

# PLANNING APPLICATION NUMBER:P14/1542

Type of approval sought	Reserved Matters
Ward	Castle & Priory
Applicant	Mr Andy Hames, UK Construction Ltd, Midland Heart and M
Location:	<b>DUDLEY COLLEGE, MONS HILL CAMPUS, WRENS HILL ROAD, DUDLEY, WEST MIDLANDS</b>
Proposal	<b>APPROVAL OF RESERVED MATTERS FOR ERECTION OF 43 DWELLINGS (FOLLOWING OUTLINE APPROVAL P11/0652)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

- 1 The application site consists of part Dudley College's Mons Hill campus sites. The site is accessed from Wrens Hill Road which runs to the north of the site. Within the site is a series of access roads, with car parking off the extreme northern (front) part of the site. There are a number of buildings within the site, the main one being a four storey teaching block, with various lower subsidiary buildings attached or close by. Also adjoining the site are two semi detached dwellings which is presently used as base by the Wrens Nest Nature Reserve wardens. Also beyond the southern boundary to the site are some more modern buildings which are more industrial in appearance. These buildings contain the glass and construction schools. Also within the site is a compound used by the wardens. There is presently around 10,000m<sup>2</sup> of accommodation within the application site and the adjoining land to the south.
- 2 The site is adjoined on its western and eastern boundaries by the Wrens National Nature Reserve (NNR).
- 3 The college site is generally lower than the adjoining NNR, although the part to the north western boundary of the site is lower.

- 4 Tree planting is mostly around the edge of the site, although there a distinct band running east to west along the southern boundary with adjoining part of the campus.
- 5 The adjoining NNR is mostly wooded, although there are more open areas of land which afford views to the west. The NNR is principally designated for its geological importance, with a number of limestone outcrops being present, including the seven sisters to the south west of the site. The NNR was an important industrial site with significant extraction of the limestone, as well as processing also taking place with lime kilns operating into the early 20<sup>th</sup> century. The NNR is also designated as a Site Special Scientific Interest (SSSI), again for its geological importance. Beyond the NNR are two areas of inter war medium density Council housing.
- 6 The area to the north west of the site is a Site of Local Interest for Nature Conservation (SLINC), to ownership which has recently been passed to the Council as part of the planning obligations for the outline planning permission.
- 7 The NNR is also ecologically important with a colony of bats with other protected species present.
- 8 Whilst the application site is outside of these designations, the site is located within part of a Schedule Ancient Monument (SAM) designation. This designation also includes the adjoining SSSI and NNR, as well as connecting with Castle Hill to the east. In addition the site is located with an area of Linear Open Space and a Landscape Heritage Area. Both of these are designations within the Unitary Development Plan.

## PROPOSAL

- 9 This is a reserved matters application for the erection of 43 dwellings, which includes 37 houses, and six flats. The flats which would be two storey each would have one bedroom and the houses are a mixture of two, three and four bedroom houses, although the vast majority would be two bed. Each of the units would be affordable with the scheme being delivered by a Registered Social Landlord (RSL).

- 10 The matters which are being considered as part of this application are layout, scale, appearance and landscaping. Access was considered as part of the earlier outline application.
- 11 The general layout to the sites consists of a series of perimeter blocks running off a spine road running southwards from Wrens Hill Road, with no house immediately adjoining the NNR.
- 12 Parking would be located in mixture of in plot and communal parking areas.
- 13 The density of the proposed development would be in the region of 33 dwellings to the hectare.
- 14 The application is submitted with a Design and Access Statement, an updated nature conservation assessment; a landscape scheme; and a tree survey and report.

## HISTORY

APPLICATION	PROPOSAL	DECISION	DATE
DY/50/93	Erection of secondary technical school	Granted	20/04/50
DY/62/423	Erection of a secondary modern school	Granted	25/07/62
DY/64/63	Erection of 1 pair of semi-detached houses for caretaker And grounds man.	Granted	09/03/64
DB/73/12151	Extensions and alterations to existing school.	Granted	27/04/73
CD/79/718	Erection of classroom and office for use in connection With wrens nest nature reserve	Granted	18/06/79

83/51926	Erection of storage building.	Granted	27/10/83
83/50109	Construction of nature centre.	Granted	27/01/83
91/51579	Application for deemed consent under regulation 4 for The erection of educational workshops.	Granted	16/01/92
93/51698	Construction of three storey external lift shaft.	Granted	16/12/93
94/51243	Amended plans for installation of passenger lift.	Granted	29/09/94
95/51602	Conversion and change of use of existing store building into Pottery/ceramics workshop and studio.	Granted	14/12/95
97/50968	Erection of temporary assault course play structure. (regulation 3).	Granted	06/08/97
98/50763	Erection of extension to provide changing rooms and new Entrance lobby.	Granted	10/07/98
P00/50994	Erection of extension and change of use to form music Recording studio	Granted	03/10/00
P00/52008	Conversion of car port to enclosed storage facility and Construction of disabled ramp to college (ccc) building	Granted	02/02/01
P03/2330	Retention of works modified for site conditions previously granted prior approval (P03/0869) for works associated with	Granted	16/03/2004

P07/0331	Erection of new wardens building and associated car parking	Withdrawn	29/03/2007
P09/1618	Access improvements around Wren's Nest National Nature Reserve to include footpath and step improvements new handrails	Granted	24/02/2010
P11/0652	Demolition of existing college buildings and development of site for up to 80 dwellings, including provision of wardens base and education/meeting/community room building and wardens workshop and compound. (Outline) (access to be considered)	Granted	03-Oct-2014

- 14 Outline planning permission P11/0652 was resolved to be granted by the Development Control Committee in December 2011, with the planning permission finally being released in October 2014, following the signing of the Section 106 agreement which sought to ensure the delivery of affordable housing, a wardens base, compound and geological exposure in addition to the passing of adjoining land to the Council to enable all land adjoining the site to be bought into the ownership of the Council.
- 15 The application was submitted with significant amounts of supporting information including an Environmental Impact Assessment (EIA) due to the sensitive nature of the application site.
- 16 The approved outline permission included a master plan which set the general parameters for development, i.e. locations of development, road layout, landscaped areas etc, which the reserved matters had to be in general conformity with.
- 17 The application was also subject of significant input from English Heritage, Natural England, the Borough Keeper of Geology and the Borough's Countryside Service.

## PUBLIC CONSULTATION

- 18 Two letters of objection received, following the notification of one neighbour, the display of site notices at and near to the site and the posting of an advert within a local newspaper. Main issues raised:-
- Essential that the on-site wardens base is provided to ensure good management
  - Wardens base should have parking and access for school parties
  - Impact to reserve, SSSI etc
  - Urbanisation and visual impact of development
  - Site should be redeveloped in a more imaginative and low impact manner
  - Site should be a World Heritage Site

## OTHER CONSULTATION

- 19 Group Engineer (Highways): No objection.
- 20 Group Engineer (Highways) (Public Rights of Way): Concerns regarding footpath link along eastern side of site, as it does not fully comply with secure by design. Recommend pedestrian access from Wrens Hill Road removed as is link to phase 2, and other barriers placed to stop north/south movement. A 2.1m high metal fence should be provided to eastern boundary.
- 21 Head of Environmental Health and Trading Standards: Note proximity of dwellings to retained college buildings. Recommend condition.
- 22 Head of Planning (Land Quality Team): No objection
- 23 Head of Housing: None received.
- 24 Severn Trent Water: No objection subject to a condition
- 25 English Heritage: Note the sensitivity of the site but also outline note outline permission at the site. Footprint to developed is similar to development to existing

college buildings. Archaeological watching brief condition is required. Scheduled Ancient Monument Consent is still required

26 Natural England: No Objection, but makes the following observations:

- Limited height of development is welcomed
- Unclear how much vegetation will remain at boundary. Screening of site is essential
- Planting strips are minimal but include native species which is welcomed
- Do not wish to see access to reserve directly from site
- Supports landscape management plan
- Note reserved matters does not include wardens building and/or workshop
- Reference to protected species standing advice

27 West Midlands Police: Concerns about footpath link along eastern side of development and could be used as an escape route and could attract anti-social behaviour. Consider footpath is not required as one within the reserve. However, they note that the footpath would have natural surveillance. If footpath is to be retained that it should be “blocked” at several points. Recommendations made regarding height of walls, types of locks and use of materials.

## RELEVANT PLANNING POLICY

- National Planning Guidance

National Planning Policy Framework (2012)

Technical Guidance to the National Planning Policy Framework (2012)

Planning Practice Guidance (2014)

- Black Country Core Strategy (2011)

CSP2 Development Outside the Growth Network

CSP3 Environmental Infrastructure

CSP4 Place Making

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 8 Air Quality

- Unitary Development Plan (2005) (Saved Policies)

DD1 Urban Design  
DD4 Development in Residential Areas  
DD10 Nature Conservation and Development  
UR6 Housing Renewal Areas  
NC1 Biodiversity  
NC6 Wildlife Species  
NC7 Geological Resource  
NC9 Mature Trees  
NC10 The Urban Forest  
HE4 Conservation Areas  
HE7 Canals  
HE8 Archaeology and Information  
HE10 Sites of Regional Importance (Ancient Monuments)  
HE11 Archaeology and Preservation  
EP3 Water Protection  
EP6 Light Pollution

- Supplementary Planning Guidance/Documents

Affordable Housing Supplementary Planning Document  
Design for Community Safety Supplementary Planning Guidance  
Historic Environment Supplementary Planning Document  
Nature Conservation Supplementary Planning Document  
New Housing Development Supplementary Planning Document (2012)  
Parking Standards Supplementary Planning Document (2012)



## ASSESSMENT

- 28 The main issues are
- Principle of Development
  - Design and Layout
  - Historic Environment
  - Secure by Design
  - Neighbour Amenity
  - Occupier Amenity
  - Parking and Access
  - Nature Conservation
  - Geological Considerations
  - Wardens Building
  - Planning Obligations
  - New Homes Bonus

### Principle of Development

- 29 Outline planning permission for residential development (together with wardens building and workshop, and the demotion of the existing college buildings) was granted earlier this year following the signing of a S106 agreement and the transfer of land to the council from the college, although the resolution to approve was given by the Development Control Committee in December 2011. Therefore the principle of residential development at the site is acceptable, and this application seeks approval of the details relating to this application seeks approval of reserved matters for the layout, appearance, scale and landscape.
- 30 However, setting aside the principle of development the site is located within and adjoining a number of important historic, geological and ecological designations, and as such the relevant policies pertaining to these designations at both a local and a national level need careful consideration.

## Design and Layout

- 31 As stated above the layout has been designed around a spine road along the western side of the site with a three private “mews” roads running eastwards and linking through to a footpath along the eastern side of the site.
- 32 This layout then provides for a series of perimeter blocks with gardens backing onto gardens, with parking located in communal areas or on plot, with on plot parking consisting of forecourt and parking to the side.
- 33 This layout essentially follows the master plan for the site which was agreed at the outline stage. A significant amount of this master plan was informed by the conclusions of the Environmental Statement (ES) submitted with the outline application. The ES also considered other relevant issues such as the visual impact as well.
- 34 The proposed dwellings in themselves are vaguely contemporary in their design, and are considered acceptable in that the site does not immediately adjoin any other housing.
- 35 The main theme that carries across the proposed house types is the use of a buff brick with window frames and panelling in grey with render and contrasting brick panels to introduce some variety into the proposed scheme.
- 36 Consideration within the layout has been given to the corners, with houses either turning the corner, or having a dual aspect design, which also assists from a secure by design point of view.
- 37 The layout also includes a block of flats. However, the design and the height of these has been to give the flats an outwards appearance of houses so that integrates with the general character of the area.

- 38 In terms of the visual impact of the proposed development on the adjoining reserve, the development for residential purposes would have less visual impact in that the scale of development would be less bulky than the existing larger multi storey college buildings. Additionally the layout lends itself to providing areas of landscaping around its perimeter to help the development to be assimilated into the adjoining reserve. This area also enables an area of native planting to be provided which would have nature conservation benefits for the site but also the adjoining reserve.
- 39 During the course of the application some minor modifications have been made to the scheme most notably the removal of a pedestrian access onto Wrens Hill Road and some changes to external materials.

#### Historic Environment

- 40 Wren's Nest was declared a Scheduled Ancient Monument (SAM) in recognition of them having the best surviving remains of the limestone quarrying, mining and processing industry within Dudley. This includes the last remaining surface opening limestone cavern in the world – the Seven Sisters.
- 41 The Mons Hill campus is located on top of a SAM and the monument description lists a number of features which are specifically excluded from the scheduling including the college buildings on Wren's Nest. Although the buildings are not part of the schedule, although the land on which the application site sits is.
- 42 The impact to the SAM was considered within the ES which was submitted with the earlier outline application, and is one of the reasons why a master plan was attached to the outline permission was to ensure the impact on the adjoining limestone features was minimised and that no additional land was developed at the site to ensure minimal harm to any archaeology which may lay under the site.

- 43 In this case English Heritage is not raising any objection to the proposal, although seeks an archaeological watching brief condition. This condition was attached to the previous outline and as such does not need to be replicated here.
- 44 The Councils Historic Environment Team is generally satisfied by the proposal, with their concerns principally relating to the proposed roofing materials and other detailing rather than any fundamental concerns.

#### Secure by Design

- 45 The Group Engineer (Highways) (Rights of Way), and West Midlands Police raise certain concerns regarding the proposed layout particularly along the eastern side of the proposed development regarding secure by design. However, the police do note that this area would enjoy natural surveillance.
- 46 In terms of the footpath duplication issues raised by the police, this will not be the case in that the reserve and the housing development would be completely separated by a secure fence to ensure direct access is prevented. This was a recommendation of the ES to ensure impact to the reserve was minimised.
- 47 The provision of the footpath and open areas to the eastern side follow on from further recommendations from the ES which was limit built development near the boundary and avoid gardens backing onto the reserve, with this recommendation being incorporated into the outline master plan for the site.
- 48 To provide a balance between secure by design issues, and the need to comply with recommendations of the ES, the pedestrian footpath link to Wrens Hill is to be deleted to reduce the attractiveness as a north-south route, and therefore ensuring the space is more private in nature.

### Neighbour Amenity

- 49 There are no immediately adjoining residential uses close to the site which would be affected by the proposed development.

### Occupier Amenity

- 50 The New Housing Development Supplementary Planning Document at Annex A, outlines separation distances and garden sizes for new residential development.
- 51 In general the proposed layout generally accords with these requirements, i.e. garden lengths of 11m and rear habitable window to window distances of 22m. However, there are some plots, most notably some of the corner plots where gardens are substandard, and where there is less than 22m between rear habitable room windows.
- 52 However, in the case of the garden sizes this to enable satisfactory corner relationship from a street scene and urban design point of view which is considered to essential in such a sensitive location.
- 53 Where the rear separation distances fall foul they are only in couple places, i.e. plots 21 and 26, and in such cases is only by 1.5 to 2m, which is considered to acceptable in that residents are “buying in” to the scheme rather than this slightly substandard situation being imposed on existing residents.
- 54 The Head of Environmental Health and Trading Standards has no objection in principle to the proposed layout for this previously approved residential development.
- 55 The outline approval included a condition which required a noise protection scheme to be incorporated into the development due to noise arising from the extraction system at the remaining college buildings, most notably the construction school. The condition was based on a recommendation made in the acoustic report which

suggested that dwellings towards the south-east of the site would require additional noise protection, specifically glazing and ventilation with a minimum sound attenuation of 34dB(A).

- 56 At the outline stage the plot numbers were not known so the specific plots requiring attention could not be identified in the condition. On the layout plan that is the subject of this reserved matters application it can now be seen that it is plots 32 to 46 which required the enhanced glazing and ventilation treatments to habitable rooms. The Head of Environmental Health and Trading Standards would therefore recommend that the noise condition (condition 16 of approval P11/0652) is carried over to this approval but with specific reference made to plots 32 to 46.
- 57 The Head of Environmental Health and Trading Standards notes from the submitted plans, that 1.8 metre high close boarded fences are proposed along the boundaries. These should be sufficient to protect outdoor amenity spaces for those plots previously identified.
- 58 However if the extraction plant at the adjoining building school and former glass school buildings have been removed or had works carried out to reduce the noise level then the mitigation works discussed above may not be necessary. A flexibly worded condition should allow for either eventuality.

#### Parking and Access

- 59 Vehicular access to the site would be from a modified access from Wrens Hill Road, which was agreed as part of the outline approval.
- 60 The Group Engineer (Highways) is satisfied that the proposed layout provides safe vehicular and pedestrian access and movement around the site, as well as complying with the Councils adopted standards.
- 61 However, he does seek to impose some additional planning conditions not covered by the existing outline planning permission.

## Nature Conservation

62 As previously described the site is heavily constrained as it is located in an extremely sensitive area in terms of nature conservation, green open space, and geology. Core Strategy Policy ENV1: 'Nature Conservation' states that development within the Black Country will safeguard nature conservation, inside and outside its boundaries. This will be done by ensuring that:

- development is not permitted where it would harm internationally (Special Areas of Conservation), nationally (Sites of Special Scientific Interest and National Nature Reserves) or regionally (Local Nature Reserve and Sites of Importance for Nature Conservation) designated nature conservation sites;
- locally designated nature conservation sites (Sites of Local Importance for Nature Conservation), important habitats and geological features are protected from development proposals which could negatively impact upon them;
- the movement of wildlife within the Black Country and its adjoining areas, through both linear habitats (e.g. wildlife corridors) and the wider urban matrix (e.g. stepping stone sites) is not impeded by development;
- species which are legally protected, in decline, are rare within the Black Country or which are covered by national, regional

63 In terms of the nature conservation issues an updated nature conservation assessment has been submitted with the planning application as the original assessment is now of some age and by their nature protected species can be transient.

64 The findings of the survey work undertaken have shown that no European Protected Species were found present within the application site and a European Protected Species License (EPS) Licence will not be required for this development, although attention is drawn to the advisory procedures for the demolition of the existing building in relation to bats.

- 65 The site offers potential to contribute and enhance local flora and fauna biodiversity as part of a local wildlife network with the introduction of new species rich habitats and features for biodiversity which are highlighted in the submitted report. These matters can be conditioned.

### Geological Considerations

- 66 The application site is surrounded by Wrens Nest National Nature Reserve (NNR), a Site of Special Scientific Interest (SSSI) and a Site of Local Interest for Nature Conservation (SLINC). Wren's Nest was declared as the UK's first National Nature Reserve for geology, in 1956, in recognition of its exceptional geological features. It is a geological site of exceptional importance, being one of the most notable geological locations in the British Isles and visited and studied by geologists from all over the world.
- 67 The direct impact on the geology was considered as part of the outline application for the site and it was concluded that the geological formations under the site were not considered sensitive and that demolishing the existing buildings and redeveloping the site would have no direct physical impact on the internationally important geology.

### Wardens Building

- 68 Outline planning permission for the residential development for the site also included a replacement wardens building, which is due to incorporate an educational/visitor centre function and parking which would be located close to the existing building which is a converted caretakers house. Also proposed was a workshop building and compound to enable the wardens to carry out noisy works which otherwise may have had an impact on adjoining residential properties.
- 69 The provision of the two buildings was essential to ensure the wardens still had a base at the reserve, but also would allow for a relationship to be built up between



the new residents and the wardens due to its proposed central location between the two phases.

- 70 The delivery of the wardens base is controlled through a S106 agreement and conditions attached to the outline permission, and includes a specification for the building.
- 71 The provision of the wardens building was a key component in securing Natural England's support for the outline application.
- 72 Natural England and a third party have noted the wardens building is not being delivered in this application which they both consider to be disappointing.
- 73 However, the trigger for the provision of the new building is the demolition of the existing building. However, the proposed layout for phase 1 means that the existing building is to be retained at this stage, and as such the trigger would not be applied should this application be approved.
- 74 However, to enable Phase 2 to proceed the existing building would have to be demolished to enable access into this part of the site, and such the trigger within the legal agreement would be applied at this stage allowing delivery of the replacement building.

### Planning Obligations

- 75 As stated above the outline permission was subject to a S106 agreement and planning conditions which sought to deliver a number of planning obligations including open space, the wardens accommodation (discussed above), public art and affordable housing.
- 76 In terms of the affordable housing it was originally proposed that 25% of the units were to be affordable in accordance with Policy HOU3 – Delivering Affordable

Housing of the Black Country Core Strategy, which meant that 20 affordable units would have been provided.

- 77 However, the entire first phase is to be delivered by Midland Heart, a registered social housing provider, which means that 43 affordable units are now proposed, which is considered to be a significant benefit to the borough.
- 78 Additionally the units which are proposed which includes one bedroom, two bedroom and four bedroom houses and/or flats provides units of accommodation where there is a presently an identified shortage.

### New Home Bonus

- 79 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.
- 80 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.
- 81 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 of the houses proposed.

- 82 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”.
- 83 This proposal would provide 43 houses generating a grant of 43 times the national average council tax for the relevant bands plus an enhancement payment of £15,050 (43 units times £350) for affordable housing provision per annum for 6 years.
- 84 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.

## CONCLUSION

- 85 The proposed development is considered to be acceptable in principle with the impacts to the adjoining designations being assessed with the earlier outline planning permission. Moreover, the proposal is acceptable from an amenity and highway safety point of view. Consideration has been given to policies CSP2 Development Outside the Growth Network CSP3 Environmental Infrastructure CSP4 Place Making 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 and ENV 8 Air Quality of the Black Country Core Strategy and saved policies DD1 Urban Design DD4 Development in Residential Areas DD10 Nature Conservation and Development UR6 Housing Renewal Areas NC1 Biodiversity NC6 Wildlife Species NC7 Geological Resource NC9 Mature Trees NC10 The Urban Forest HE4 Conservation Areas HE7 Canals HE8 Archaeology and Information HE10 Sites of Regional Importance (Ancient Monuments) HE11 Archaeology and Preservation and EP3 Water Protection and EP6 Light Pollution of the Dudley Unitary Development Plan.

## RECOMMENDATION

It is recommended that the application be APPROVED subject to the following conditions:

### Notes to Applicant/Informative

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.

In the event that the presence of a bat roost is identified during the works, all works will be stopped immediately and a license from Natural England will be sought for completion of the works. In this instance all interested parties will be informed.

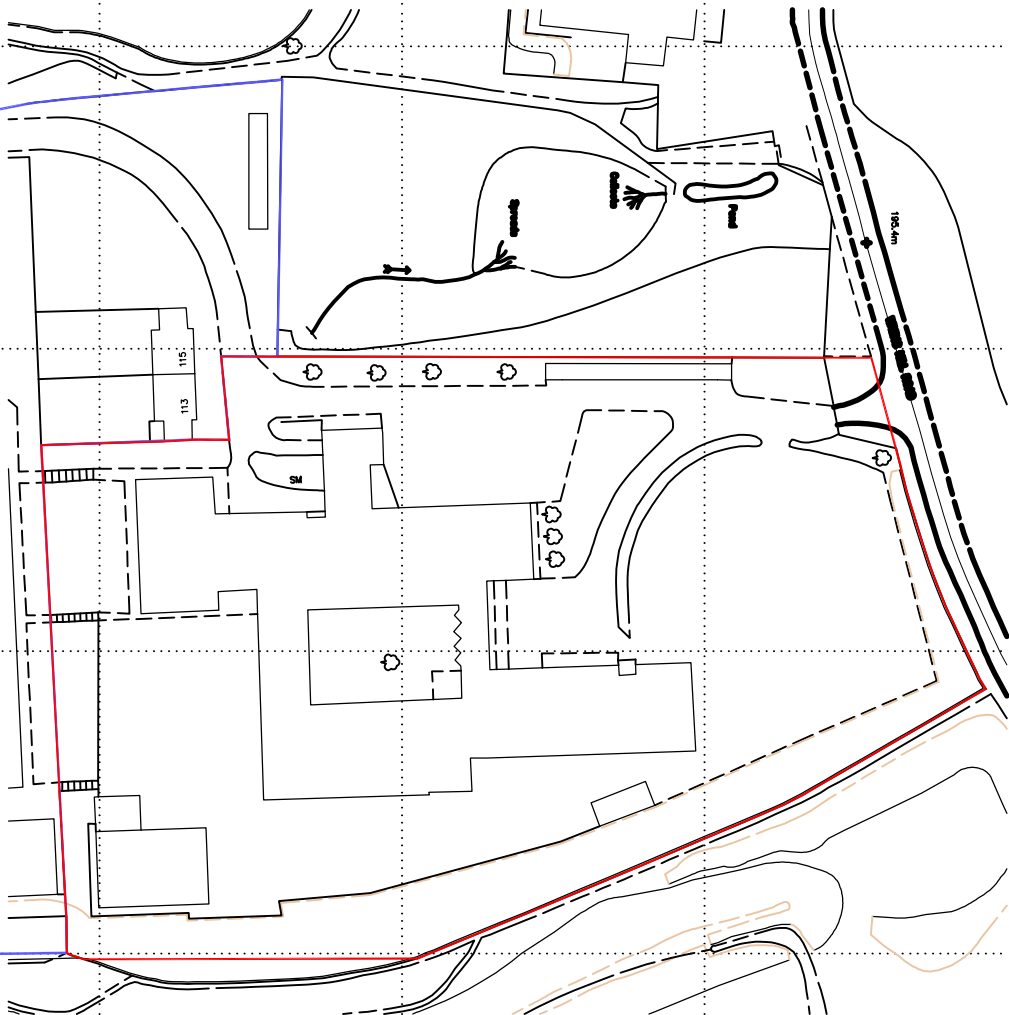
The development as proposed contains highways that will be of sufficient public utility to warrant its dedication as public highways under Sec. 38 of the Highways Act 1980. The development layout, as shown on Dwg. No. B5851(PL)01 Rev. B is solely a preliminary design, which may be subject to relevant Road Safety Audits and may require amendments in order to gain Technical Approval of the detailed highway design as part of the Sec. 38 adoption process.

### Conditions and/or reasons:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: B5851 (PL) 01 Rev B, B5851 PL 02 Rev A, B5851 PL 05 Rev A, B5851 PL 06 A, B5851 PL 07A, B5851 PL 10, B5851 PL 1, B5851 PL 12, B5851 PL 13, B5851 PL 14, B5851 PL, 15, B5851 PL 16, B5851 PL 17, B5851 PL 18, B5851 PL 19, B5851 PL 20, B5851 PL 21, B5851 PL 30, AE1431-01 Rev B and Unreferenced Tamlite Plan unless otherwise agreed in writing by the Local Planning Authority, or otherwise required by any other condition attached to this permission.

2. The facing materials to the dwellings shall be in accordance with Plan B5851 PL 06 Rev A.
3. 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 Authority and remain operational for the life of the development.
4. The development hereby approved shall not commence until the details of the access roads and parking areas including cross-sections, lines, widths, levels, gradients, drainage and lighting have been submitted to and agreed in writing, relevant legal agreements entered into and the agreed details implemented and retained for the life of the development.
5. None of the development hereby approved shall be first commenced until the location of the cycle parking spaces within the car park have been submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in accordance with the approved details and shall be retained for the life of the development. The store shall not first trade until the cycle parking spaces have been provided in accordance with the approved plans
6. None of dwellings shall be occupied until works for the disposal of foul and surface water drainage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the LPA.
7. The nature conservation enhancement and mitigation shall be provided in accordance with the submitted nature conservation report and plan AE1431-01 Rev B
8. Development shall not begin on phase 1 (excluding demolition) until a scheme for protecting residents in the proposed phase 1 dwellings (plots 32-46) from noise from extraction equipment at Dudley College has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before occupation of the permitted dwellings, unless otherwise agreed in writing by the Local Planning Authority
9. The soft landscaping shall be maintained in accordance with the submitted landscape management plan.





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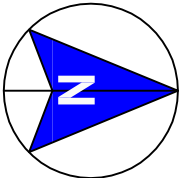
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Revision	Date	Details

Site Boundary

Phase 1

Phase 2



Client:	UK Construction Limited		
Job:	Mors Hill Campus, Wrens Hill Road, Dudley		
Drawing title:	Location Plan		
Drawing Number: (job number)	B5851	PL	Revision: 09
Scale:	1:1250 @ A3		
Date:	20.10.14		
Drawn by/ checked by:	HJS		





Accommodation Schedule

House Types:

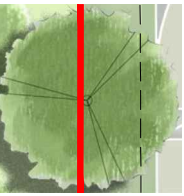
Rented:

Type B:	2 bed/4P/2 storey	12 no. @	792 ft <sup>2</sup> /73.6 m <sup>2</sup>	= 9,504 ft <sup>2</sup> /882.9 m <sup>2</sup>
Type C:	3 bed/5P/2 storey	5 no. @	919 ft <sup>2</sup> /85.4 m <sup>2</sup>	= 4,595 ft <sup>2</sup> /426.9 m <sup>2</sup>
Type D:	4 bed/6P/2 storey	4 no. @	1,080 ft <sup>2</sup> /100.3 m <sup>2</sup>	= 4,320 ft <sup>2</sup> /401.3 m <sup>2</sup>
Type G:	2 bed/4P/2 storey	5 no. @	804 ft <sup>2</sup> /74.7 m <sup>2</sup>	= 4,020 ft <sup>2</sup> /373.5 m <sup>2</sup>
Type H:	2 bed/4P/2 storey	4 no. @	810 ft <sup>2</sup> /75.2 m <sup>2</sup>	= 3,240 ft <sup>2</sup> /301.0 m <sup>2</sup>
Type J:	2 bed/4P/2 storey	4 no. @	803 ft <sup>2</sup> /74.6 m <sup>2</sup>	= 3,212 ft <sup>2</sup> /298.4 m <sup>2</sup>
Type K:	4 bed/7P/2 storey	3 no. @	1,233 ft <sup>2</sup> /114.5 m <sup>2</sup>	= 3,699 ft <sup>2</sup> /343.6 m <sup>2</sup>
Type L:	1 bed/2P/1 storey	4 no. @	535 ft <sup>2</sup> /49.7 m <sup>2</sup>	= 2,140 ft <sup>2</sup> /198.8 m <sup>2</sup>
Type M:	1 bed/2P/1 storey	2 no. @	531 ft <sup>2</sup> /49.3 m <sup>2</sup>	= 1,062 ft <sup>2</sup> /98.7 m <sup>2</sup>

Total: 43 no. @ 35,792 ft<sup>2</sup> /3325.1 m<sup>2</sup>

Site Area: 3.1 ac 1.3 ha 33DPH

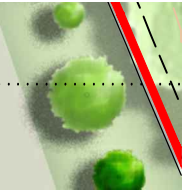
Legend



Existing Tree Retained



Existing Tree Removed



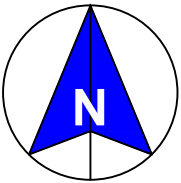
Indicative Proposed New Tree

For proposed new landscaping refer to separate landscaping drawing

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Revision	Date	Details
Rev A	08.10.2014	Boundary amended following comments from Planning Consultant
Rev B	13.10.2014	Boundary amended to match Contract Plan

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Client:	UK Construction Limited			
Job:	Mons Hill Campus, Wrens Hill Road, Dudley			
Drawing title:	Site Layout Plan			
Drawing Number: (Job number)	B5851	(PL)	01	Revision: B
Scale:	1:500 @ A2			
Date:	01.09.2014			
Drawn by/ checked by:	CHS/MRB			





Key Plan 1:1500

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Revision	Date	Details
A	04/09/14	Elevations amended following comments from Urban Designer.

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Client:	UK Construction Ltd			
Job:	Mons Hill Campus, Wrens Hill Road, Dudley			
Drawing title:	Street Elevation			
Drawing Number: (Job number)	B5851	PL	02	Revision: A
Scale:	1:200 @ A1			
Date:	12.08.2014			
Drawn by/ checked by:	WS/CHS			