and as such precise details of the design, scale and appearance of the dwellings would be considered as part of a subsequent Reserved Matters application should this proposal be approved.
70. However the indicative information that has been submitted with the application shows that the site could accommodate 11 detached two-storey dwellings. Given that the general character of the surrounding dwellings is that of two-storey detached properties it is considered that this would be acceptable in this location.

#### Neighbour Amenity

##### Extra Care Facility

71. Given the changes in levels around the site and the proximity of existing dwellings in Ormande Close to the North and Brades Close to the West of the site the proposed development has the potential to have a significant impact upon the occupiers of those properties.

72. The extra care facility would be located approximately 46metres from the boundaries and 55metres from the rear elevations of the existing properties along Ormande Close. This separation distance is well in excess of what would generally be required between the facing elevations of two and three-storey properties and it is therefore considered that there would be no detrimental impact on the occupiers of those dwellings. The relationship between the existing dwellings along Ormande Close and the extra care facility would also be improved should the proposed housing come forward, however it is important to note that this element of the site would be likely to be developed at a later date, and may not come forward, however the relationship would be acceptable even if it does not.
73. There is a much greater potential for the scheme to impact on the occupiers of properties within Brades Close given the significant difference in ground levels between them and the application site (the floor level of the properties in Brades Close is approximately 9 metres below that of the application site).
74. As stated the scheme has been significantly amended at the request of officers due to concerns that the scheme as submitted would result in detrimental impact on the occupiers of those properties.
75. The amended scheme would now be located approximately 15metres away from the site boundary and approximately 27metres away from the rear garden fences along Brades Close and 47 metres from the rear elevation of the closest property. However this section of the building would be the side elevation of the apartments facing towards Ormande Close and would not contain any openings, other than for a corridor and conditions could be used to ensure that these contain obscure glazing.
76. The main rear elevation would be located 8 metres further back into the site, 35 metres from the rear garden fences and approximately 55 metres away from the rear elevation of the closest property, No.29 Brades Close.
77. Whilst officers concerns initially focused on the separation distance between the main rear elevations of the houses on Brades Close and the proposed building a site visit to No.29 Brades Close revealed that the occupier of that property has erected an area of

decking at the rear of the property. During that visit it was evident that the occupier of the property has erected a decked area at the very rear of the garden making the relationship with the proposal even more sensitive.

78. Whilst the amendments made to the scheme in terms of moving the building further away and reducing the height would significantly reduce the impact of the proposed building additional amendments were requested by officers in order to further reduce the potential for overlooking. The applicant agreed to remove the proposed second floor balconies that would have been located closest to the decked area to the rear of No.29 Brades Close and screening has been added to the first-floor balconies to limit the amount of overlooking.
79. Whilst there would still be habitable room windows in the rear facing elevation where the balconies would have been located it is considered that the level of overlooking that could occur from balconies would be greater than from a window as it is likely that people would spend much more time on a balcony area than they would standing next to a window.
80. The applicant has also agreed to provide some additional tree planting along the boundary in this location as the bank of trees that would help to screen the development further South along Brades Close thins out to the rear of Nos.29 to 23. The proposal also includes the erection of a 2 metre high security fence along the rear boundary of the site and if the fence was of solid construction to the rear of the properties along Brades Close it would further reduce the impact of the proposal. Specific details of the design and type of fence would be controlled through condition and it would be possible to consult with the residents in Brades Close before those details are approved.
81. No.42 Brades Close is located at the head of the cul-de-sac and sits side on to the application site. There would be approximately 60 metres between the rear elevation of the proposed extra care unit and the side of the dwelling and it is considered that this would be sufficient to ensure that there is no detrimental impact on the amenities of the occupiers of that property. In addition the level of screening provided by the bank of trees between the site and No.42 would greatly reduce the impact of the proposal.

82. Despite the difference in ground levels it is considered that the amendments to the scheme, removing the fourth-storey and pushing the building 8 metres further away from the boundary, removing the second-floor balconies, providing screening to the first-floor balconies and providing additional tree planting, would ensure that the proposal would not have a detrimental impact on the amenities of the occupiers of properties along Brades Close.

### Proposed Housing

83. As stated above the proposed housing element of the scheme has been included in Outline only however an indicative layout has been submitted as part of the application that seeks to demonstrate that 11 dwellings could be accommodated within the site without detrimentally impacting upon the amenities of the occupiers of the existing dwellings in Ormande Close or Brades Close.
84. Having regard to the size of the site it is considered that it would be possible to ensure that a minimum separation distance of 22 metres is provided between the rear elevations of the existing and proposed dwellings which, in accordance with the Council's required separation distances (as set out in Planning Guidance Note 3: New Housing Development) would be sufficient to prevent there being an unacceptable impact on amenity.
85. The final siting and design of the proposed dwellings would be the subject of a detailed Reserved Matters application and the occupiers of neighbouring properties would be consulted once that application has been submitted.
86. It is considered that following the amendments that were made to the proposal the scheme would not result in a detrimental impact on the amenities of the occupiers of neighbouring residential properties.

## Occupier Amenity

### Extra Care Facility

87. The proposal would make provision for landscaping around the building with the main amenity areas being provided through the creation of two courtyards that would be situated to the between the rear of the communal building and overlooked by the apartments on three sides.
88. The first courtyard would contain a water feature, a outdoor dining area adjacent to the main communal dining room, a kitchen garden and landscaped area. The second courtyard would contain a central grass area with feng shui style water feature and a circular path around the edge. Following the amendments to the scheme there is also sufficient space to the rear of the site for landscaping to be provided. In addition each of the apartments (apart from those referred to above to the rear of No.29 Brades Close) would have external balcony areas.
89. It is considered that the proposed development would provide a high level of amenity for the potential future occupiers. In addition to the amenity areas located within the development Homer Hill Park itself would provide a large area of amenity space for potential future occupiers to enjoy.

### Proposed Housing

90. With regard to the housing site it is considered that there is sufficient space within the site to allow for the appropriate amount of private amenity space to be provided (gardens with a minimum length of 11 metres) whilst ensuring that the correct level of car parking is achieved and that the design of the dwellings is of a high quality.
91. The separation distance between the extra care facility would be approximately 22 metres. This is the distance that would typically be required between the facing elevations of two-storey buildings to ensure that privacy and amenity levels were protected. Whilst this would usually be increased as a result of one of the buildings



being three-storey (as is the case here) the solution would be to either move the proposed dwellings closer to those on Ormande Close or reduce the level of car parking within the extra care site, neither of which are considered to be appropriate solutions and it is likely that any further reduction in the number of units would make the proposed development unviable.

92. It is considered that on balance the proposed development would result in an acceptable level of amenity for the occupiers of the proposed dwellings.

### Access and parking

#### Extra Care Facility

93. As stated the proposed vehicular access for the extra care facility would utilise the existing access road that adjoins Slade Road and runs along the opposite side of the park to Homer Hill Road.
94. In order to make the road suitable for two-way traffic improvement works are required. These works would involve the re-surfacing of the lower half of the road to create a shared surface rather than a separate road and footpath as currently exists. As there is no footpath to the upper half of the road it would need to be widened by approximately 1 metre in order to enable two-way traffic to pass (4.5 metres).
95. A total of 79 car parking spaces would be provided at the site that would generally be provided in two main areas, either side of the proposed building.
96. Emergency access only would be possible through to Ormande Close and no access would be possible between the site and Homer Hill Road.
97. The Group Engineer (Development) has considered the proposal in detail and has also undertaken additional traffic counts along Homer Hill Road.
98. When Cradley High School was operational, there would have been 79 vehicle movements through the park to Slade Road during the AM Peak hour (8am to 9am), 33

vehicle movements through the park to Slade Road during the PM Peak hour (3pm to 4pm) and 197 vehicle movements through the day (7am to 7pm). Based on the information submitted as part of the Transport Assessment, the proposed assisted living scheme will generate 9 vehicle movements through the park to Slade Road during the AM Peak hour (8am to 9am), 18 vehicle movements through the park to Slade Road during the PM Peak hour (3pm to 4pm) and 191 vehicle movements through the day (7am to 7pm).

99. The proposed development would therefore result in a significantly lower level of traffic utilising Slade Road during the AM and PM peak periods whilst removing 197 vehicle movements from Homer Hill Road.
100. Traffic accident data provided between 2007 and 2011 shows that there have been no recorded accidents on Slade Road, Homer Hill Road or Ormande Close for a five year period.
101. It is considered that the amount of traffic that would be generated by the proposed development would be below the level that was generated by the previous use of the site as a School. As such the Group Engineer is satisfied that the proposed access to the site would not result in any issues of highway safety.

#### Proposed Housing

102. As stated vehicular access to the proposed housing would be taken through an extension to Ormande Close. This access would also allow emergency vehicles into the extra care facility if needed but it would not link through to Homer Hill Road.
103. An objection has been received from the occupier of an existing dwelling on Ormande Close regarding the potential dangers of additional cars on pedestrian and highway safety. Of particular concern was the lack of visibility that is available to them when they exit from their driveway which could lead to issues with vehicles leaving the new houses.

104. Having considered the matter the Group Engineer (Development) has stated that given the design of the proposed extension to Ormande Close, in particular the relatively tight bend in the road, it is likely that vehicles would be travelling at very low speeds. When combined with the relatively low number of vehicle movements that 11 new dwellings would generate it is not considered that this would be a sufficient reason to refuse the application.
105. It is considered that the amount of traffic that would be generated by the proposed development would be minimal and likely to be travelling at low speed. As such the Group Engineer is satisfied that the proposed access to the site would not result in any issues of highway safety.

#### Nature Conservation

106. A Site of Local Importance for Nature Conservation (SLINC) lies adjacent to the site at its south western boundary. In line with Core Strategy Policy ENV1 therefore it is necessary to ensure that the development would not negatively impact this designation.
107. The application has been supported by an Ecological Survey Assessment and a Badger Mitigation Strategy. The Ecological Survey states that it is strongly recommended that the development does not extend into the SLINC and the area of grassland and trees to the North of the SLINC (the area between the site and Brades Close) also remains undeveloped.
108. The proposed development would not be located within the SLINC and the dense woodland area along the site boundary would be retained. The applicants have stated that the existing fence would be retained during construction and the new fence would be erected prior to the first occupation of the development and it is therefore considered that the proposal would not result in any detrimental impacts on the SLINC.
109. The Ecological Assessment also states that the site does not offer any suitable habitats for Great-Crested Newts, Water Voles or Otters and that whilst parts of the site would be suitable for reptiles none were found during a site survey. There are two pine trees within the bank to the West of the site that support three bat boxes. These boxes were

installed as part of the mitigation for the demolition of the school. The remaining trees are regarded as having a low potential for roosting bats.

110. As part of the proposal the development is expected to make a contribution towards Nature Conservation enhancements. This would be secured through a suitably worded condition and would include such measures as the installation of additional bat boxes, bird boxes and additional planting of appropriate species.
111. A badger sett is located within the SLINC and the proposed development would be partially located within 30m of the badger disturbance zone. Previous monitoring of the sett in 2009 and 2010 established this to be an infrequently used subsidiary sett. The Ecological Assessment recommended that the sett was monitored for a minimum period of six months. In response to that recommendation the applicants arranged for a Badger Mitigation Strategy to be produced to minimise the impact on the badger population using the site. As part of that process an ecologist visited the site in 2012 and it was evident that the sett is still in use.
112. Badgers are protected under the Protection of Badgers Act 1992 that makes it an offence to wilfully kill, injure, take, possess or cruelly ill-treat a badger or attempt to do so, or to intentionally or recklessly interfere with a sett.
113. Any works that would disturb the sett would require a licence to be issued by Natural England. If such a licence is required (and granted) then works within 30 metres of the sett could only be undertaken between July and November. If such a licence is required and not obtained by the developer then any works that disturb the sett would be illegal.
114. The proposed development is located further away from the sett than the former Cradley High School building that was demolished in 2010. Since the demolition of the school the reported level of activity at the sett has remained low and the Ecologist who visited the site states that it is unlikely that the tunnels extend beyond the former footprint of the school foundations.
115. The Ecologist who visited the site has confirmed that it is unlikely that the proposed works would give rise to the damage or disturbance of the sett or badgers within the

sett and as such it is unlikely that a licence would be required. It is the responsibility of the applicant however to confirm with Natural England whether or not a licence would be required.

116. Nevertheless the applicant has proposed avoidance and mitigation measures to ensure that there are no negative impacts on the badger sett. These include digging a trench around the edge of the development to check whether there are any tunnels, restricting the use of heavy pile drivers within 30 metres of the sett, retaining the existing fence during construction and avoiding leaving excavations uncovered at night. The mitigation measures can be secured through an appropriately worded condition.
117. It is considered that the proposed development would not have a detrimental impact on the Nature Conservation value of the site or adjoining land and that positive enhancements can be achieved.

#### Planning Obligations

118. Black Country Core Strategy (BCCS) Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.
119. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
120. The obligations potentially triggered according to the Planning Obligations SPD are:
- Affordable Housing
  - Education
  - Libraries
  - Public Realm

- Open Space
- Nature Conservation
- Public Art
- Transport Infrastructure Improvements
- Air Quality Enhancement

121. In determining the required planning obligations on this specific application the following three tests as set out in the Community Infrastructure Levy (CIL) Regulations, in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development;
- (c) fairly and reasonably related in scale and kind to the development.

122. Following consideration of the above tests the following planning obligations are required for this application:

123. On-Site Provision (to be secured by condition)

- Affordable Housing (minimum of 25% required)
- Libraries
- Public Realm
- Nature Conservation
- Public Art
- Air Quality Enhancement

124. It is considered that these contributions meet the necessary tests as stated above in that they contribute to the delivery of a sustainable development, are being provided directly on the development site itself and are deemed to be in scale and kind to the proposed development.

125. This development complies with the requirements of BCCS Policy DEL1 and the Planning Obligations SPD.

126. It is proposed in this instance to secure the provision of the affordable housing through an appropriately worded planning condition. Whilst this is not the approach typically followed by the Council (applicants are usually required to sign a legal agreement prior to the decision being released) it is an acceptable approach in this instance as the Council owns the site and cannot therefore enter into a S106 Agreement with itself.
127. It should be noted that the Council is a partner in the proposed scheme and can therefore exercise an additional degree of control if needed and there will be at least 25% of affordable housing provided.
128. In addition the process could be significantly delayed if a legal agreement is required and the applicant has stated that any delays to the commencement of the development could result in the required Homes and Communities Agency funding falling through.
129. The applicant has agreed to these onsite planning obligations.

#### New Home Bonus

130. Clause (124) of the Localism Act states that: Local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A “local finance consideration” means a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown. This may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of CIL.
131. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.
132. The Bonus will sit alongside the existing planning system and provides local authorities with monies equal to the national average for the council tax band on each additional

property and paid for the following six years as a non-ring fenced grant. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.

133. Whilst the clause makes it clear that local finance matters are relevant to planning considerations can be taken into account, it does not change the law in any way. It is not a new basis for planning policy and it remains unlawful for planning permissions to be “bought”.

134. This proposal would provide 131 houses generating a grant of 131 times the national average council tax for the relevant bands plus an enhancement payment of £350 per unit of affordable housing per annum for 6 years.

135. Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

#### Other Issues

136. One of the main issues raised in the objections that have been received relates to the decision of the Council to sell the land. However this is not a material planning consideration and does not form part of this assessment.

### **CONCLUSION**

137. The proposed development would provide 120 Extra Care units and up to 11 dwellings on a previously developed site within an identified strategic Regeneration Corridor that has an emphasis on housing led growth. Amendments have been made to the proposal that would ensure that the proposal would not result in a detrimental impact on the occupiers of either existing neighbouring properties or the likely occupiers of the proposed development. The proposal would make a significant contribution to the requirement for specialist accommodation for the over 55 age group in addition to a significant number of affordable homes. The proposal would not result in a detrimental



impact on highway safety or on the use of the neighbouring open space. Consideration has been given to policies CSP1, CSP3, CSP4, HOU1, HOU2, HOU3, DEL1, ENV7, TRAN2, TRAN4, ENV1, EMV3 and ENV8, of the Black Country Core Strategy and saved policies DD1, UR9 and NC1 of the Dudley Unitary Development Plan.

## RECOMMENDATION

It is recommended that the application be APPROVED subject to the following conditions with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

### Reason for approval

The proposed development would provide 120 Extra Care units and up to 11 dwellings on a previously developed site within an identified strategic Regeneration Corridor that has an emphasis on housing led growth. Amendments have been made to the proposal that would ensure that the proposal would not result in a detrimental impact on the occupiers of either existing neighbouring properties or the likely occupiers of the proposed development. The proposal would make a significant contribution to the requirement for specialist accommodation for the over 55 age group in addition to a significant number of affordable homes. The proposal would not result in a detrimental impact on highway safety or on the use of the neighbouring open space. Consideration has been given to policies CSP1, CSP3, CSP4, HOU1, HOU2, HOU3, DEL1, ENV7, TRAN2, TRAN4, ENV1, EMV3 and ENV8, of the Black Country Core Strategy and saved policies DD1, UR9 and NC1 of the Dudley Unitary Development Plan.

The decision to grant planning permission has been taken with regard to the policies and proposal of the Black Country Core Strategy (2011) and the saved policies and proposals in the adopted Dudley Unitary Development Plan (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

## Notes to Applicant/Informative

### **Approval**

In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

### **Coal Mining Informatives**

#### (All developments within coalfield standing advice area)

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to the Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

Conditions and/or reasons:

#### Part A: Extra Care Facility

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be built in accordance with the approved plans numbered (PL) 100, 101E, 102D, 103C, 104C, 106B, 107B, 108C, 109B,

110B, 112A, 112A, 113 unless otherwise agreed in writing by the Local Planning Authority.

3. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it. The scheme shall include:
  - the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units/bed spaces;
  - the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
  - the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved) ;
  - the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
  - the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
4. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (Pell Frischmann No R30059Y001B, dated November 2012) and the following mitigation measures detailed within the FRA:
  1. The surface water retention pond and additional drainage network designed to accommodate at least the 1 in 100 year +30% for climate change.
  2. Soakaways should be utilised as detailed
5. No development shall commence until a scheme to provide detailed surface water calculations for the full range of storm events has been submitted to and approved by the local planning authority.

Surface water greater than that that can be stored on site should be managed to not flood onsite and offsite properties. In the event of surcharging in larger events, details should be submitted identifying overland flow routes to prove that this will not happen.
6. Before the development hereby approved is first occupied, a scheme for the installation of public realm works shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented in full

prior to the first occupation of the development. All approved works shall thereafter be maintained in accordance with the approved details for the lifetime of the development.

7. Before the development hereby approved is first occupied, a scheme for the installation of public art shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented in full prior to the first occupation of the development. All approved works shall thereafter be maintained in accordance with the approved details for the lifetime of the development.
8. Before the development hereby approved is first occupied, details for the provision of external electric charging points shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented in full prior to the first occupation of the development. The Electric Charging point(s) shall thereafter be maintained for the life of the development.
9. Before the development hereby approved is first occupied details of nature conservation enhancement works shall be submitted to and approved in writing by the Local Planning Authority. The nature conservation enhancement works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
10. The development hereby approved shall not be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority, including details of a Travel Plan Co-ordinator, Staff Travel Survey, Car Parking Management, Walking and Cycling initiatives, Publicity and Marketing, Set targets and monitoring and to join Company Travel Wise in Dudley together with a timetable for the implementation of each such element. The Travel Plan shall be implemented in accordance with the details approved by the local planning authority and remain operational for the life of the development.
11. Before the development hereby approved is first occupied full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the Local Planning Authority. The works detailed in the approved scheme shall be installed in their entirety before the development is first brought into use and the equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out unless otherwise agreed beforehand in writing with the Local Planning Authority.

12. The noise rating level of any fixed plant and/or machinery associated with the development shall not exceed background noise levels at any nearby dwelling by more than 5dB(A), as assessed under the methodology of BS 4142 (1997) (Method for rating industrial noise affecting mixed residential and industrial areas) and/or its subsequent amendments.
13. A scheme for the minimisation of the effect of light glare on nearby properties shall be submitted to the local planning authority for written approval. The works in the approved scheme shall be completed before any lighting equipment to which this approval relates is operated, and shall be maintained during such operation for the life of the development.
14. No work shall commence on the construction of the foundations of the development hereby approved until an assessment of the risks posed by any contamination has been submitted to and approved by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.
15. Where the approved risk assessment (required by Condition 14) identifies contamination posing unacceptable risks, no development to the foundations shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority.
16. Unless otherwise agreed in writing with the LPA, the approved scheme (required by Condition 15) shall be implemented and a verification report submitted to and approved by the LPA, before the development is first occupied/brought into use.
17. No work shall commence on the construction of the foundations of the development hereby approved until an assessment of the risks posed by any ground gases or vapours has been submitted to and approved by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.
18. Where the approved risk assessment (required by Condition 17) identifies ground gases or vapours posing unacceptable risks, no development to the foundations shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority.
19. Unless otherwise agreed in writing with the LPA, the approved scheme (required by Condition 18) shall be implemented and a verification report submitted to and approved by the LPA, before the development is first occupied/brought into use.
20. Prior to the installation of any hard surfaces of details of the types, colours and textures of the materials to be used shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented in

full. The development shall be carried out in complete accordance with the approved details prior to the first occupation of the development and it shall be retained for the lifetime of the development unless otherwise agreed in writing with the local planning authority.

21. Prior to the installation of any materials to the external surfaces of the building full details of the types, colours and textures of the materials (including samples where advised by the Local Planning Authority) to be used on the external surfaces of the buildings hereby approved (including the roof) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details prior to the first occupation of the development and shall be retained as such thereafter.
22. Prior to the installation of any soft landscaping full details of the landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following initial occupation of the development.
23. Prior to the installation of any boundary treatments (gates/walls and fences) to be installed across the whole site (including along the access road to Slade Road) full details shall be submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in full prior to the first occupation of the development and shall be retained as such thereafter for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
24. Prior to the erection of any fencing along the access road from Slade Road details showing how provision will be made to enable maintenance vehicles to cross the access road shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details prior to the first occupation of the development and shall be retained as such thereafter for the lifetime of the development.
25. No development shall take place until there has been submitted to, and approved in writing by the local planning authority details of the tree protection measures on site. The details shall include:
  - a. A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.
  - b. A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development

site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.

c. A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected is to be calculated in accordance with Clause 5.2 of British Standard BS: 5837 – 2005 'Trees in Relation to Construction – Recommendations'.

d. Design details of the proposed protective barriers to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 9.2 of British Standard BS:5837 – 2005 'Trees in Relation to Construction – Recommendations'.

26. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of the following:

- Implementation, supervision and monitoring of the approved Tree Protection Plan.
- Implementation, supervision and monitoring of the approved Treework Specification.
- Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Plan.
- Timing and phasing of arboricultural works in relation to the approved development.

27. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) Recommendations for Tree Work.

28. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any

operations involving the use of motorised vehicles or construction machinery) until a detailed service (gas, electricity and telecoms) and foul and surface water drainage layout has been submitted to and approved in writing by the Local Planning Authority. Such layout shall provide for the long term retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.

29. No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of any proposed pathway / hard surfacing / driveway / parking area within 3 metres of the outer canopy spread of any existing tree situated on or off the site. The details of the vehicular access and parking areas shall include existing and proposed ground levels, materials to be used and the relative time of construction within the whole development and must be in accordance with appropriate guidelines, namely Clause 7.4 of British Standard BS:5837 – 2012 'Trees in Relation to Design, Demolition and Construction—Recommendations' and Arboricultural Advisory & Information Service Practice Note 'Driveways Close to Trees' (1996). Any driveway / parking areas within 3 metres of existing trees must be constructed using "no-dig" techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.
30. Prior to the commencement of development, a scheme detailing how any trenches, including foundations, created on the site at any point during development shall be protected whilst there are no humans on site in order to minimise the risk of harm to badgers and other wildlife shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented on site throughout development in accordance with the agreed details.
31. Prior to the occupation of the building hereby approved, the parking and turning areas shown on the approved plan No.101E shall be provided in full and thereafter maintained for these purposes for the lifetime of the development.
32. No additional vehicular access points to the site shall be inserted in the boundary other than those shown on the approved plans.
33. All first and second-floor stairwell and landing area windows to be installed in the West facing elevation of the building hereby approved shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the area in which the window is installed and thereafter maintained in that condition.
34. All the existing trees and hedges indicated on the approved drawings to be retained shall be protected by suitable fencing and at a suitable distance as outlined in



BS:5837 – 2005 - 'Trees in Relation to Construction', or such alternatives as may be agreed in writing by the Local Planning Authority. Such fences shall be erected before any materials are brought onto site or development commences. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Local Planning Authority.

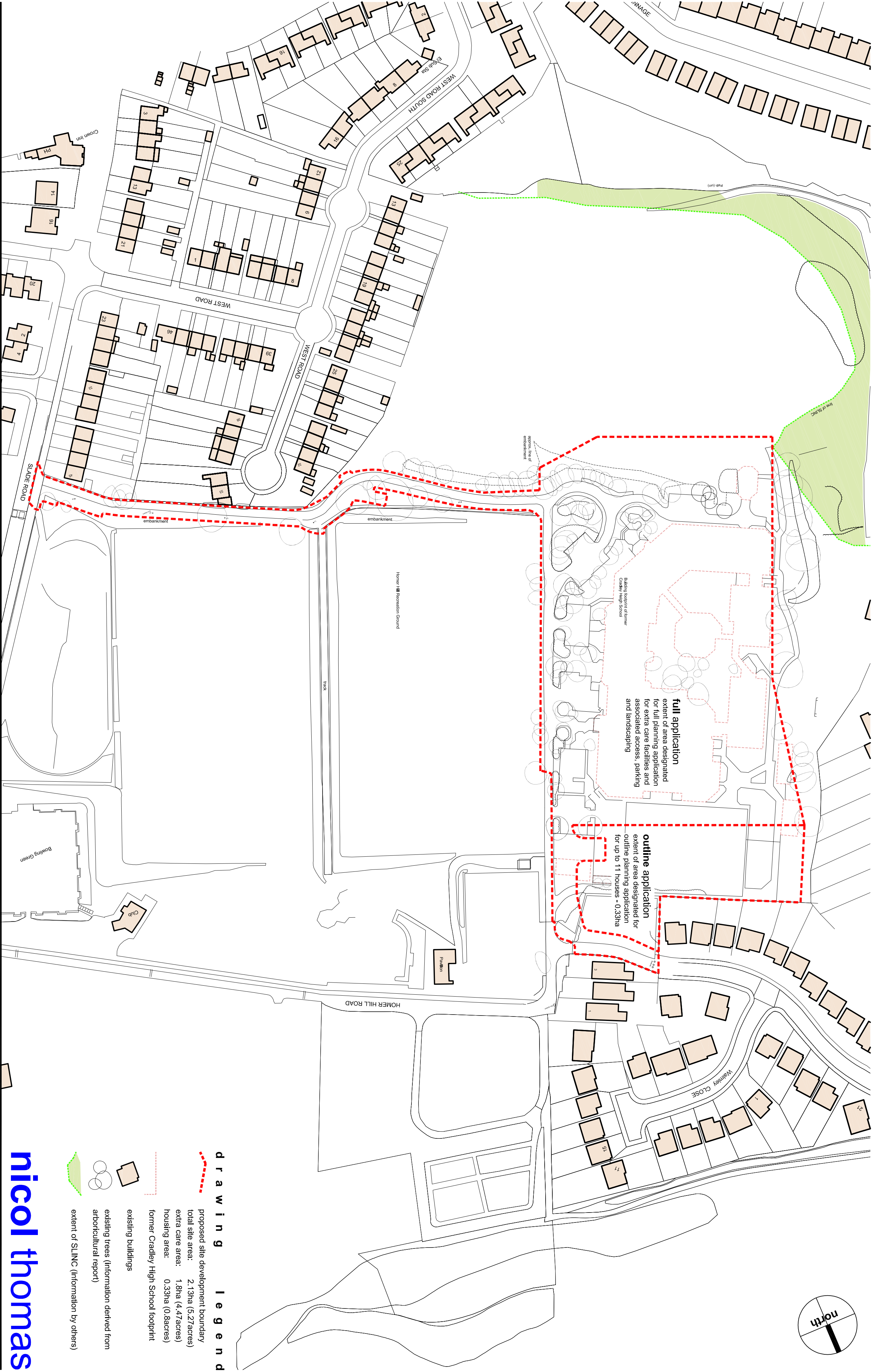
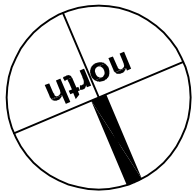
35. The existing trees shown on the approved plans to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without the prior written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the local planning authority.
36. All excavations to be undertaken within 6 metres of the stem of existing trees on site shall be undertaken in accordance with NJUG Publication number 10 'Guidelines for the Planning, Installation and Maintenance of Utility Services in proximity to Trees'.
37. Notwithstanding the details shown on the approved plans full details of the access roads and parking areas including cross-sections, lines, widths, levels, gradients, drainage and lighting shall be submitted to and agreed in writing prior to those works being commenced. The development shall be carried out in full accordance with the approved details prior to the development first being brought into use and shall be retained as such for the life of the development.
38. Prior to the development first being occupied the detailed design of the extension of Ormande Close, the provision of the emergency access from that road into the site, the provision of the emergency access from Homer Hill Road to Ormande Close and the site access road from Slade Road shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with those details prior to the first occupation of the development and it shall be retained as such thereafter.
39. Prior to their installation details showing the provision of cycle parking spaces within the development shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in full accordance with the approved details prior to the first occupation of the development and shall be retained for the lifetime of the development.

## Part B: Housing

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
2. Approval of the details of appearance, layout and scale of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority before any development is begun.
3. The development hereby permitted shall be built in accordance with the approved plans numbered (PL) 101 E unless otherwise agreed in writing by the Local Planning Authority.
4. Notwithstanding the details shown on the approved site layout plan (reference PL 101E) no development shall commence until full details of the proposed vehicular access arrangements through the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved plans and shall be retained as such thereafter.
5. The Reserved Matters application shall include full details of the existing and proposed levels of the site (including finished floor levels), which should be related to those of adjoining land and highways, (and shall include sections through the site and of the existing dwellings in Ormande Road) shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved levels.
6. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
7. Before the development hereby approved is first occupied, a scheme for the installation of public realm works shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented in full. All approved works shall thereafter be maintained in accordance with the approved details for the lifetime of the development.

8. Before the development hereby approved is first occupied, a scheme for the installation of public art shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented in full. All approved works shall thereafter be maintained in accordance with the approved details for the lifetime of the development.
9. Before the development hereby approved is first occupied, details for the provision of external electric charging points shall be submitted to, and approved in writing by the local planning authority and the approved scheme shall be implemented in full. The Electric Charging point(s) shall thereafter be maintained for the life of the development.
10. No development shall commence until details of nature conservation enhancement works have been submitted to and approved in writing by the Local Planning Authority. The nature conservation enhancement works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
11. Prior to the commencement of development, parking layout details shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details and all parking shall be provided on site prior to the occupation of the development hereby approved.
12. Prior to the commencement of development, details of the types, colours and textures of the materials to be used in the hard surfacing of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and retained for the lifetime of the development unless otherwise agreed in writing with the local planning authority.
13. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
14. Prior to the commencement of development, details of the landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following initial occupation of the development.

15. Prior to the commencement of development, details of the all boundary treatments, gates, walls and fences to be installed on the whole site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include location of boundary treatment. Elevation details shall also be supplied, or planting species/distances, as appropriate. The development shall proceed in accordance with the approved details, which shall be installed on site prior to occupation and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.



## d r a w i n g   l e g e n d

- proposed site development boundary
- total site area: 2.13ha (5.27acres)
- extra care area: 1.8ha (4.47acres)
- housing area: 0.33ha (0.8acres)
- former Cradley High School footprint
- existing buildings
- existing trees (information derived from arboricultural report)
- extent of SLINC (information by others)

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Revision	Date	Details

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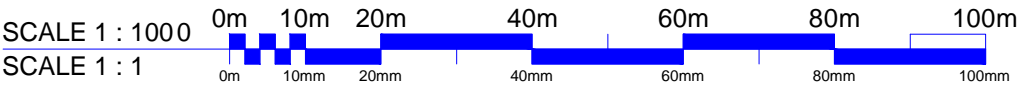
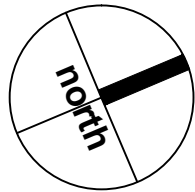
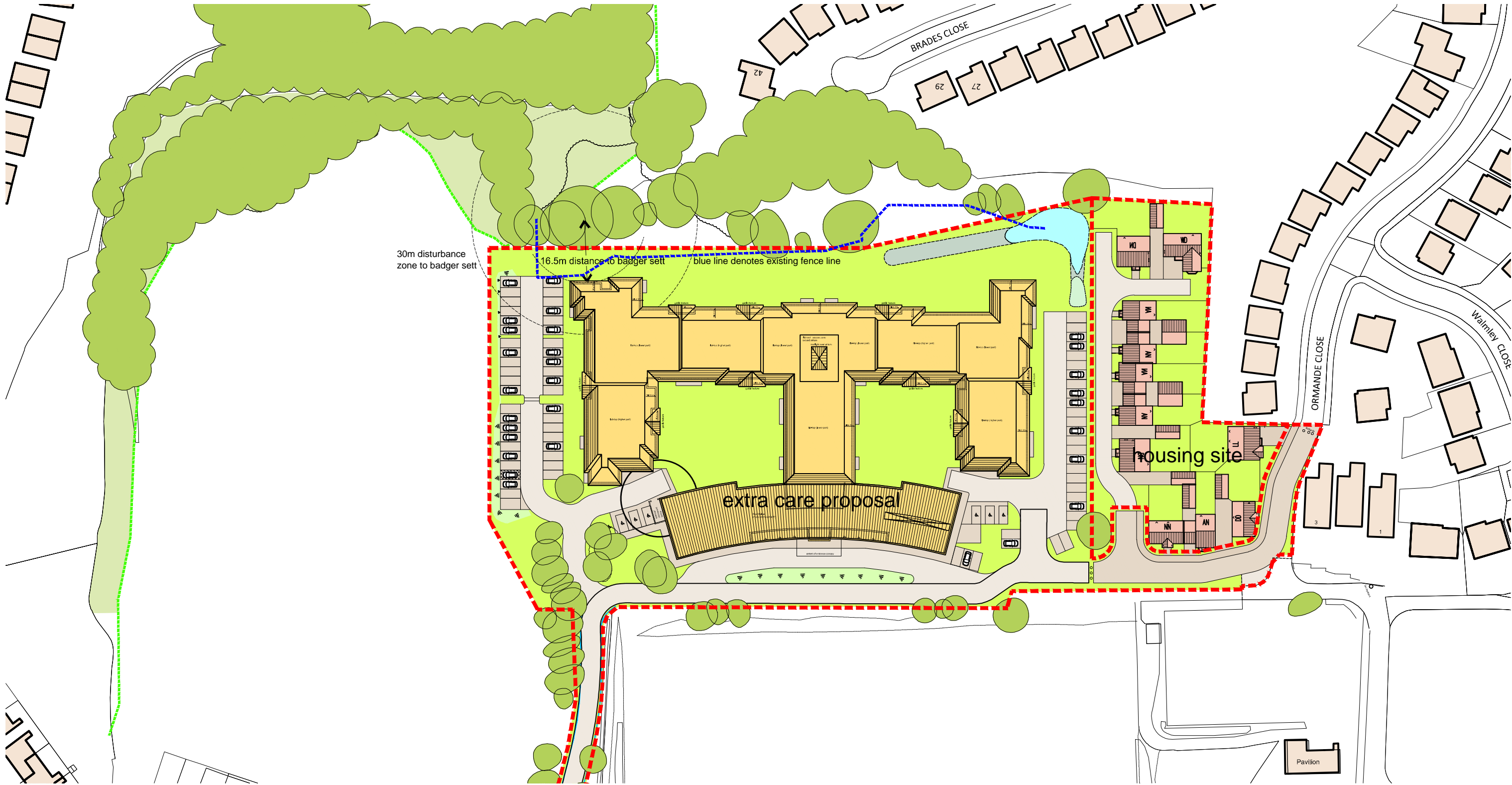
SCALE 1 : 1000 0m 10m 20m 40m 60m 80m 100m  
SCALE 1 : 1 0m 10mm 20mm 40mm 60mm 80mm 100mm

## planning application

the drawing is based on the os map information and is not for setting out purposes;  
do not scale from the drawing

Client:	Midland Heart Ltd		
Job:	Cradley Extra Care, Halesowen		
Drawing title:	Location Plan		
Drawing Number: (job number)	B5341	(PL)	100
Scale:	1:1000@A2		
Date:	June 2012		
Drawn by/checked by:	ASW/gjf		





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Revision	Date	Details
A	22.01.2013	Updated to suit revised building configuration.

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# planning application

the drawing is based on the topographical and os map information and is not for setting out purposes; existing ground levels derived from topographical survey; proposed site and building finished floor levels based on BSP drawing;  
do not scale from this drawing

Client: Midland Heart Ltd				
Job: Cradley Extra Care, Halesowen				
Drawing title: Badger Mitigation Details				
Drawing Number: (Job number)	B5341	(PL)	112	Revision: A
Scale: 1:1000 @ a3				
Date: November 2012				
Drawn by/ checked by: IF				



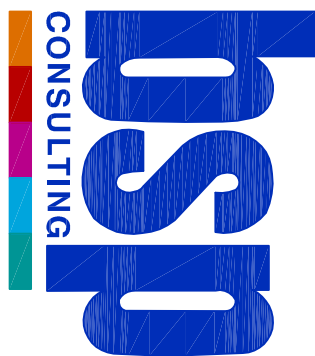
0 10 20 30 40 50  
Millimetres At Original Drawing Size

### General Notes

1. DO NOT SCALE.
2. This drawing is to be read in conjunction with all other relevant drawings and details.
3. Should there be any conflict between the details indicated on this drawing and those indicated on other drawings the Engineer should be informed PRIOR to construction on site.
4. Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the contractor commence site work prior to such approval being given, it is entirely at his own risk.
5. All dimensions are in millimetres unless otherwise stated.
6. The BSP Hazard Identification and Risk Assessment (HIRA) for this project must be reviewed and approved by the contractor PRIOR to the commencement of any works on site.

F	Site layout updated	08 Nov 2012	JR	
E	Boundary updated	26 Oct 2012	JR	
D	New Layout incorporated	25 Oct 2012	JR	
C	Transport comments incorporated	24 Sept 2012	JR	
B	Client comments incorporated	18 Sept 2012	JR	
A	Highway and Planning comments incorporated & minor detail added	15 Sept 2012	JR	
Rev	Description	Date	Drawn	App'd

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### PLANNING

Client



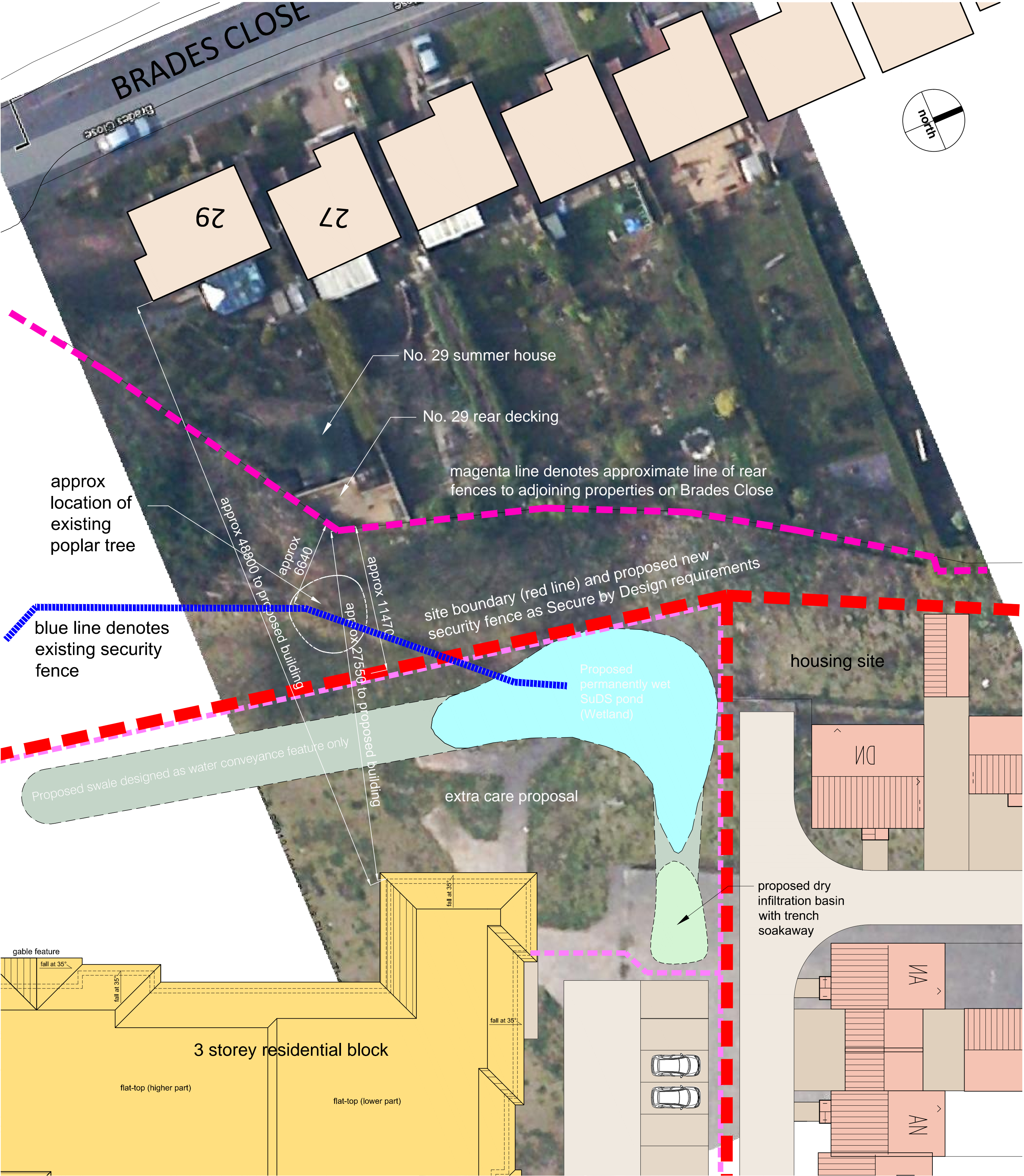
Proposed Midland Heart  
Extracare Development  
Homer Hill, Dudley

Drawing Title

Proposed Adoptable Access Road

Drawn By:	JR	Created By:	MV	Scale:	1:500
Project Engineer:	JR	Approved By:	MV	Date:	05/07/12
Drawing Number:	12266 - SK 001	Revised:	F		





SCALE 1 : 200  
SCALE 1 : 1

0m 2m 4m 8m 12m 16m 20m  
0m 10mm 20mm 40mm 60mm 80mm 100mm

**planning application**

the drawing is based on the topographical and os map information and is not for setting out purposes; existing ground levels derived from topographical survey; proposed site and building finished floor levels based on BSP drawing; for visibility splays and junction details refer to highways consultant drawings; for details of landscaping (incl. footpaths and gardens) refer to landscape architect's layouts; do not scale from this drawing

Note: This drawing is subject to detailed survey. This drawings is based on OS data and aerial photograph

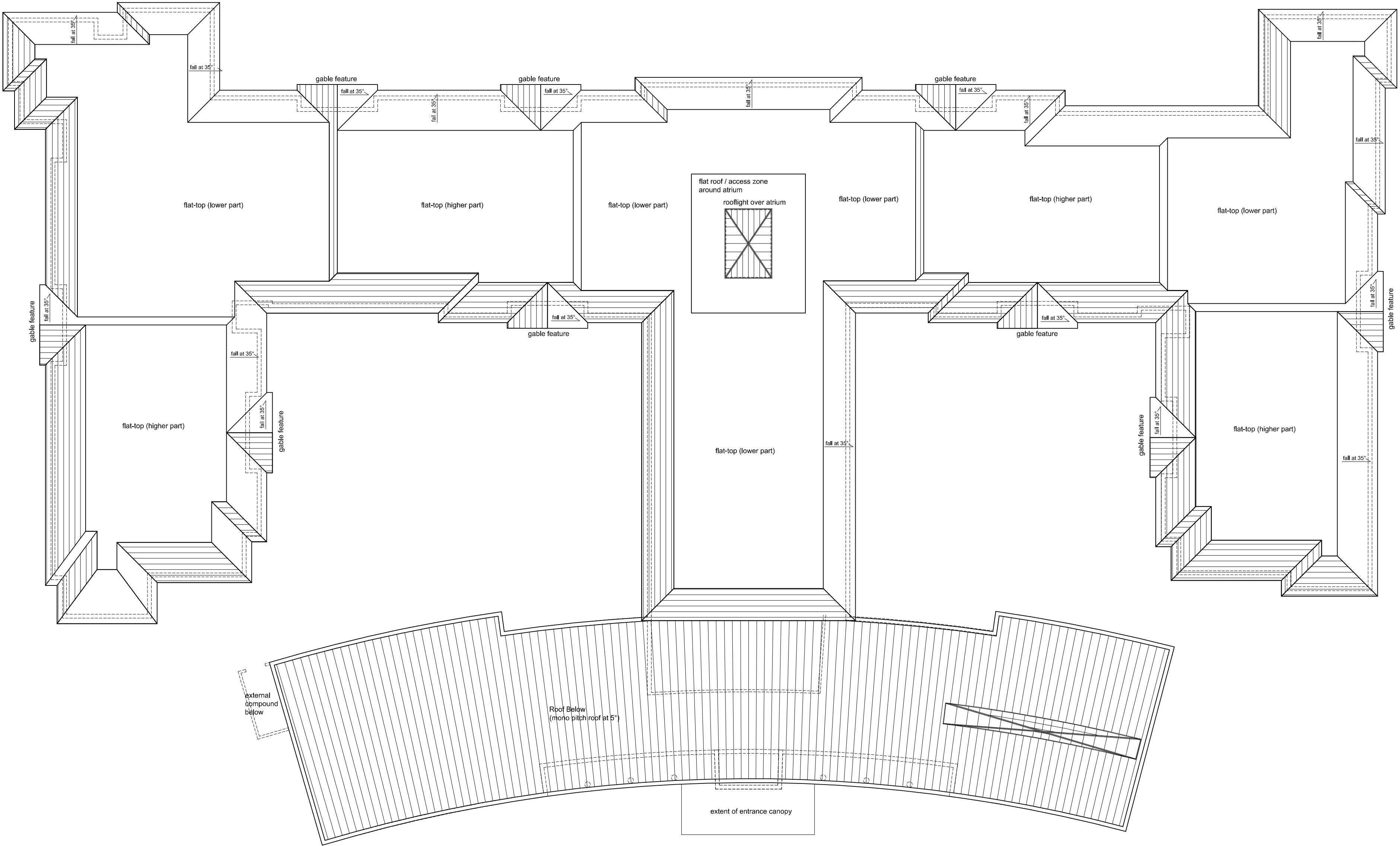
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Revision	Date	Details

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<b>Client:</b> Midland Heart Ltd			
<b>Job:</b> Cradley Extra Care, Halesowen			
<b>Drawing title:</b> Proximity of Brades Close rear boundaries			
<b>Drawing Number:</b> (Job number)	<b>B5341</b>	<b>(SK)</b>	<b>100</b>
<b>Scale:</b> 1:200 @ A2			
<b>Date:</b> January 2013			
<b>Drawn by/ checked by:</b> CR			





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Revision	Date	Details
A	07.11.2012	Plant/compound area revised to William Davis' comments.
B	22.01.2013	Updated in line with Local Authority comments.

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SCALE 1 : 250 0m 5m 10m 15m 20m 25m  
SCALE 1 : 1 0m 10mm 20mm 40mm 60mm 80mm 100mm

planning application  
the drawing is based on topo survey information and is not for setting out purposes;  
do not scale from the drawing

Client:	Midland Heart Ltd			
Job:	Cradley Extra Care, Halesowen			
Drawing title:	Roof Plan			
Drawing Number: (Job number)	B5341	(PL)	106	Revision: B
Scale:	1:250@A2			
Date:	June 2012			
Drawn by/ checked by:	AS/wg/FF/rc			



Note: refer to dwg (PL) 110 for location key

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Revision	Date	Details

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SCALE 1 : 500

SCALE 1 : 1

0m

5m

10m

20m

30m

40m

50m

0m

10mm

20mm

40mm

60mm

80mm

100mm

# planning application

the drawing is based on the topographical and os map information and is not for setting out purposes; existing ground levels derived from topographical survey; proposed site and building finished floor levels based on BSP drawing; for visibility splays and junction details refer to highways consultant drawings; for details of landscaping (incl. footpaths and gardens) refer to landscape architect's layouts;  
do not scale from this drawing

Client:		Midland Heart Ltd	
Job:		Cradley Extra Care, Halesowen	
Drawing title: Site Sections sheet 2			
Drawing Number: (Job number)	B5341	(PL)	113
Scale:	1:250 @ a1		
Date:	June 2012		
Drawn by/ checked by:	as/wg/lf/rc		



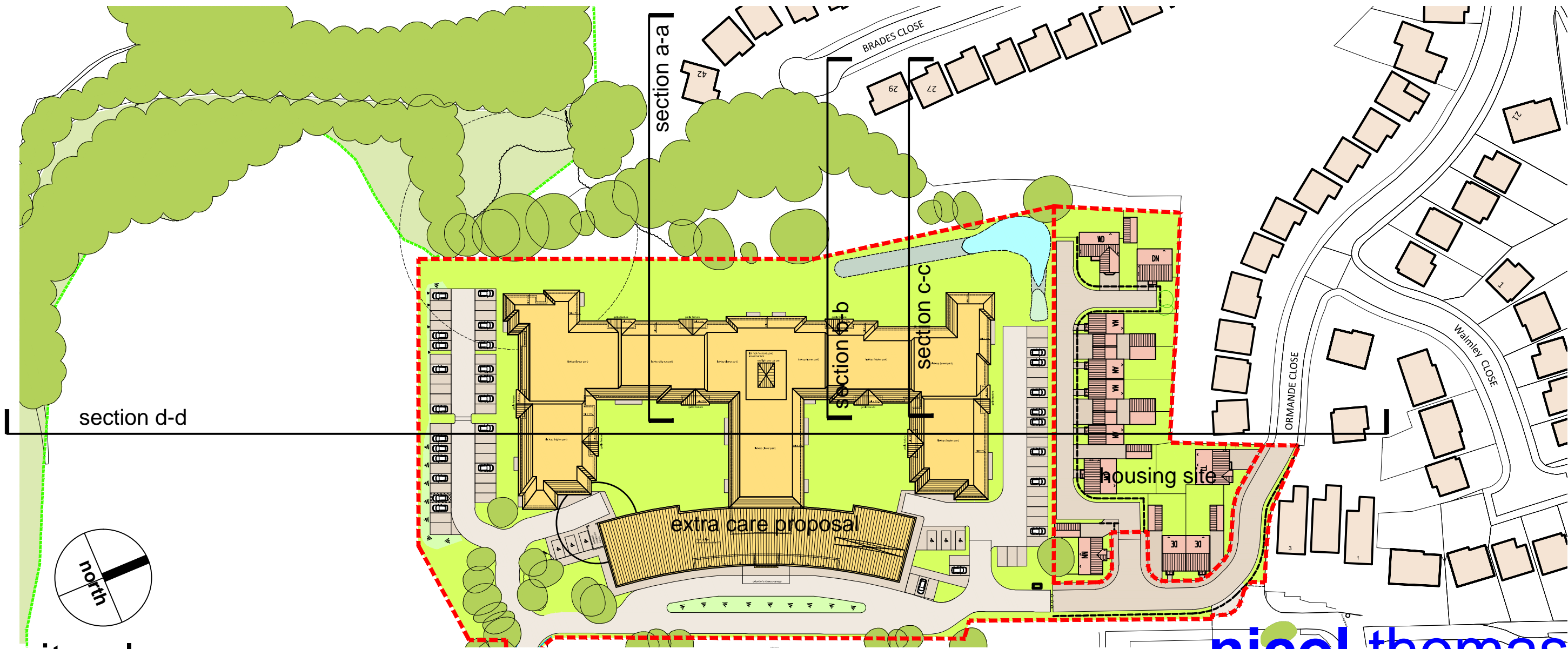
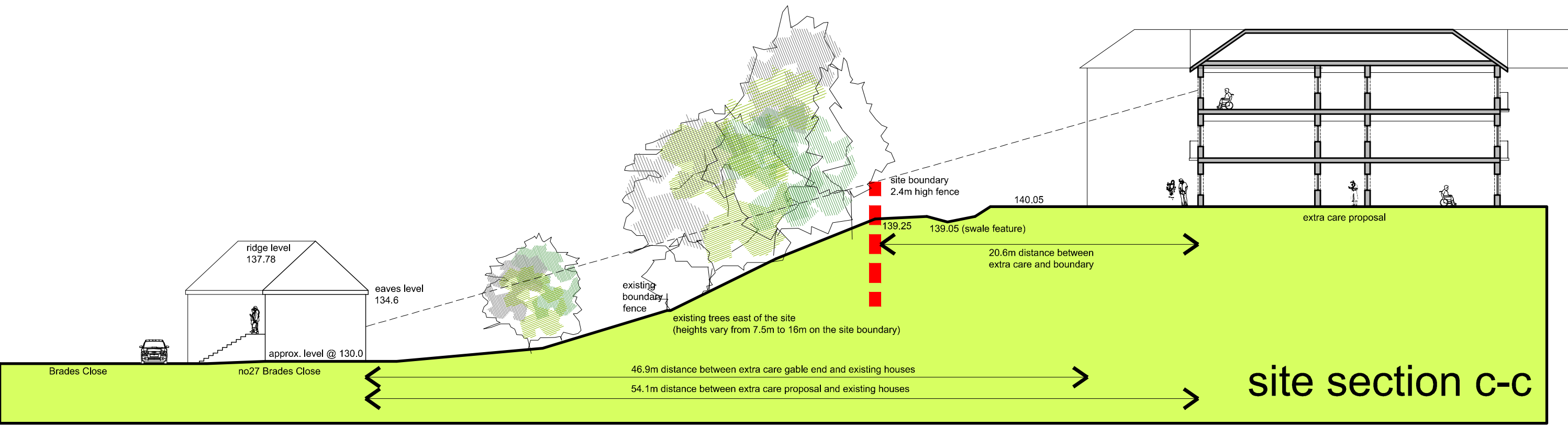
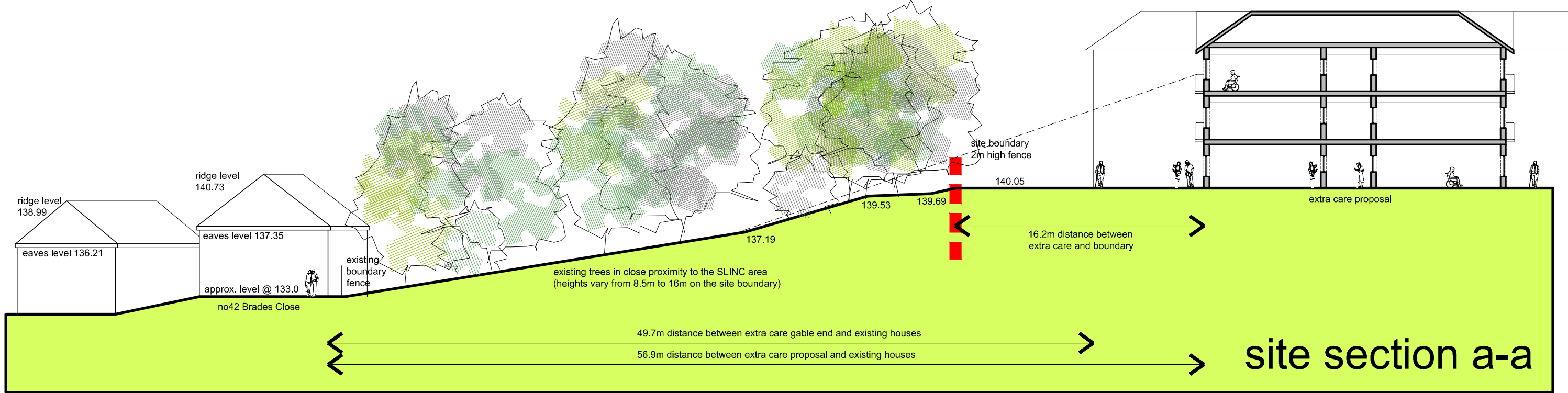
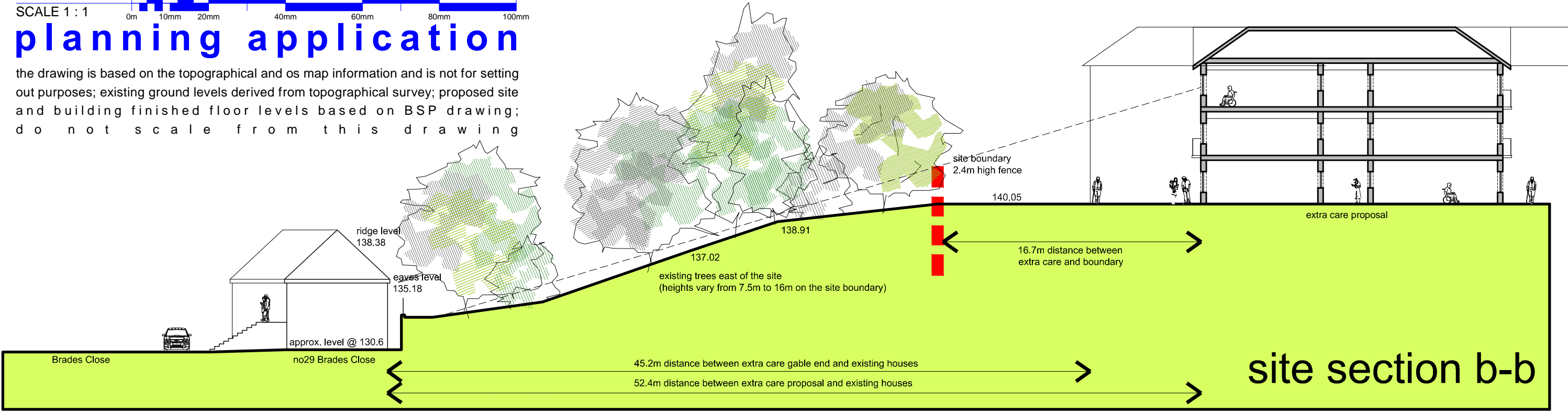




SCALE 1 : 250  
SCALE 1 : 1

# planning application

the drawing is based on the topographical and os map information and is not for setting out purposes; existing ground levels derived from topographical survey; proposed site and building finished floor levels based on BSP drawing; do not scale from this drawing

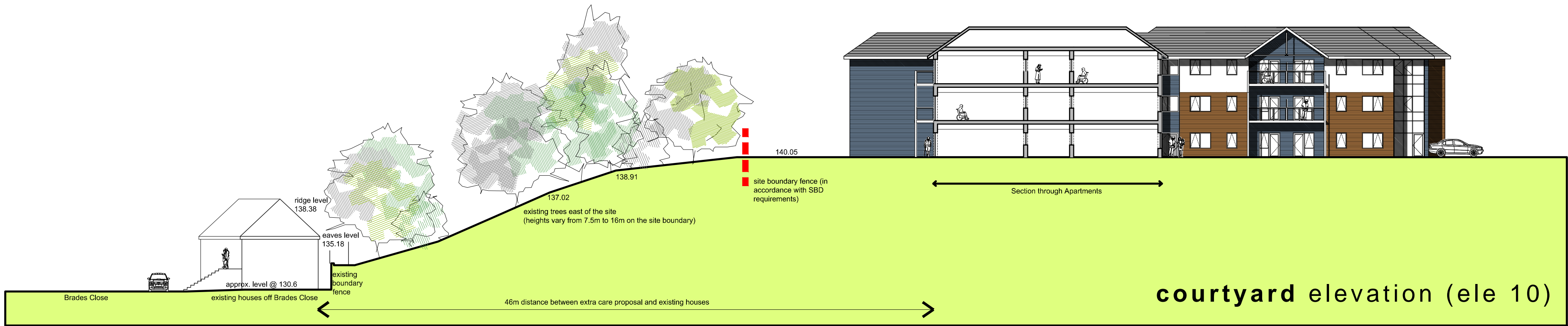
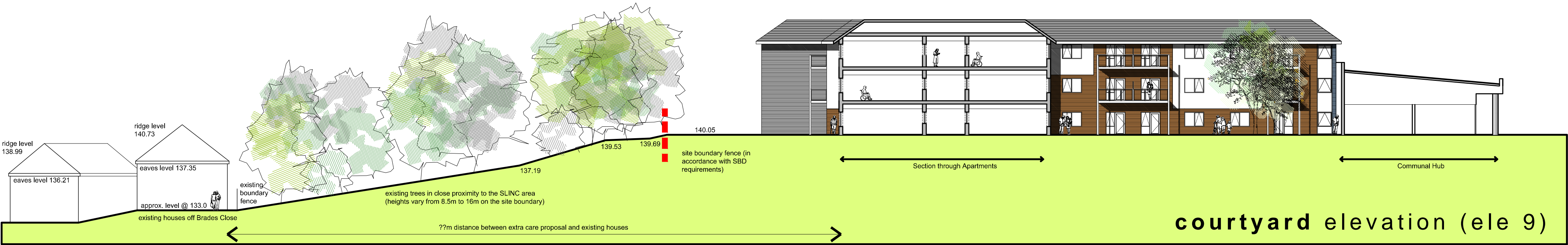
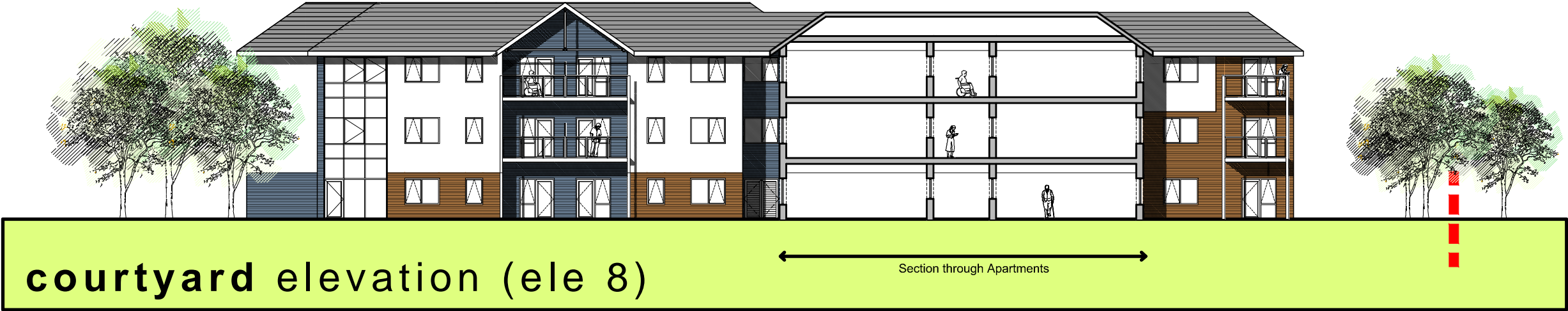
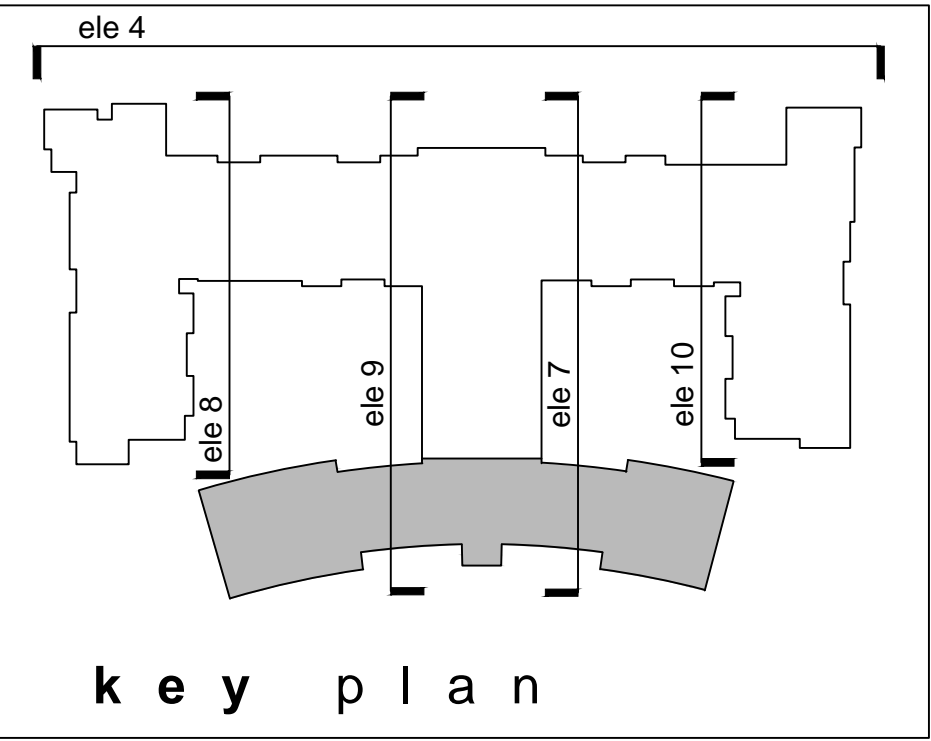


Revision	Date	Details
A	22.01.2013	Updated to suit revised building configuration.
B	31.01.2013	Updated to suit revised site boundary heights and omitted balconies.

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Client:	Midland Heart Ltd			
Job:	Cradley Extra Care, Halesowen			
Drawing title:	Site sections			
Drawing Number: (Job number)	B5341	(PL)	110	Revision: B
Scale:	1:250@a2			
Date:	October 2012			
Drawn by/ checked by:	ff			





## drawing legend

- Silicon/acrylic 'through -colour' render (colour white)
- UPVC windows (colour to be agreed with LA)
- Blue brickwork
- Red brickwork
- Concrete interlocking roof tiles (colour to be agreed with LA)

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Revision	Date	Details
A	22.01.2013	Revised in line with revised building footprint and removal of third floor.
B	31.01.2013	Revised in line with Local Authority comments.

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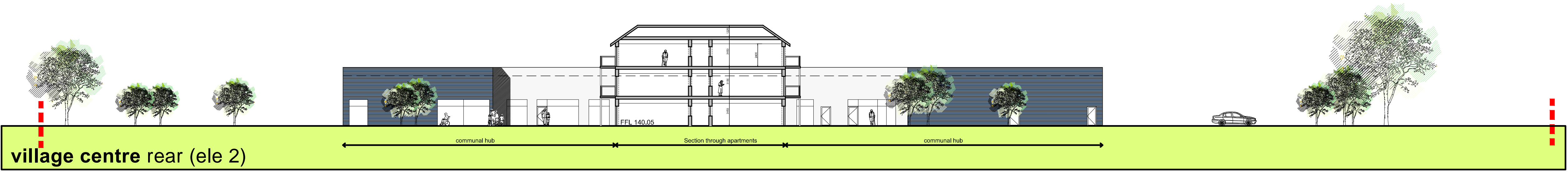
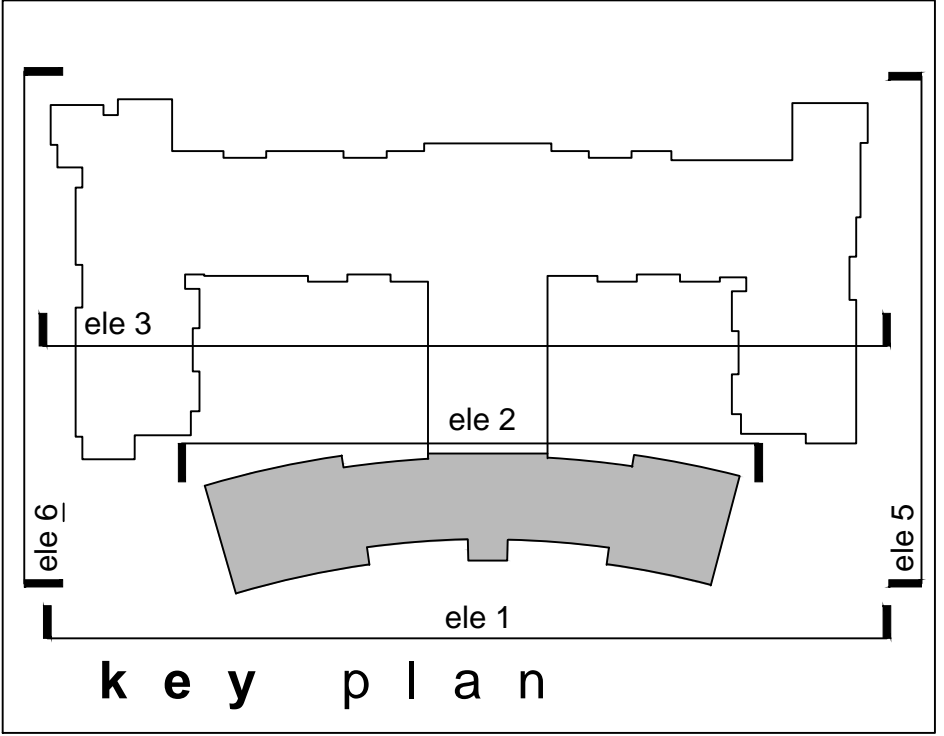
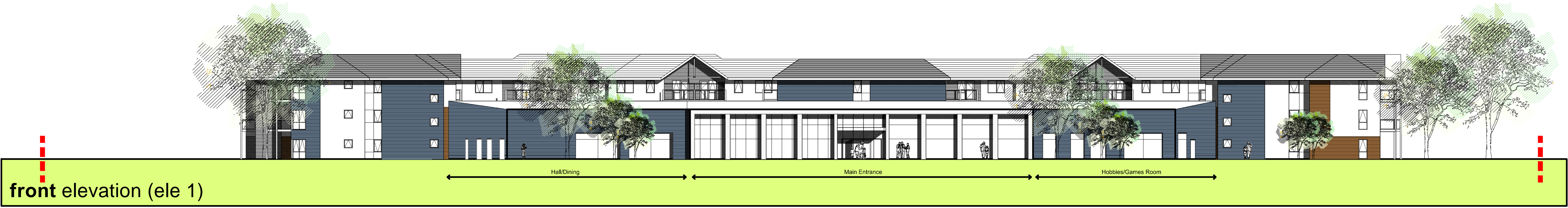
SCALE 1 : 250 0m 5m 10m 15m 20m 25m  
SCALE 1 : 1 0m 10mm 20mm 40mm 60mm 80mm 100mm

**planning application**


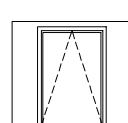
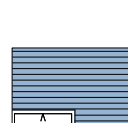
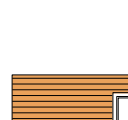
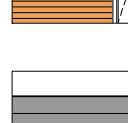
the drawing is based on topo survey information and is not for setting out purposes;  
do not scale from the drawing

<b>Client:</b>	Midland Heart Ltd			
<b>Job:</b>	Cradley Extra Care, Halesowen			
<b>Drawing title:</b>	Elevations (sheet 2)			
<b>Drawing Number:</b> (Job number)	<b>B5341</b>	<b>(PL)</b>	<b>109</b>	<b>Revision:</b> <b>B</b>
<b>Scale:</b>	1:250 @ a1			
<b>Date:</b>	June 2012			
<b>Drawn by/ checked by:</b>	rc/as/ff/wg			





drawing legend

-  Silicon/acrylic 'through -colour' render (colour white)
-  UPVC windows (colour to be agreed with LA)
-  Blue brickwork
-  Red brickwork
-  Concrete interlocking roof tiles (colour to be agreed with LA)

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Revision	Date	Details
A	16.11.2012	Gable windows updated on elevations 1-6.
B	22.01.2013	Revised in line with revised building footprint and removal of third floor.
C	31.01.2013	Revised in line with Local Authority comments.

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SCALE 1 : 250 0m 5m 10m 15m 20m 25m  
SCALE 1 : 1 0m 10mm 20mm 40mm 60mm 80mm 100mm  
**planning application**  
the drawing is based on topo survey information and is not for setting out purposes;  
do not scale from the drawing

<b>Client:</b>	Midland Heart Ltd			
<b>Job:</b>	Cradley Extra Care, Halesowen			
<b>Drawing title:</b>	Elevations (sheet 1)			
<b>Drawing Number:</b> (Job number)	<b>B5341</b>	<b>(PL)</b>	<b>108</b>	<b>Revision:</b> <b>C</b>
<b>Scale:</b>	1:250 @ a1			
<b>Date:</b>	June 2012			
<b>Drawn by/ checked by:</b>	as/wg/lf/rc			





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Revision	Date	Details
A	22.01.2013	Updated in line with Local Authority comments.
B	31.01.2013	Revised in line with Local Authority comments.

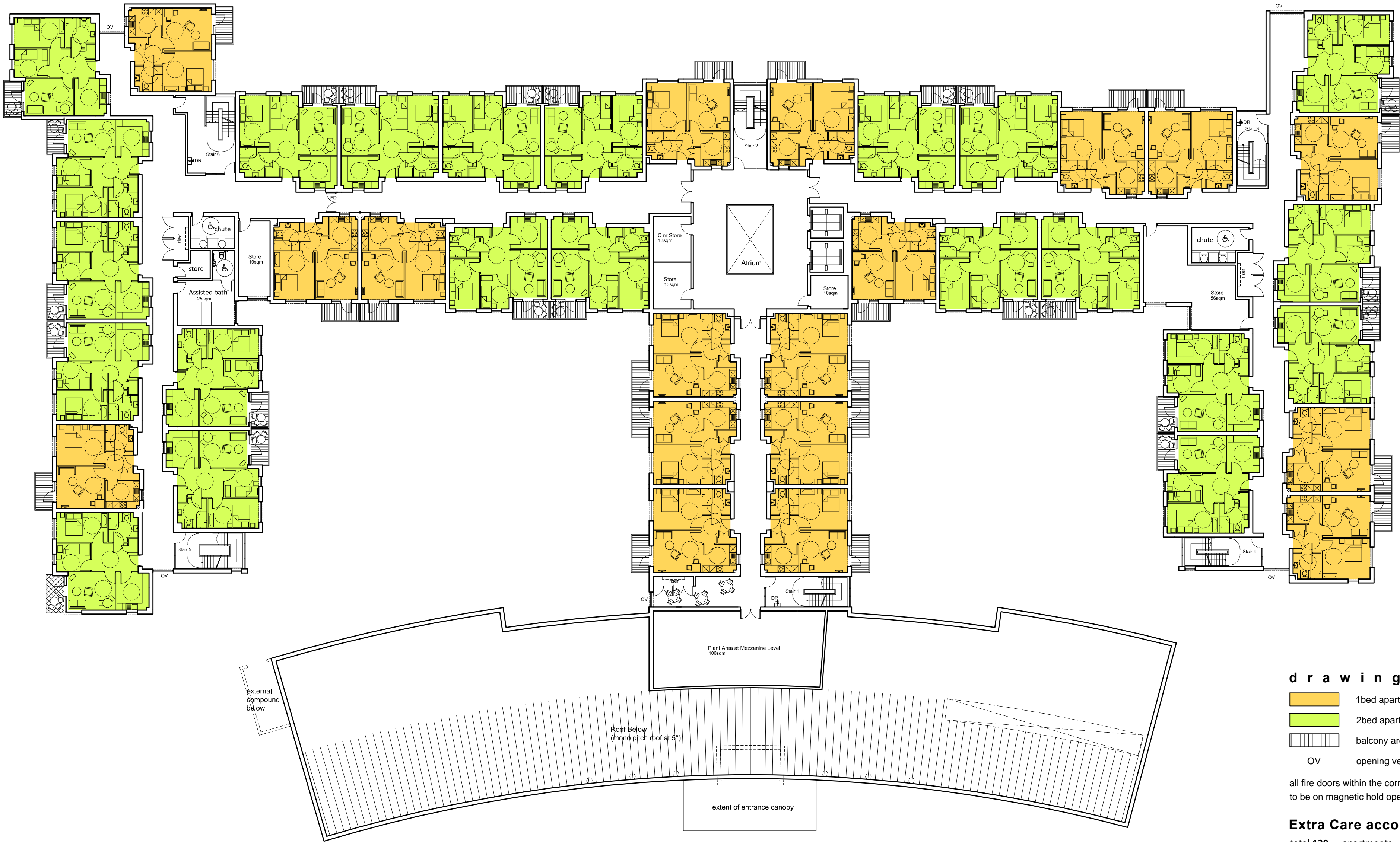
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SCALE 1 : 100 0m 1m 2m 4m 6m 8m 10m  
SCALE 1 : 1 0m 10mm 20mm 40mm 60mm 80mm 100mm  
**planning application**  
the drawing is based on the topographical and is not for setting out purposes; existing  
do not scale from this drawing

Client:		Midland Heart Ltd		
Job:		Cradley Extra Care, Halesowen		
Drawing title:		Communal Facilities		
Drawing Number: (Job number)	B5341	(PL)	107	Revision: B
Scale:		1:100 @ a1		
Date:		June 2012		
Drawn by/ checked by:		as/wg/lf/rc		







d r a w i n g   l e g e n d

- 1bed apartment
- 2bed apartment
- balcony area
- OV opening vent within the corridor

all fire doors within the corridors and leading into stairwells to be on magnetic hold open to maximise natural ventilation

Extra Care accommodation schedule

total 120no. apartments  
55no. 1 bedroom units (46%) - 52.4sqm in size  
65no. 2 bedroom units (54%) - 62.8sqm in size  
81no. of parking spaces (67% provision) - incl. 8 no. disabled  
2no. of lifts

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Revision	Date	Details
A	16.11.2012	Windows shown on gable ends.
B	22.01.2013	Updated in line with Local Authority comments.
C	31.01.2013	Updated in line with Local Authority comments.

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SCALE 1 : 250 0m 5m 10m 15m 20m 25m  
SCALE 1 : 1 0m 10mm 20mm 40mm 60mm 80mm 100mm

planning application

the drawing is based on topo survey information and is not for setting out purposes;  
do not scale from the drawing

Client:	Midland Heart Ltd			
Job:	Cradley Extra Care, Halesowen			
Drawing title:	First Floor Plan			
Drawing Number: (Job number)	B5341	(PL)	103	Revision: C
Scale:	1:250@A2			
Date:	June 2012			
Drawn by/ checked by:	AS/wg/FF/rc			





drawing legend

- communal hub
- 1bed apartment
- 2bed apartment
- patio area
- OV opening vent within the corridor

all fire doors within the corridors and leading into stairwells to be on magnetic hold open to maximise natural ventilation

Extra Care accommodation schedule

total 120no. apartments  
55no. 1 bedroom units (46%) - 52.4sqm in size  
65no. 2 bedroom units (54%) - 62.8sqm in size  
81no. of parking spaces (67% provision) - incl. 8 no. disabled  
2no. of lifts

nicol thomas

Revision	Date	Details
A	07.11.2012	Plant/compound area revised to William Davis' comments.
B	16.11.2012	Windows shown on gable ends.
C	22.01.2013	Updated in line with Local Authority comments.
D	31.01.2013	Updated in line with Local Authority comments.

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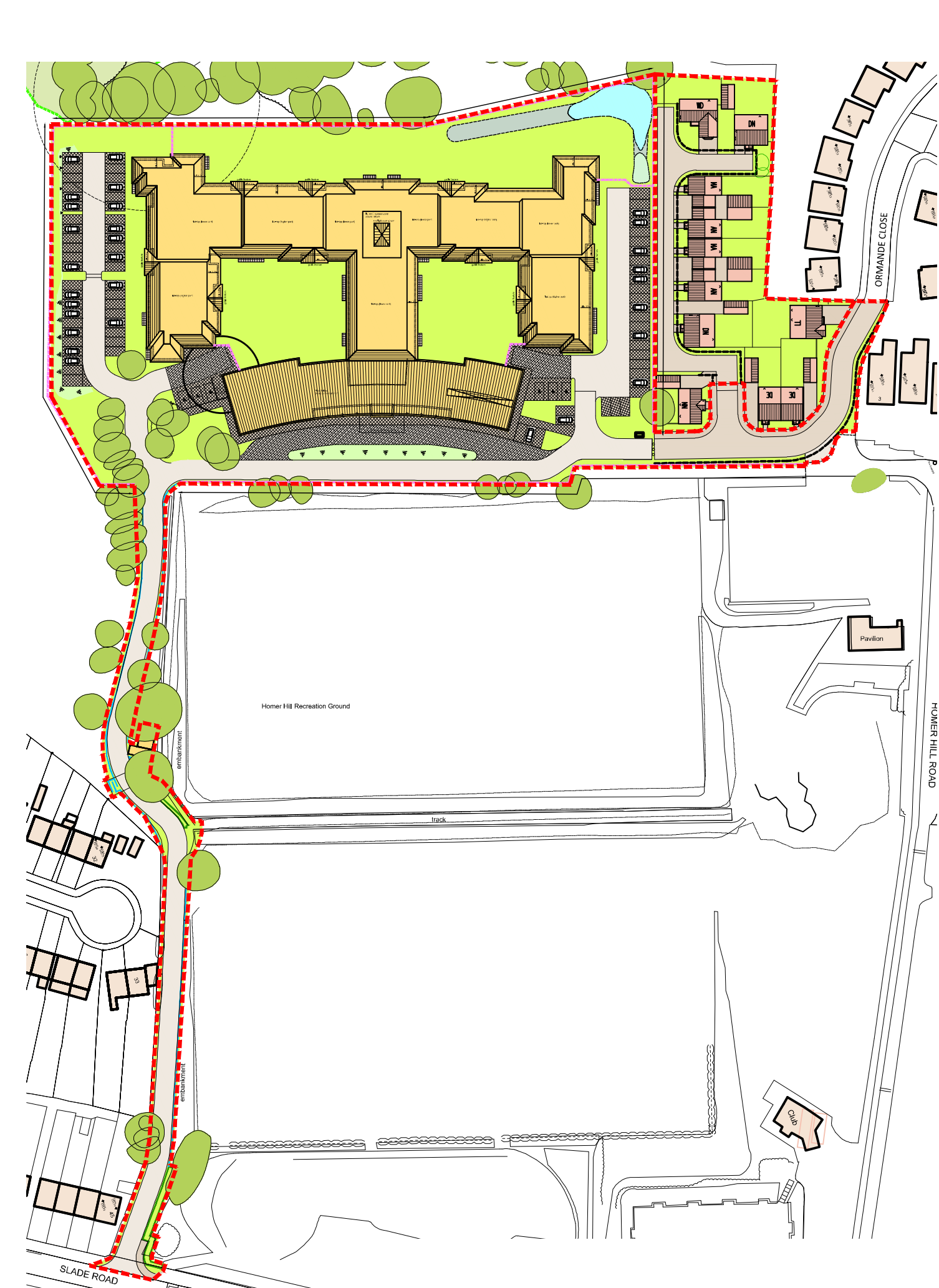
SCALE 1 : 250 0m 5m 10m 15m 20m 25m  
SCALE 1 : 1 0m 10mm 20mm 40mm 60mm 80mm 100mm

planning application

the drawing is based on topo survey information and is not for setting out purposes;  
do not scale from the drawing

Client:	Midland Heart Ltd			
Job:	Cradley Extra Care, Halesowen			
Drawing title:	Ground Floor Plan			
Drawing Number: (Job number)	B5341	(PL)	102	Revision: D
Scale:	1:250@A2			
Date:	June 2012			
Drawn by/ checked by:	AS/wg/FF/rc			





## drawing legend

- proposed site development boundary
- total site area: 2.13ha (5.27acres)
- extra care area: 1.8ha (4.47acres)
- housing area: 0.33ha (0.8acres)
- former Cradley High School footprint
- existing buildings
- existing trees (information derived from arboricultural report)
- existing trees to be removed (please refer to 'removal plans' produced by arboricultural consultant for details)
- extent of SLINC (information by others)
- proposed extra care (refer to individual floor plans for details)
- proposed private sale housing (layout produced by others and for indicative purposes only)
- proposed SUDS feature (information derived from drawings produced by BSP and Moore Environment)
- proposed parking layout (hatch denotes block paviers)
- security fence located on the site boundary (in accordance with SBD requirements) refer to site plan and boundary treatment note for further details
- 3 Bar "Country Style" timber post and rail fence (refer to information produced by BSP for details)
- proposed retaining structures (information derived from BSP drawings)
- proposed site levels (information derived from BSP drawings)
- existing site levels to be retained

## accommodation schedule

**Midland Heart Extra Care**  
total 120no. apartments  
55no. 1 bedroom units (46%) - 52.4sqm in size  
65no. 2 bedroom units (54%) - 62.8sqm in size  
79no. of parking spaces (66% provision) - incl. 6no. disabled bays  
2no. of lifts

**Private Sale Housing**  
up to 11no. dwellings (type and mix of units subject to detailed design)  
parking provision in line with Dudley Parking Standards SPD (June 2012)

Revision	Date	Details
A	07.11.2012	Plant/compound area revised to William Davis' comments; parking altered accordingly.
B	07.11.2012	Road layout revised to reduce the refuse route to 25m.
C	09.11.2012	Pedestrian crossover points introduced and parking spaces revised as required.
D	22.01.2013	Site layout revised in line with revised building footprint, schedule updated.
E	31.01.2013	Site layout and boundary treatment revised in line with Local Authority comments.

## slinc

no development works are proposed within slinc zone. the proposal will also respect dense woodland area located to the east of the site by setting the development a minimum of 8-10m away from the boundary.

## ecology

proposed development will be partially located within 30m disturbance zone of badger sett. existing fence erected during school demolition will be retained during construction phase as a mitigation measure. refer to extended habitat survey for details.

## topography re-alignment

'cut and fill' exercise will be carried out where necessary to ensure sustainable approach to the construction process and minimise the need to move the soil away from the site. existing embankment along the southern perimeter of the site will be re-graded to enable new car parking.

## landscaping proposal

new trees and planting are proposed along the southern boundary to mitigate for the loss of existing vegetation around the site and to ensure visual perception of the site from outside is retained. refer to landscape architect's drawings for details of the proposals.

## extra care apartments

residential wings will be located in three storey blocks at the rear of the development. this will provide a natural backdrop for the communal element.

## residents' gardens

private gardens will be provided within the courtyard areas and accessed by residents only (security fence and access gates introduced where required). design of the garden spaces will be diversified and vary between a vibrant, bustling environment within courtyard one and a tranquil, 'feng shui' style in courtyard two. pedestrian routes within the development are well defined making the movement around the site intuitive and comfortable. communal hub is always visible within the internal courtyard, which further enhances wayfinding. refer to landscape architect's proposals for further information.

## services and deliveries

a service compound will be situated at the rear of the hub and in an obscured location to disguise its presence from the surroundings. kitchen deliveries will also be located in this area.

## boundary treatment

A: 1.6m high 'anti climb railings' security fence designed to SBD requirements, refer to site plan and key for extent.  
B: 2m and 2.4m high 'anti climb close boarded timber fence' designed to SBD requirements, refer to site plan and key for extent. final details to be provided at a later stage.

## open space

new fence will align the site perimeter from the south to delineate the boundary to the public open space. an allowance will be made for future connection to existing footpaths in this area.

## main entrance

main entrance for both residents and visitors is located off the extra care access road and within a double storey 'communal hub'. this part of the building will be seen first upon arrival with a heavily glazed facade contributing to a sense of arrival. a canopy extending over a drop-off area will add further emphasis to the main entrance and provide cover. the scheme will step up in terms of massing behind the communal hub adding to an active backdrop.

## building footprint

the proposal acknowledges its surroundings by responding to the adjacent sites via building footprint. communal hub is orientated to overlook the western boundary and maximise the views towards open playing fields. this arrangement informs building's identity within the local context. residential wings located at the rear are designed around perimeter boundaries creating internal 'residents only' courtyards. they are orientated to overlook to the south and east thus integrating the views towards public open space and woodland area as part of the design philosophy. existing vegetation and topography are also incorporated as part of the development strategy.

## access into development (extra care)

existing access road situated off Slade Road will be utilised as the access point to the extra care development. existing road will be overlain with new construction to create an adopted cul-de-sac. levels and constructed to be controlled by the Local Highway Department through a section 278 legal agreement. existing access road will be improved to a 5m shared surface (retaining structures and timber post and rail fence will be provided where necessary). refer to highways consultant's information for junction details and visibility splays.

## pedestrian crossing

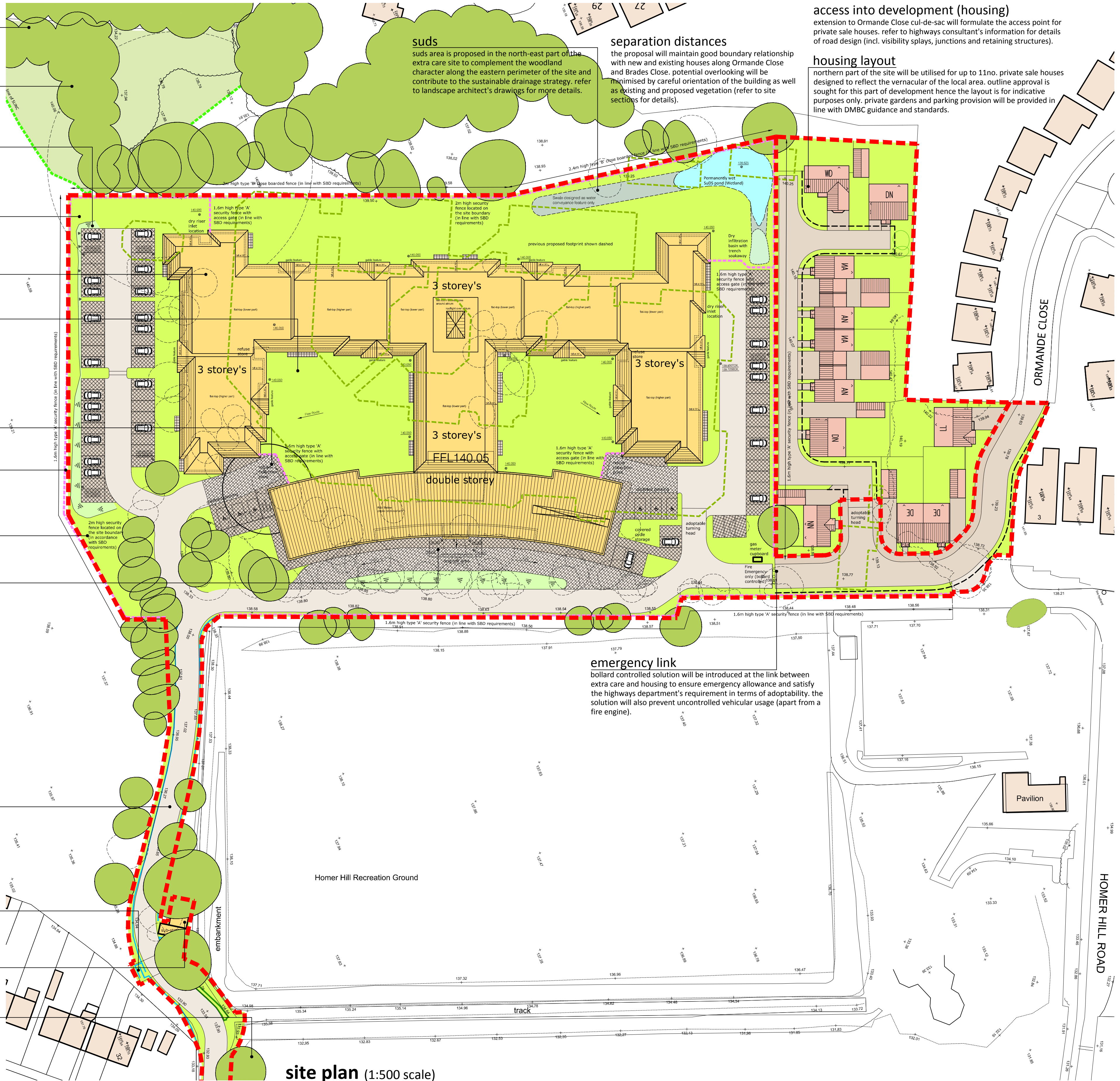
pedestrian crossing will be proposed across existing access road to link public open space with Homer Hill Recreation Ground. relevant retaining structures steps fencing will be provided.

## sub-station

new sub-station facilities will be located off existing access road to serve the development. some level re-grading and new retaining structures will be introduced to enable for the compound.

## existing trees

majority of existing trees located along perimeter of the site and extra care access road will be retained to maintain the visual perception of the site from the outside and retain the character of the area. the proposal will ensure to introduce mitigation measures (eg. re-planting) in order to compensate for the removal of existing vegetation. relevant protection measures will also be in place during the construction process



site plan (1:500 scale)

## access into development (housing)

extension to Ormande Close cul-de-sac will formulate the access point for private sale houses. refer to highways consultant's information for details of road design (incl. visibility splays, junctions and retaining structures).

## housing layout

northern part of the site will be utilised for up to 11no. private sale houses designed to reflect the vernacular of the local area. outline approval is sought for this part of development hence the layout is for indicative purposes only. private gardens and parking provision will be provided in line with DMBC guidance and standards.

## separation distances

the proposal will maintain good boundary relationship with new and existing houses along Ormande Close and Brades Close. potential overlooking will be minimised by careful orientation of the building as well as existing and proposed vegetation (refer to site sections for details).

## suds

suds area is proposed in the north-east part of the extra care site to complement the woodland character along the eastern perimeter of the site and contribute to the sustainable drainage strategy. refer to landscape architect's drawings for more details.

## emergency link

bollard controlled solution will be introduced at the link between extra care and housing to ensure emergency allowance and satisfy the highways department's requirement in terms of adoptability. the solution will also prevent uncontrolled vehicular usage (apart from a fire engine).

# nicol thomas

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SCALE 1 : 500 0m 5m 10m 20m 30m 40m 50m  
SCALE 1 : 1 0m 10m 20m 40m 60m 80m 100m

## planning application

the drawing is based on the topographical and os map information and is not for setting out purposes; existing ground levels derived from topographical survey; proposed site and building finished floor levels based on BSP drawing; for visibility splays and junction details refer to highways consultant drawings; for details of landscaping (incl. footpaths and gardens) refer to landscape architect's layouts;  
do not scale from this drawing

Client:	Midland Heart Ltd			
Job:	Cradley Extra Care, Halesowen			
Drawing title:	Site Plan			
Drawing Number: (Job number)	B5341	(PL)	101	Revision: E
Scale:	1:500 / 1:1250 @ a1			
Date:	June 2012			
Drawn by/ checked by:	as/wg/lf/rc			