

PLANNING APPLICATION NUMBER:P13/1648

Type of approval sought	Full Planning Permission
Ward	Quarry Bank & Dudley Wood
Applicant	Selbourne Homes
Location:	LAND AT SALTWELLS WOOD, BRIERLEY HILL, WEST MIDLANDS, DY5 1AX
Proposal	CONSTRUCTION OF SINGLE STOREY WARDENS/EDUCATION FACILITY AND 5 NO. DWELLINGS WITH GARAGES AND ASSOCIATED WORKS TO EXISTING ACCESS ROAD FROM PEDMORE ROAD.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The proposed 0.6 ha application site is on land that originally accommodated the former Saltwells House (now demolished), a 'Heritage Asset' recorded on the Council's Historic Environment Record as HER 12585. In addition, it is located within a wider area recorded on the Council's HER record as HER 3394 described as semi-natural ancient woodland called 'Lady Wood', also designated as a Local Nature Reserve and Landscape Heritage Area.
2. In very close proximity to the proposed application site, immediately west of the former Saltwells House, is a Scheduled Ancient Monument (SAM), otherwise known as a 'designated heritage asset', recorded on the Council HER as 12093. The access road running from Pedmore Road to the application site falls within the SAM. Covering a similar area to that of the SAM is another Heritage Asset, HER 7799, an area of land marked on Yates 1775 map of Staffordshire showing a number of Coal Shafts and part of Lady Dudley's plantation.
3. To the north of the access road is Enterprise Trading Estate and to the south of it are fields falling outside the extent of Saltwells Wood.

4. On the opposite side of the access point on Pedmore Road are modern dwellings which are immediately to the west of Merry Hill Shopping Centre.

PROPOSAL

5. The proposal seeks the erection of 5 four bedroom two storey houses with garages, and the construction of a new Wardens facility. Improvements to the existing road from Pedmore Road including provision of vehicular passing bays are also proposed.
6. Each dwelling would be served by 2 parking spaces on the frontage plus additional parking in the double garage.
7. The Wardens facility would be served by 4 spaces including 1 disabled parking bay.
8. There are two types of houses (A and B), both with 4 bedrooms. The finish for the dwellings would be a combination of brickwork, render and boarding. Windows, fascias and bargeboards would be timber and rainwater goods would be black UPVC.
9. The maximum lengths of rear gardens for each of the dwellings would be;
 - Plot 1 –15m long
 - Plot 2 –14m long
 - Plot 3 –14m long
 - Plot 4 –16m long
 - Plot 5 –14m longEach of the dwellings would have access to the rear gardens via a proposed gate at the side of each of the houses. There would be 2.1m high close boarded fences to all rear boundaries.
10. The layout plan shows the retention of a link with a footpath to the north of the site.
11. During the course of the application the following amendments were received;
 - Redesign of disabled parking bay to include 1.2m wide transfer areas.

- Gravel surface replaced with Breedon Gravel drive with a well compacted fine top dressing.
- Boundary fencing shown to include anti lift hinges and security measures with anti-tamper fittings.
- Access way showing the passing places increased to 6 metres overall width
- Additional window to Plot 1 so that the warden's / educational unit now has direct surveillance from plot 1 as well as plots 4 and 5.

12. The following documents accompany this application;

1. Design and Access Statement
2. Archaeological Desk-Based Assessment
3. Phase 1 Habitat Survey & Protected Species Survey Assessment
4. Preliminary Assessment of Existing Trees

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
DB/68/3881	Erection of a timber prefabricated classroom.	Approved	21/05/68
DB/68/3519	Erection of extension.	Approved with Conditions	28/02/68
DY/64/222	Lobby and office extension.	Approved with Conditions	23/04/64
DY/63/636	Alteration of store room into metalwork room and garage.	Approved with Conditions	16/10/63
DY/62/354	Change of use from children's reception home to boy's remand home.	Approved with Conditions	14/06/62

PUBLIC CONSULTATION

13. The application was advertised by way of neighbour notification letters being sent to the occupiers of 58 properties within close proximity to the site, a site notice and newspaper advert. 1 objection has been received raising the following planning considerations:

- Should residential development be considered in such important and sylvan environments?
- Historic significance of the site may progressively diminish.
- Potential loss of wildlife and habitat
- Potential increase in pollution and contamination
- Biomass deliveries will be frequent basis causing more vehicular traffic
- Will access road be maintained as a public road/right of way
- If approved, will set disastrous planning precedent for further development into important urban woodland
- Will development attract ideal nature minded potential buyers with regard to woodland management service on their doorstep.
- The development will discourage and restrict enjoyment of walkers and visitors.
- Could have negative impact on potential woodland expansion
- Residential development in Saltwells Wood not be a good advertisement for important woodland site.
- Although site built as 19th Century residence, not used for many decades as such, poor planning argument to justify replacing one dwelling with several dwellings
- Better to locate wardens accommodation to southern edge of the wood
- Could the site be left for nature to take over?
- Design extremely poor in relationship to heritage of the site and location - should be re-designed valuing vernacular and distinctive building styles.
- High density of homes appear overcrowded

14. An additional representation has been received making the following comment;

- Agree with Crime prevention observations, due to isolation of site and anti social behaviour history, proposal should include 'razor wire' on top of perimeter rear fence of the Wardens unit as visible deterrent.

OTHER CONSULTATION

15. Group Engineer (Highways): No objection subject to parking management condition.

16. Head of Environmental Health and Trading Standards: No objections.

17. West Midlands Police – Concerns raised about anti-social behaviour occurring across the nature reserve. Suggestions to be improve the safety of the Wardens Unit and residential properties have been sent to the applicant, and appropriate amendments made.

18. West Midlands Fire Service: Objection originally raised. The site should meet the criteria for fire service access as per The Approved Document B of the Building Regulations. An amendment showing the passing places increased to 6 metres overall width has been submitted.

19. English Heritage: No objection.

RELEVANT PLANNING POLICY

20. The National Planning Policy Framework (NPPF) 2012

21. Black Country Core Strategy (2011)

CSP2 Development Outside the Growth Network

CSP4 Place Making

HOU1 Delivering Sustainable Housing Growth

HOU2 Housing Density, Type and Accessibility
ENV1 Nature Conservation
ENV2 Historic Character and Local Distinctiveness
ENV3 Design Quality
ENV8 Air Quality
TRAN2 - Managing Transport Impacts of New Development
TRAN5 - Influencing the Demand for Travel and Travel Choices

22. Unitary Development Plan (2005)

DD1 Urban Design
DD4 Development in Residential Areas
DD10 Nature Conservation and Development
CS3 Community Facilities
NC1 Biodiversity
NC6 Wildlife Species
NC10 The Urban Forest
HE5 Buildings of Local Historic Importance
HE8 Archaeology and Information
HE11 Archaeology and Preservation
SO2 – Linear Open Space
EP6 – Light Pollution

23. Supplementary Planning Guidance/Documents

Nature Conservation SPD (2006)
Historic Environment SPD (2006)
New Housing Development SPD (2013)
Planning Obligations SPD
Parking Standards SPD (2012)
Design for Community Safety Supplementary Planning Guidance (2002)
PGN7. The development of derelict, contaminated and unstable land
PGN 8. Archaeology

ASSESSMENT

24. The main issues are the principle of development and the impact upon;

- Character and appearance
- Scheduled Ancient Monument
- Nature Conservation
- Neighbour Amenity
- Occupier Amenity
- Parking and Access

Principle of development

25. The National Planning Policy Framework encourages LPA's to boost significantly the supply of housing in sustainable locations.

26. BCCS Policy HOU1 states that at least 95% of new housing (gross) will be built on previously developed land. This location of the site is on former Saltwells House, and therefore considered to be previously developed land. Although explored in more detail below, in accordance with BCCS Policy ENV1, the proposed development does not harm the Local Nature Reserve which is a regionally designated nature conservation site.

27. BCCS Policy HOU2 outlines criteria that density/type of new housing needs to be informed by;

- Need for a range of types and sized of accommodation to meet identified sub-regional and local needs.
- Level of accessibility by sustainable transport to residential services.
- The need to achieve high quality design and minimise amenity impacts.

28. The introduction of a mix of house types and tenures, to create diverse communities is a key strand of government policy. Policy HOU2 also states that a minimum net density of 35 dph should be achieved, except where higher densities prejudice historic character and local distinctiveness as defined in Policy ENV2. A balance

must be struck between the policy aims of making the most effective use of previously developed land by higher densities and the need to achieve high quality housing by good design that is appropriate to its context.

29. The replacement Wardens facility is also on previously developed land. This building would function as an educational facility for pre-arranged visitors, such as local schools. In line with Saved UDP Policy CS3, this community facility would meet a local need, is located within the community it is intended to serve and is easily accessible by public transport. The siting of the Wardens facility has been subject to pre-application discussion with the Environmental Management section, and is considered to be most appropriate location.

30. The proposal on this site would constitute sustainable development. It is clear that the presumption in favour of sustainable development contained in the NPPF is not intended as a blanket justification for all such development. The extent to which other factors are dealt with, are explored below.

Character and appearance

31. BCCS policy HOU2 'Housing Density, Type and Accessibility' sets out the objectives for density and types of new housing, promoting the need to achieve high quality design and minimise amenity impacts, taking into account the characteristics and mix of uses in the area where the proposal is located.

32. BCCS policies CSP4 'Place Making', ENV2 'Historic Character and Local Distinctiveness' and ENV3 'Design Quality' requires that all development demonstrates a clear understanding of historic character and local distinctiveness and demonstrates how proposals make a positive contribution to place-making and environmental improvement through high quality design.

33. The Council's New Residential Development SPD (Revised 2013) is a useful tool in establishing a character led approach to new development based on identifiable context and characteristics. The development criteria for 'rural fringe' has been

used to assess whether these dwellings are designed within their context, these include;

1. respect for the local character of space around the dwellings
2. spacious gardens in width and length.
3. maximum of 2 storey dwellings
4. Individual designs encouraged
5. provision of off street parking
6. development should respect the landscape character of the area.
7. redevelopment of existing plots should reflect the dispersed arrangement of dwellings in the vicinity.

34. The NPPF suggests that Council's should set out their own approach to housing density to reflect local circumstances. The overall density of the 5 dwellings in place of Saltwells House, would be 8 dph. This is considered to be appropriate, making efficient use of land in a manner that respects this unique location within a Local Nature Reserve.

35. The proposed dispersed layout of development is a departure from a rigid structured layout resulting in a fluid building line. Both the dwellings and Wardens unit are arranged around the shared vehicular access, this offers good natural surveillance.

36. The scheme has a unique position away and from any immediate architectural context and within a green/woodland setting, not surprising given it is located within a Local Nature Reserve. The design of the scheme has been developed during pre-application discussions, with a palette of materials including a mixture of brickwork, render, timber boarding and glazed panels. The combination of traditional materials accented by natural elements reflects the setting for the development and helps create a scheme with an individual cohesive identity. The submitted plan shows that majority of trees will be retained on site, further helping the development to blend into the natural setting of this area. The Tree Survey incorporates Root Protection Areas to prevent any adverse impact on retained trees.

37. On the ground, there is a mix of tarmacadam, Breendon gravel and small slabs, broken up by soft landscaping and new grass planting. This careful choice of materials provides a clear delineation of private and shared spaces.
38. The current plans involve the removal of twelve trees on the site, 6 of which are of relatively low value. The other 6 form a group of large, mature sycamore that are a relatively prominent feature on the site at the edge of the wider woodland. Whilst large they have a drawn up form, and overall it is accepted that the retention of these trees would be inappropriate with the currently proposed layout. Given that the site is located with woodland it is considered that the loss of these trees would not have any undue impact on the public amenity of the area.
39. The new warden's base is adjacent to some retained trees, at the bottom of a bank which is partially retained by a small wall. Given the topography of the site and the presence of the small wall it is considered that the proposed construction of the new wardens' base will not have any detrimental impact on the adjacent trees.
40. As the site is situated within a wider woodland construction activities will need to be carefully managed both on the site, and also along the access route to the site. Conditions should be used to secure this.
41. With regard to the formal tree planting that fronted the original house, which is considered highly valuable, the trees have been heavily vandalised in the past. As such it is considered that they may need some restorative works. Any landscaping proposals should take account of this.
42. The proposal makes a positive contribution to place making through high quality design without harming the setting of the Local Nature Reserve. It would therefore comply with BCCS Policies CSP4, ENV1, ENV2, ENV3 and HOU2, and Saved UDP Policies DD1 and DD4.

Impact upon the Scheduled Ancient Monument (SAM)

43. In addition to a planning application, Scheduled Monument Consent (SMC) is required where development would have a direct impact on the legally protected

area of a monument. The applicant made an application for SMC to English Heritage which was granted on 29th January 2014.

44. The SAM (List Entry No.1020539) includes the earthwork and buried remains of medieval and post- medieval coal extractions located immediately to the west of Saltwells House. Coal and iron extraction is recorded in the area from at least the 1300s onwards. The earliest phase of coal extraction is visible as a series of shallow depressions and hummocks which represent the remains of out-cropping. A number of bell pits are visible as a series of closely spaced pits surrounded by mounds of spoil. Bell pits are characteristic of medieval coal extraction. Several large shaft mounds are associated with gin circles which provide evidence of post-medieval coal extraction. In addition, evidence for other structures such as pit head gear, ventilation shafts and engine and winding houses can be expected to survive as buried features.

45. In order to understand the impact of the proposed development on both the on-site Heritage Assets and the setting of Heritage Assets in close proximity – the applicant has provided an Archaeological Desk-Based Assessment, the purpose of which was to describe and assess the significance of the above and below ground heritage assets within the application site and to consider the impact of the proposals upon them and their setting. The DBA also considered what mitigation may be required in order to implement the scheme. The general conclusion reached in the report was that;

- the proposed scheme would have a neutral impact on the setting of the heritage assets,
- no archaeological features within the SAM itself would be directly or indirectly impacted (although because there will be work undertaken within the legally protected area SMC will be required)
- and that within the site of Saltwells House, the majority of any potentially surviving archaeology remains will have been truncated with the construction of Saltwells House in the early 19th century leaving only a small area within the site that may possibly be undisturbed and that accordingly an

archaeological watching brief would be appropriate during construction ground works.

46. The information submitted in support of the application has adequately demonstrated that the physical impact of the proposed development will have a neutral impact on the significance of the SAM.

Nature Conservation

47. The Phase 1 Habitat Survey concludes that the site has limited ecological value; however, recommendations are set out to protect wildlife species during the construction phase. It also suggests that post development enhancement of the site for wildlife should be undertaken. This would be a requirement of the Nature Conservation Enhancements planning obligation.

48. A condition will need to be included to control the type and positioning of any lighting to avoid a detrimental impact upon the Local Nature Reserve.

49. The proposed development would therefore not have an adverse effect on wildlife species and would therefore be in accordance with Saved UDP Policy NC6 and the Nature Conservation SPD.

Residential Amenity

50. Given the stand alone nature of the development, the proposed development would not cause undue harm to amenity of adjacent land users and would be in accordance with Saved UDP Policy DD4 and the New Housing Development SPD.

51. Enterprise Trading Estate is at least 180m from the proposed dwellings; this substantial distance ensures no adverse impact upon the future occupiers. A view confirmed by Head of Environmental Health and Trading Standards who raises no objection to this proposal.

52. The amount of private amenity space required for a new dwelling outlined in the New Housing Development SPD is 65m² and 11m in length. Garden areas in

excess of 65m² and 11m long would be provided for each plot. Whilst some of the gardens would be abutted by retained trees, the presence of such and its woodland setting is what would make this development desirable for future occupiers, shading from trees should therefore be expected.

53. Whilst some concern has been raised by the inter-relationship of the Wardens facility and the residential dwellings, it is likely that during daytime hours when the Wardens facility would be operational, residential occupiers are likely to be out working. In any case the Head of Environmental Health and Trading Standards does not consider this to be a significant issue.

54. There has been some security concerns expressed in terms of the apparent isolation of the development. It is considered that the private drive arrangement would not be welcoming to intruders, and in any case would be under natural surveillance from the occupiers of the new dwellings and staff based at the Wardens facility. The security considerations are not of sufficient weight to refuse this application.

55. The proposal would ensure the amenity of future occupiers would not be harmed in accordance with Saved UDP Policy DD4.

Parking and Access

56. The vehicular access to the development site from Pedmore Road has been subject to considerable discussion during the pre-application process. The highway layout including the provision of 3 No. passing bays accurately reflects these discussions and as such the design of the site access is acceptable.

57. The development provides sufficient car parking for the dwellings to comply with the Local Authorities minimum parking standards for residential development.

58. The Parking Standards SPD requires that an electric charging point be provided adjacent to at least 1 parking space for each dwelling, this can be secured by condition.

59. Access to the Wardens facility will be by a gated entrance and will provide 4 off-street parking spaces (including 1 disabled space). Separate access is provided to the workshop for tractors, deliveries and access to the biomass boiler and fuel store.
60. The Group Engineer (Highways) has raised some concern that the activities at the Wardens facility may result in parking problems for the residents and possibility obstruct access to the site from the public highway. However, the Wardens service advise that this would not be an operation with unrestricted opening. The facility would only be used by targeted groups, such as local schools. On occasions of bigger groups attending Saltwells Nature Reserve, they would still be directed to utilise the larger visitor car park accessed off Saltwells Lane, this being better designed for mini-buses. A condition would be required to provide cycle parking for both staff and visitors.
61. The site layout has been designed to allow pedestrian and maintenance traffic for forestry operations through the site with a gated link to the woodland maintained at the northern end of the site. The gate will allow uninterrupted access for pedestrians and maintenance access when needed.
62. It is considered the proposed development would not be detrimental to highway safety in accordance with BCCS Policies TRAN2 and TRAN5, and Saved UDP Policy DD4 and the Parking Standards SPD.

Planning Obligations

63. Black Country Core Strategy 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.
64. 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.

65. In determining the required planning obligations on this specific application the following three tests as set out in the 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.

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

On-Site Provision (to be secured by condition)

- Nature Conservation Enhancements
- An Historic Interpretation Panel
- Air Quality Improvements

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

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

New Homes Bonus

69. 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.

70. 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.

71. The Bonus 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.

72. This proposal would provide 5 houses generating a grant of 5 times the national average council tax for the relevant bands per annum for 6 years.

73. 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

74. Given that this site is previously developed land located within a largely residential area, it would constitute sustainable development. The application has adequately demonstrated that the physical impact of the proposed development will have a neutral impact on the significance of the SAM. The proposal makes a positive contribution to place making through high quality design without harming the setting of the Local Nature Reserve. The proposed development would not have an adverse effect on wildlife species, amenity of existing or future occupiers or highway safety. Relevant Planning Obligations can be secured by condition. The proposal would comply with the National Planning Policy Framework (NPPF), Black Country Core Strategy, Saved UDP and relevant Supplementary Planning Documents.

RECOMMENDATION

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

INFORMATIVE NOTE – THE COAL AUTHORITY

ALL DEVELOPMENTS WITHIN COALFIELD STANDING ADVICE AREAS

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

APPROVAL STATEMENT 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.

Conditions and/or reasons:

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 carried out in accordance with the following approved plans: 132-P-01/Rev D, 132-P-02/Rev C, 132-P-03/Rev C, 132-P-04/Rev B, 132-P-05/Rev A, 132-P-08, 132-LP-01.
3. No works of construction, levels changes, re-grading or other site clearance or infrastructure works involving ground disturbance shall begin until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has first been submitted to and approved in writing by the local planning authority. The WSI shall include details of the landscape survey that will be undertaken in order to accurately record and plot the archaeological features visible above ground and located within the SAM. The WSI shall also include details of proposed general archaeological monitoring and recording in relation to the ongoing development. Following approval of the WSI all such works will be carried out in accordance with the agreed details.
4. Notwithstanding the roofing material indicated on plan, prior to the commencement of development, details of the types, colours and textures of all the materials to be used on the external surfaces of the buildings hereby approved and in hard landscaped areas on the site shall be submitted to and approved in writing by the Local Planning Authority. Details/samples of the type, texture, colour and bond of the bricks to be used and a sample panel measuring not less than 1m² shall be erected on site and approved in writing by the local planning authority. The panel shall be retained on site for the duration of the development and thereafter new brickwork shall only be constructed in accordance with these approved details. The development shall be carried out in complete accordance with the approved details.
5. Development shall not begin until details of the all windows and doors and their finish/colour have been submitted to and approved in writing by the local planning authority. Large scale architectural drawings (at 1:1, 1:2 or 1:5) and sections and profiles of jambs, heads, sills, glazing bars, and headings together with their relationships to masonry apertures.
6. Notwithstanding the details shown on the submitted plans and stated in the submitted Design and Access Statement, prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of the proposed materials for the context of the development site and associated with the boundary treatments or means of enclosure. This should include details of colour, texture and type of materials to be used for the boundary enclosure. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development unless otherwise agreed in writing.
7. Notwithstanding the details shown on the submitted plans and stated in the submitted Design and Access Statement, prior to the commencement of development, detailed Engineers drawings shall be submitted to and approved in writing by the Local Planning Authority of the proposed passing places and their methodology for construction. The drawings shall also provide full details of all the materials to be used in the construction and final finish of the passing

places including the provision of any bollards/fences. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development unless otherwise agreed in writing.

8. 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. Any new trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.
9. Prior to the commencement of development, 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, shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved levels.
10. Development shall not commence until details of plans and sections of the lines, levels, gradients, traffic calming measures, form of construction and drainage systems have been submitted and agreed in writing by the LPA. The works shall then be implemented as per the agreed details and retained for the life of the development.
11. No development shall commence until details of secure cycle parking facilities in accordance with the Council's parking standards have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be provided in accordance with the approved details prior to first occupation of the development, shall be made available at all times and be maintained for the life of the development.
12. No development shall commence until details for the provision of external electric charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Charging point(s) 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.
13. Prior to first occupation the parking area shown on drawing number 132-P-01/Rev D shall be provided and maintained for no other purpose for the life of the development.
14. No development shall commence on site until a scheme has been submitted to, and agreed by the Council in consultation with West Midlands Fire Service, for the provision of suitable water supplies for fire fighting. No dwelling shall be occupied until the agreed scheme has been provided to the satisfaction of the Council in consultation with West Midlands Fire Service.
15. Prior to the proposed development being brought into use details shall be provided and agreed in writing by the LPA of the measures to be taken in order to enable the local community to interpret the historic context of the site and its environs (e.g. provision of interpretation panel(s)) and they shall be installed and thereafter retained.
16. Biodiversity measures to be incorporated into the development in line with those recommended in the Phase 1 Habitat Survey & Protected Species Survey

Assessment dated June 2012 shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details.

17. 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.
18. No external lighting shall be installed on site unless details of the type and positioning of such lighting, which shall accord with the recommendation as set out in the Bat Conservation Trust's and the Institute of Lighting Engineers guidance (Bats and Lighting in the UK, Bats and the Built Environment Series May 2009), has been first submitted to, and approved in writing by the Local Planning Authority.
19. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008, or as subsequently amended, no development shall be carried out within the terms of Classes A to H of Part 1 of Schedule 2; and Part 2 Minor Operations of Schedule 2 of the Order, without the prior written approval of the Local Planning Authority.
20. No development shall take place until there has been submitted, and approved in writing by the local planning authority details of the tree protection measures on site. The agreed tree protection measures shall be erected / installed prior to the commencement of 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), and shall not be taken down moved or amended in any way without prior written approval of the local planning authority. The tree protection 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 will be calculated in accordance with Clause 4.6 of British Standard BS:5837 – 2012 'Trees in Relation to Design, Demolition and Construction– Recommendations'.
 - d. Design details of the proposed protective barriers and ground protection 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 6.2 of British Standard BS:5837 – 2012 'Trees in Relation to Design, Demolition and Construction– Recommendations'.
21. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning,

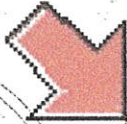
demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. No development 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.
22. 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 (2010) Recommendations for Tree Work.
23. All excavations to be undertaken within the Root Protection Area (as defined by Clause 4.6 of British Standard BS:5837 – 2012 ‘Trees in Relation to Design, Demolition and Construction– Recommendations’) of any existing trees on site shall be undertaken in accordance with NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (NJUG Volume 4).
24. 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.
25. 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 the Root Protection Area (as defined by Clause 4.6 of British Standard BS:5837 – 2012 ‘Trees in Relation to Design, Demolition and Construction– Recommendations’) 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 the Root Protection Area 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.

26. Before the development hereby permitted is implemented, a Parking Management Plan shall be submitted to and agreed in writing by the local planning authority detailing measures to control visitor parking to the Wardens facility, to ensure unauthorised parking does not occur and discourage parking on the residential development. The plan shall be implemented in accordance with the approved details.
27. Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of the proposed gate to link with the woodland at the northern end of the site. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development unless otherwise agreed in writing.

THE SITE



Ruin

Saltwells House

Scheduled Ancient Monument.
List Entry No. 1020639.
"coal mining remains at Saltwells Wood,
immediately west of Saltwells House"

Boro Canal & Waterway

Boro Canal & Waterway

100.0m

Path (unp)

Path (unp)

Outfalls

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**architecture
and design**

project Land at Saltwells Wood,
Brierley Hill,
Dudley

drawing

Location Plan

date	March 2013	dwg no.	132-LP-01
scale	1:1250	revision	



schedule of accommodation

type A	4 bedroom house	1250 sq.ft	2no.
type B	4 bedroom house		3no.

each dwelling to have a double garage (6m x 6m) plus 2no. car parking spaces

plus

warden / educational facility

and 4no. car parking spaces (one of which is to be to wheelchair standards with 900mm adjacent paved access)

key

- existing tree retained
- existing tree removed
- grassed areas
- gravel drive
- hedge to frontages
- shrubs
- 450x450mm c.c. slabs to 900mm wide paths and patios from the curtilage of the dwelling to the main access in accordance with part M of the Building Regulations

2.1m high close boarded fence to all rear boundaries with gates of the same height fitted with anti lift hinges and Sold Secure security measures installed with anti tamper fittings

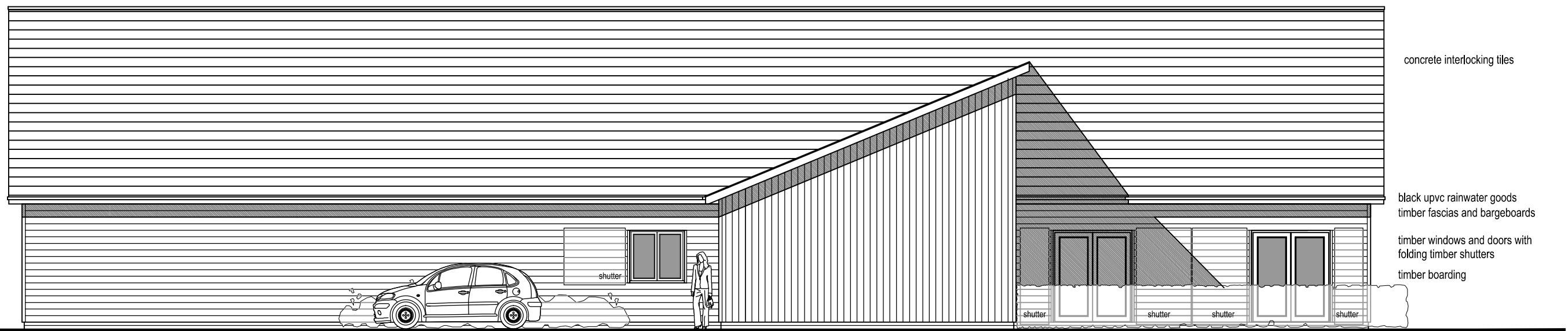
- rev d amended to planners comments (ALO and Access Officer) nov 2013
- rev c loop road amended to client comment mar 2013
- rev b Scheduled Ancient Monument added loop road amended mar 2013
- rev a amended to planners' comments dec 2012

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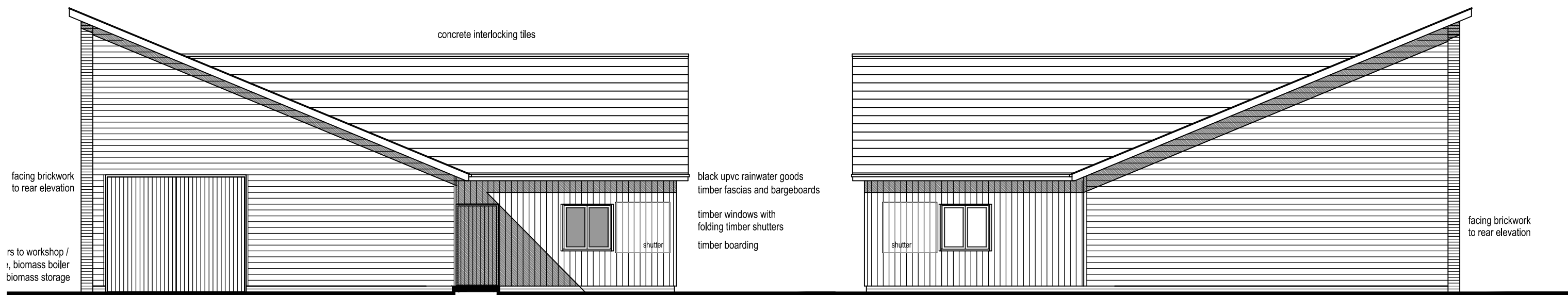
project Land at Saltwells Wood, Brierley Hill, Dudley

drawing Site Plan

date	September 2012	dwg no.	132-P-01
scale	1:500	revision	d



front elevation



side elevation

side elevation



rear elevation

Rev C nov 2013 amended to Access Officer comment
 Rev B Jan 2013 amended to client comment
 Rev A Sept 2012 garage door size amended

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 Brierley Hill,
 Dudley

drawing Warden's unit
 Elevations

date September 2012 dwg no. 132-P-03
 scale 1:100 revision C



boundary of Scheduled Ancient Monument,
List Entry No. 1020539,
"coal mining remains at Saltwells Wood,
immediately west of Saltwells House"

2.1m high close boarded fence to all rear boundaries with gates of the same height fitted with anti lift hinges and Sold Secure security measures installed with anti tamper fittings

2.1m high close boarded fence to all rear boundaries with gates of the same height fitted with anti lift hinges and Sold Secure security measures installed with anti tamper fittings

warden / educational facility

footpath link to replace arm of loop access road

1200mm high lift up concrete spiral fence and gates to warden's yard

warden's yard

warden / educational facility

warden's yard

warden / educational facility

warden's yard

warden / educational facility

warden's yard

warden / educational facility

warden's yard

warden / educational facility

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warden / educational facility

warden's yard

warden / educational facility

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each dwelling to have a double garage (6m x 6m) plus 2no. car parking spaces

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warden / educational facility

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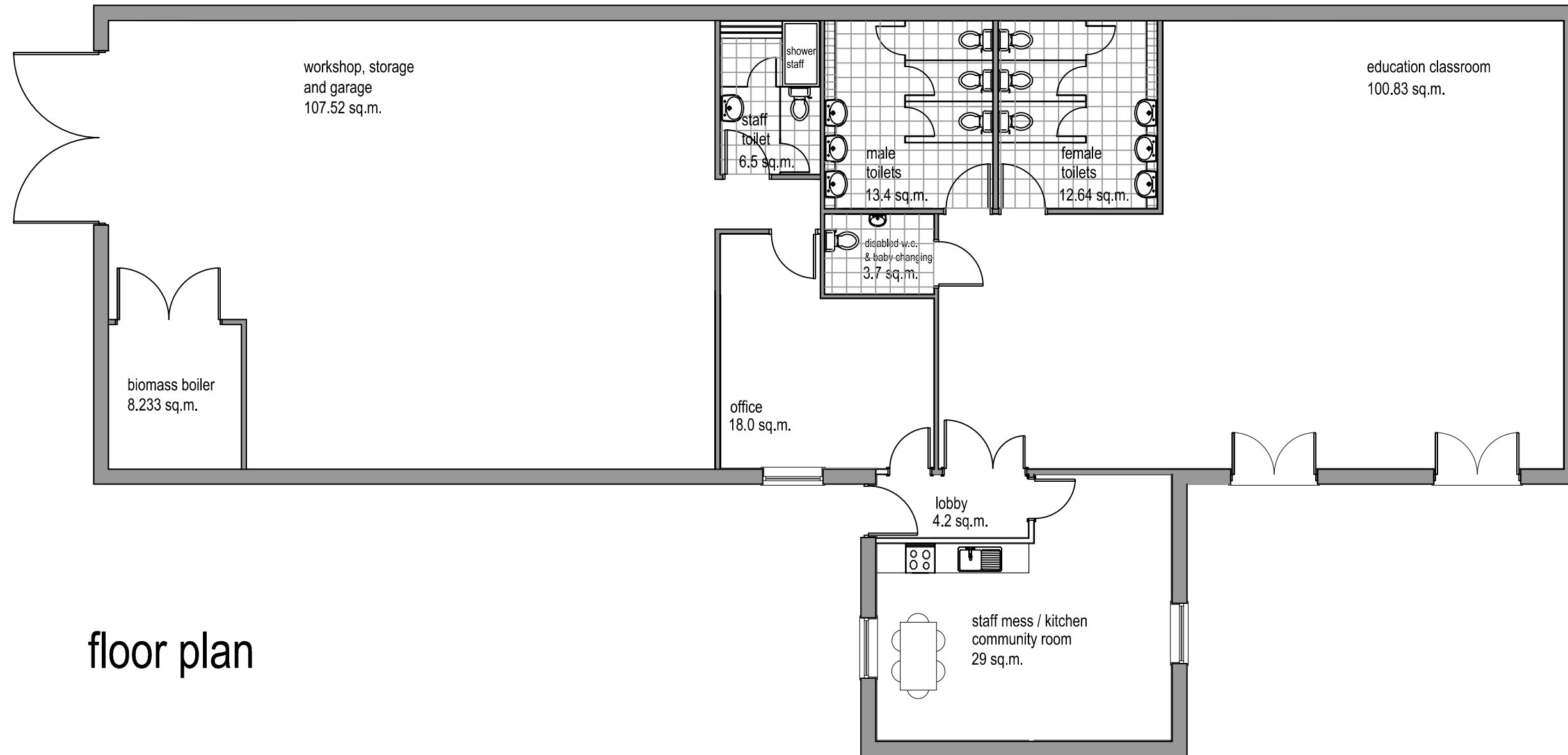
rev d	amended to planners comments (ALO and Access Officer)	nov 2013
rev c	loop road amended to client comment	mar 2013
rev b	Scheduled Ancient Monument added	mar 2013
rev a	amended to planners' comments	dec 2012

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project Land at Saltwells Wood,
Brierley Hill,
Dudley

drawing
Site Plan

date	September 2012	dwg no.	132-P-01
scale	1:500	revision	d



floor plan

Rev C nov 2013 amended to Access Officer comment
 Rev B Jan 2013 amended to client comment
 Rev A Sept 2012 garage door size amended

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drawing Warden's unit
 Plan

date September 2012 dwg no. 132-P-02
 scale 1:100 revision C



front elevation



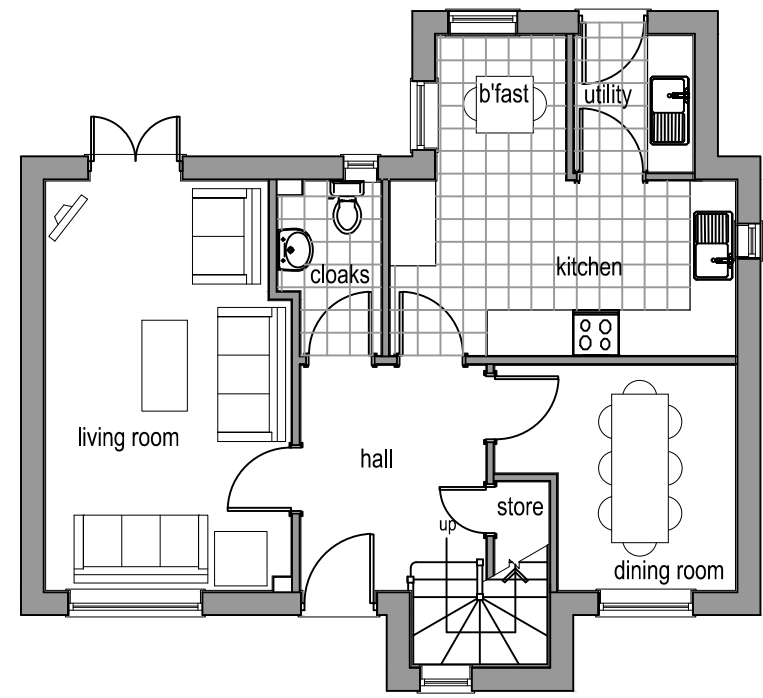
side elevation



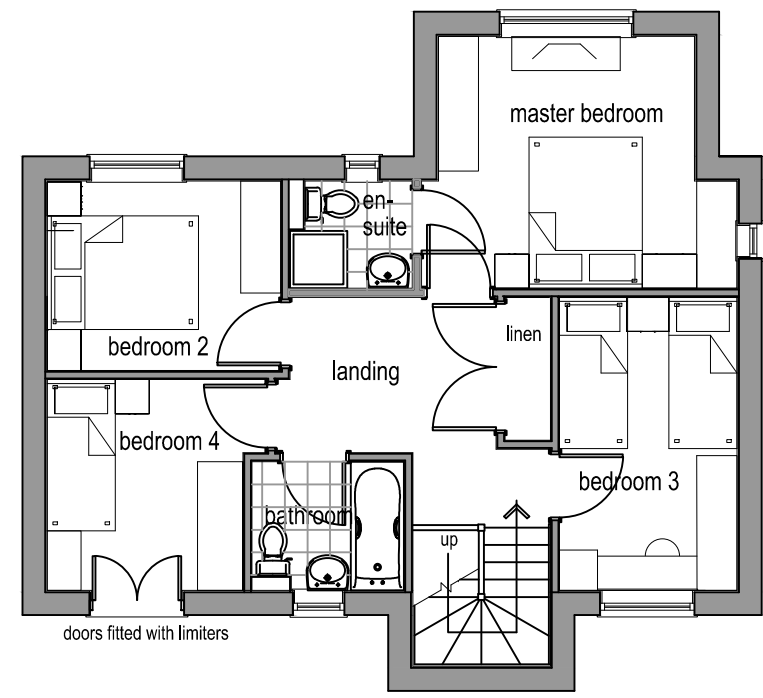
rear elevation



side elevation



ground floor plan



first floor plan

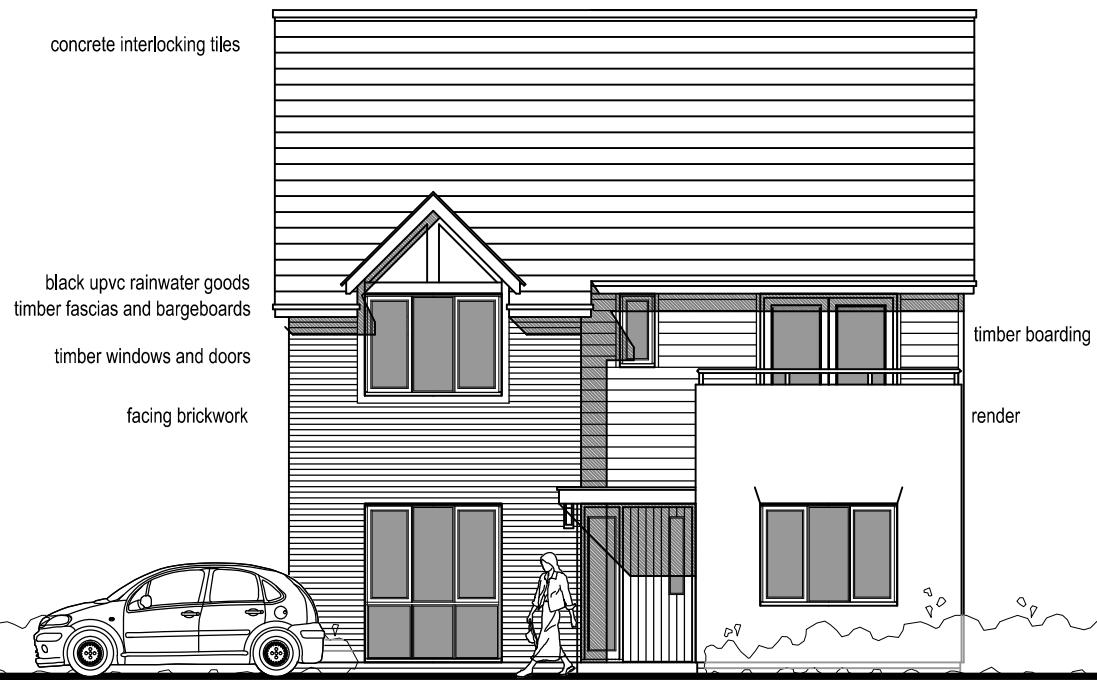
rev a note added re limiters to doors in bedroom 4 nov 2013

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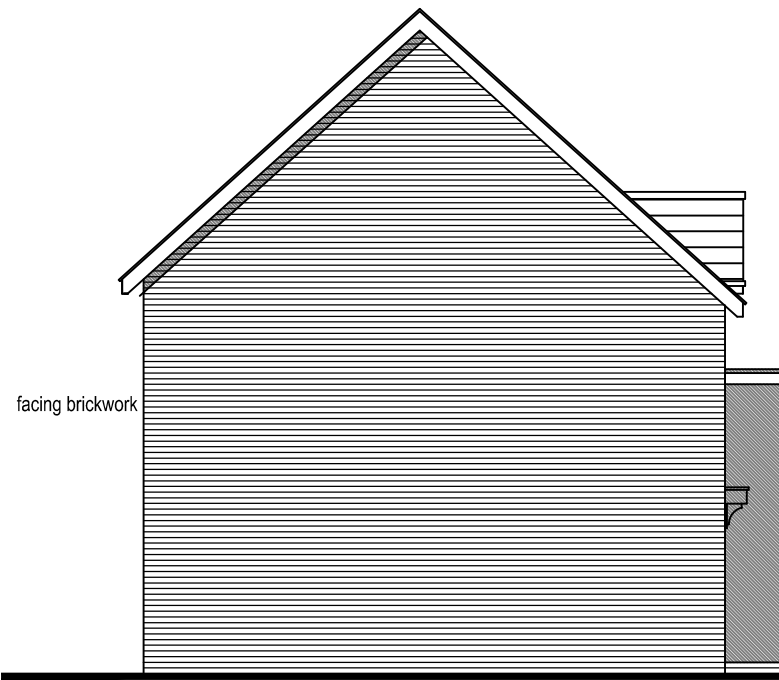
project Land at Saltwells Wood, Brierley Hill, Dudley

drawing House Type B Plans and Elevations

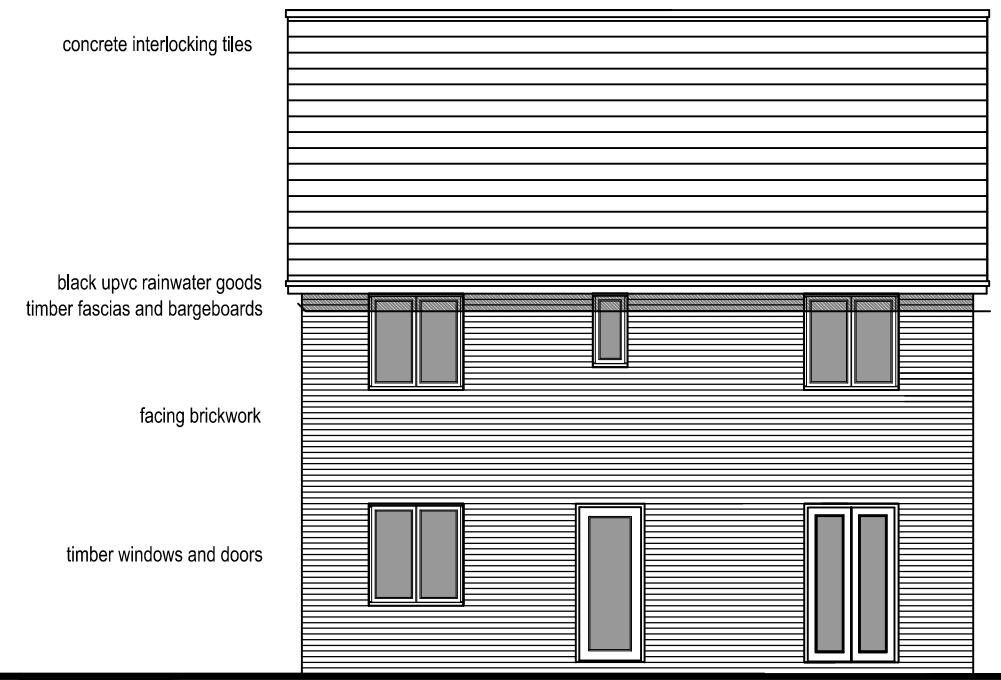
date	September 2012	dwg no.	132-P-05
scale	1:100	revision	a



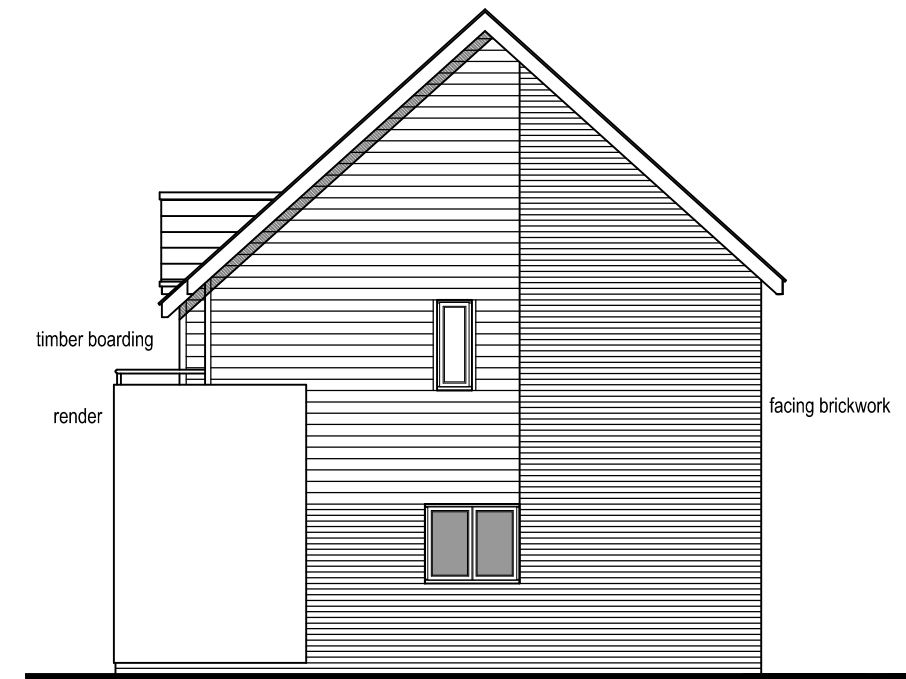
front elevation



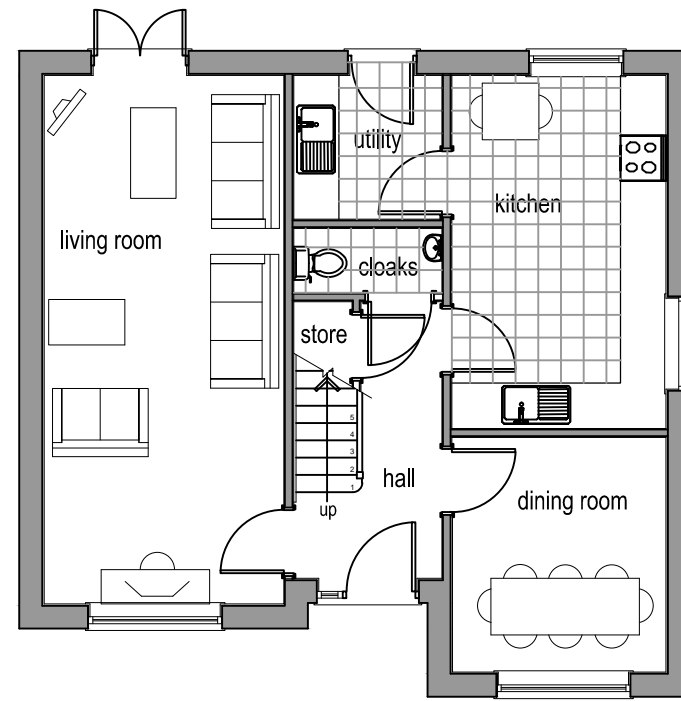
side elevation



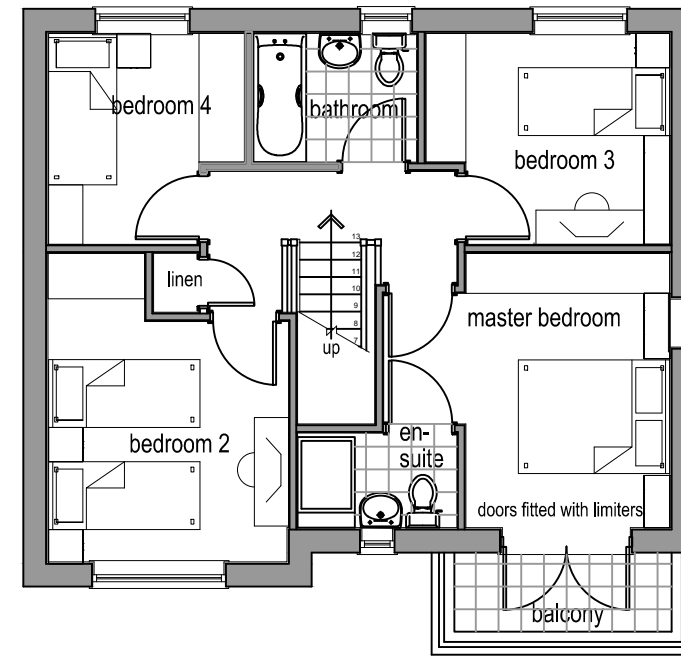
rear elevation



side elevation



ground floor plan



first floor plan

rev b note added re limiters to doors in master bedroom. drawing specifically for plot 3
 rev a amended to client comment
 nov 2013
 mar 2013

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project Land at Saltwells Wood, Brierley Hill, Dudley

drawing House Type A plot 3 Plans and Elevations

date September 2012 dwg no. 132-P-04
 scale 1:100 revision b