

PLANNING APPLICATION NUMBER: P11/1359

Type of approval sought	OUTLINE PLANNING PERMISSION
Ward	SEDGLEY
Applicant	ROBERT HUGHES HOMES LTD
Location: 32 - 38, BILSTON STREET, SEDGLEY, DUDLEY, WEST MIDLANDS	
Proposal: OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING BUILDING AND ERECTION OF 11 NO. DWELLINGS (ACCESS AND LAYOUT TO BE CONSIDERED) (RESUBMISSION OF PREVIOUSLY WITHDRAWN APPLICATION P11/0220)	
Recommendation summary: APPROVE SUBJECT TO CONDITIONS	

SITE AND SURROUNDINGS

1. The 0.246 hectare site measures approximately 52.4 metres in width across its frontage and widening to 53.6 to the rear whilst measuring some 45 metres in depth. The site is broadly flat and occupies primary location off Bilston Street and near to the junction of Bilston Street with School Street on the outskirts of the District Shopping Centre of Sedgley. The demolished vacant plot has been cleared from its former use as a filling station and garage.
2. The immediate area to the opposite side of Bilston Street to the north are located two storey residential properties whilst to the east of the site is located No. 40 Bilston Street, a three storey block of apartments. To the west of the site is located Sedgley Community Church which is approximately two storeys in height whilst to the rear of the site is located the school complex of Queen Victoria.

PROPOSAL

3. This application seeks outline approval with access and layout to be considered at this stage for the erection of 10 No. dwellings and 1 No. apartment. Scale, appearance and landscaping are reserved for future consideration.
4. The residential units would be set back and positioned within the existing building line along Bilston Street and arranged in 5 No. semi-detached pairings with the apartment located over the gated access. The footprints of the units would measure 3.8 metres in

width (spanning 7.8 metres across the semi-detached pairing) and 9.1 metres in depth. The units would be served by 24 No. off street parking spaces locate to the front and rear of the residential units. All the dwellings would benefit from both landscape frontages and rear amenity space.

5. The application is accompanied by a Design and Access Statement. The Design and Access Statement and accompanying plans provides some information on the possible scale, appearance and soft landscaping of the future development by indicating that the units would be two storey, of facing brick construction with pitched roofs over to mimic the existing materials found within the street scene whilst soft landscaping would be located to both the front and rear of the site.

HISTORY

Application Site

APPLICATION No.	PROPOSAL	DECISION	DATE
SD/63/27779	Outline planning permission for the erection of a petrol filling station, garage and motor showroom with dining accommodation over	Approved with conditions	14 June 1963
SD/63/2897	Full planning permission for the erection of a petrol filling station, motor showroom, lubrication bay and wash bay	Approved with conditions	30 October 1963
SD/65/111/S	Advertisement consent for the display of a mobil identification sign	Approved with conditions	02 December 1964
P04/2353	Outline planning permission for residential development (all matters reserved for subsequent approval)	Refused	10 January 2005
P05/1456	Outline planning permission for residential development (all matters reserved for subsequent approval) (resubmission of	Withdrawn	02 January 2007

	refused application P04/2353)		
P06/0063	Outline planning permission for the erection of 21 No. apartments (external appearance and landscaping reserved for subsequent approval)	Appeal dismissed	07 September 2006
P06/0827	Outline planning permission for the erection of 10 No. apartments (siting and access to be considered with all other matters reserved for subsequent approval)	Withdrawn	02 January 2007
P06/1820	Outline planning permission for the erection of 20 No apartments (appearance, landscaping and scale reserved for subsequent approval) (resubmission of refused application P06/0063)	Approved with conditions	05 April 2007
P06/1907	Outline planning permission for the erection of 6 No. detached houses (layout and access to be considered with all other matters reserved for subsequent approval)	Withdrawn	14 November 2006
P07/0914	Full planning permission for the erection of 20 apartments (18 No. 2 bed units and 2 No. 1 bed units) with associated parking and access	Withdrawn	07 August 2007
P07/1693	Full planning permission for the erection of 20 apartments (18 No. 2 bed units and 2 No. 1 bed units) with associated parking and access (resubmission of withdrawn application P07/0914)	Withdrawn	15 October 2007
P08/0005	Reserved matters approval for the erection of 20 No apartments	Approved with	04 April

	and associated parking and access	conditions	2008
P11/0220	Outline planning permission for the demolition of existing building and erection of 13 No. dwellings (access and layout to be considered)	Withdrawn	17 May 2011

6. Planning application reference P11/0220 was withdrawn due to concerns relating to density and overdevelopment of the plot.

PUBLIC CONSULTATION

7. The application was advertised by way of neighbour notification letters being sent to the occupiers of 22 properties within close proximity to the site and by the display of both a site notice and newspaper advert. The final period for comment expires on 03 December 2011. No representations were received.

OTHER CONSULTATION

8. Group Engineer (Development): No objection raised.
9. Head of Environmental Health and Trading Standards: No objection raised subject to conditions.
10. Environment Agency: No objection raised subject to conditions.
11. West Midlands Fire Service: No objection raised.
12. Education: No objection raised.
13. West Midlands Police: No objection raised.

RELEVANT PLANNING POLICY

National Policy Documents

- PPS1 Delivering Sustainable Development
- PPS3 Housing

- PPG13 Transport
- PPS23 Planning and Pollution Control

14. The Draft National Planning Policy Framework (NPPF) was published for consultation on 25th July 2011. It is a consultation document and therefore subject to potential amendment; however, the Planning Inspectorate have issued guidance which makes it clear that the NPPF is capable of being a material consideration and therefore regard has to be had for the document. However, given the early stage of development that the document is in, the weight to be given to it will be a matter for the decision maker in each particular case. The current Planning Policy Statements, Guidance notes and Circulars remain in place until cancelled.

Regional Planning Guidance

15. The High Court Decision on 10th November 2010 in respect of the challenge by Cala Homes (South) Ltd (2010 EWHC 2866) quashed the Government's decision on 6th July 2010 to revoke the Regional Strategies. As a consequence the West Midlands Regional Spatial Strategy forms an ongoing part of the development plan.
16. The Chief Planner at the Department for Communities and Local Government wrote to all local authorities setting out that the Secretary of State expected them, and the Planning Inspectorate, to have regard to his letter of 27th May 2010, announcing his intention to abolish the Regional Strategies through the introduction of the emerging Localism Bill, as a material consideration in planning decisions.
17. The Localism Bill received Royal Assent on the 16th November 2011 becoming law; and confirmed the Governments intention to revoke Regional Strategies. In the coming months the measures in the Localism Act will begin to come into effect but the abolition of the RSS will not happen until the end of January at the earliest as the Government is currently consulting on the environmental impact of the abolition. Therefore the RSS policies still form part of the development plan until such point, and the following policies are considered relevant to the material consideration of this planning application:

Black Country Core Strategy

- HOU1 Delivering Sustainable Housing Growth
- HOU2 Housing Density, Type and Accessibility
- DEL1 Infrastructure Provision
- CSP5 Transport Strategy
- TRAN2 Managing Transport Impacts of New Development
- TRAN4 Creating Coherent Networks for Cycling and Walking
- ENV1 Nature Conservation
- ENV 3 Design Quality
- ENV5 Flood Risk, Sustainable Drainage Systems and Urban Heat Island
- ENV6 Open Space, Sport and Recreation
- ENV7 Renewable Energy
- ENV8 Air Quality

Saved Unitary Development Plan

- Policy DD1 Urban Design
- Policy DD4 Development in Residential Areas
- Policy EP3 Water Protection
- Policy EP7 Noise Pollution
- Policy NC1 Biodiversity

Supplementary Planning Documents

- Parking Standards and Travel Plans
- Planning Obligations
- New Housing Development – A Guide to Establishing Urban Context
- Nature Conservation

Supplementary Planning Guidance

- PGN3 New Housing Development
- PGN12 The 45 Degree Code

18. KEY ISSUES

- Principle
- Layout
- Design
- Density
- Access and Parking
- Amenity
- Planning Obligations

Principle

19. Outline residential development has previously been granted upon the now cleared and vacant site formerly containing a filling station and garage. The site therefore constitutes previously developed land ('brown field') within a highly sustainable location within an established residential area with a number of nearby public services and private businesses and access via public transport, by cycle or foot from Bilston Street to surrounding urban centres and the wider provision of public services. The scheme as proposed would make effective use of land, existing infrastructure and services available; however, whilst the reuse of the site for residential purposes is acceptable in principle the proposal still needs to be assessed against the relevant policy framework, together with all other material considerations.

Layout

20. The area is characterised by mid-range housing forming two-storey terraced and semi-detached dwellings with varying plot widths and depths. Dwellings are characterised by a defined building line and off street parking at the frontage and to the rear of the enclosed rear private gardens. The layout of the proposed development has been articulated to front Bilston Street and to respond to the set back group of dwellings opposite. The proposed 10 No. dwellings would be arranged in 5 No. semi-detached pairings with an apartment block over the vehicular gated access leading to the secure parking area to the rear.

21. The dwellings would be arranged with front forecourts or gardens and a private rear gardens with paved and landscaped areas, boundary treatments to ensure privacy and protection of amenity and independent pedestrian access. Parking spaces would be arranged in a mix of layouts, determined by the requirement of 24 No. off street parking spaces, with 1 No. parking space to the frontage for each dwelling acknowledging the preference for cars not to dominate the frontages. The dwellings would be arranged to provide overlooking from habitable room windows to provide natural surveillance to the parking areas and the secure routes leading to the rear private gardens and parking areas. The scheme would result in a form of development that would reflect the character and context of the surrounding area in accordance with Saved Policies DD1 (Urban Design) and DD4 (Development in Residential Areas) of the Dudley Unitary Development Plan and the New Housing Development: Establishing Local Context Supplementary Planning Document.

Design

22. The design of the dwellings, which is indicative as design is not being considered at this stage, is considered to be acceptable and demonstrates that the site could be developed in a manner which would be acceptable. The indicative plans show two storey dwellings with habitable roof space. The dwellings would be of facing brickwork construction with large ground floor bay windows, with detailing to window cills and lintels, as well as cornicing to the eaves. The proposed dwellings would benefit from pitched roofs over with a central brickwork chimney protruding above the roofscape. This is considered to be acceptable and in keeping with the surrounding scale, built form and materials of the surrounding housing stock.

Density

23. Density is analysed in relation to local distinctiveness as being a further factor in determining the prevailing character of an area. The proposal would involve the creation of 11 dwelling units on 0.246 hectares creating a gross density of 44 dwellings per hectare. Supplementary Planning Document (New Housing Development: Establishing Local Context) defines a number of character areas within the Borough in order to ensure that new development respects local character and context and has regard to the density of development that surrounds a site.

24. The site is situated to the north-east of the District Shopping Centre of Sedgley and could be described as having an 'inner suburban' character. The New Housing Development: Establishing Local Context Supplementary Planning Document sets out a series of development criteria for new housing development within the 'edge of centre' areas. This includes development respecting the established building line, respecting the height and massing of surrounding development and providing car parking to the front or side of dwellings. The development should also retain front and rear gardens and set back with trees introduced and comprising of a density of between 40 and 50 dwellings per hectare.
25. The key issue in determining whether development is appropriate for an area is to assess the form of the development in terms of access and layout rather than merely focusing on density in isolation. The consideration of density is only one consideration in assessing whether a scheme overall is appropriate. Just as important as determining the numbers of units that could be placed on a site is ensuring that a scheme is well designed and has regard to the character of an area. This approach is supported by the New Housing Development: Establishing Local Context Supplementary Planning Document as well as by Planning Policy Statement 3 (Housing).

Access and Parking

26. The development would be served by frontage access from Bilston Street. Parking spaces would be overlooked from habitable room windows of the respective proposed dwellings and would be arranged in a mix of layouts to the front and rear by virtue of forecourt parking to the frontage and gated enclosed rear courtyard parking by the requirement of 24 No. off street parking spaces to serve the proposed development to accord with the Parking Standards and Travel Plans Supplementary Planning Document to ensure no additional burden on the existing highway infrastructure through on street parking occurring.

Amenity

27. The relationship between the proposed and existing properties would respect the required separation distances in accordance with Policy criteria to ensure privacy

between new and existing dwellings. The site adjoins a builder's yard located off School Street, to the south. In order to protect residential amenity a requirement by condition to install an acoustic fence along the adjoining rear boundary with the builder's yard would be necessary to not only mitigate against potential noise pollution arising from the builder's yard and to also, as a by product, protect visual amenity and ensure the proposed private gardens areas remaining private.

Planning Obligations

28. Policy DEL1 (Infrastructure Provision) of the Black Country Joint Core Strategy in conjunction with the Council's adopted Supplementary Planning Document (Planning Obligations) requires applicants to enter into planning obligations where the scale and impact of the development, in accordance with government advice, result in a consequential planning loss to the existing community. Planning Obligations must where appropriate and necessary; make appropriate provision for the infrastructure requirements of the development and ensure that there is no unacceptable adverse impact on the existing environment, nor consequential unacceptable loss to the existing level of services enjoyed by the community.
29. In addition to applying Policy DEL1 (Infrastructure Provision) of the Black Country Core Strategy and the Supplementary Planning Document (Planning Obligations), in identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), 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;
 - (a) directly related to the development;
 - (b) fairly and reasonably related in scale and kind to the development.
30. In consideration of the above the proposed development would ordinarily have a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. The required Planning Obligations on this application have been identified:

Offsite Contributions:

REQUIRED CONTRIBUTIONS	
Libraries	£2,268.75
Public Open Space	£22,282.15
Public Realm	£5,831.32
Transport	£5,346.48
Air Quality	£2,720.05
Nature Conservation	£1,279.20
Monitoring Charge	£1,000.00
TOTAL FINANCIAL CONTRIBUTION:	£40,727.95

31. The relevant service area has been consulted for information on whether there is an existing deficiency, whether any mitigation is required as a direct result of the proposed development and how the monies sought for the obligation set out in the above table would be spent. The advice received is set out below, along with commentary as to whether the proposed spend meets the relevant CIL tests:

Libraries (£2,268.75)

32. The contribution would be spent on upgrading the existing public use computers in Sedgley library.

Officer Comment

33. It has not been demonstrated that there is a shortfall in the existing library facilities within the area that it would be necessary to address as a result of the proposal. No identification of any existing deficiencies in library provision has been provided and it is not considered that the contribution would be directly related to the development. The contribution is therefore not justified and would fail to meet the CIL tests.

Public Open Space (£22,282.15)

34. No programme has been identified within the vicinity of the site or within the Sedgley Ward.

Officer Comment

35. The Council cannot seek a contribution on the basis that no programme has been brought forward within the vicinity of the site or the Sedgley Ward. The proposed spend would therefore not meet the CIL tests and therefore this obligation cannot be sought.

Public Realm (£5,831.32)

36. No programme has been identified within the vicinity of the site or within the Sedgley Ward.

Officer Comment

37. The Council cannot seek a contribution on the basis of this response as no specific programme has been brought forward within the vicinity of the site or the Sedgley Ward; however, enhanced boundary treatments to the sites frontage with the public realm could be secured via condition.

Transport (£5,364.48)

38. The contribution will be allocated to a capital programme scheme to be identified within a future years programme within the Sedgley Ward.

Officer Comment

39. A contribution cannot be justified in this instance as it has not been identified that there is a specific need for infrastructure improvements resulting from the development or that there is a proposed scheme of works that could be funded by a contribution. The obligation would therefore fail the CIL tests.

Air Quality (£2,720.05)

40. Additional trips generated by the development would lead to an incremental and cumulative increase in pollutant levels within the Dudley Borough. Levels of one of

these pollutants, nitrogen dioxide, already exceed government targets at several locations including Sedgley town centre. This has triggered the declaration of the whole of the borough as an Air Quality Management Area and the subsequent adoption of the Council's Air Quality Action Plan. The Council needs to mitigate any transport related increases in nitrogen dioxide to avoid further deterioration in pollution levels and, wherever possible, improve air quality to meet EU emission limits. The preferred mitigation measures would be for on-site mitigation.

Officer Comment

41. The Council would seek a contribution on the basis of this response on site via planning condition through undercover secure cycle storage facilities.

Nature Conservation (£1,279.20)

42. The current priority project in the Sedgley Ward is enhancing the dark "bat migration" wildlife corridor.

Officer Comment

43. The Council would seek a contribution on the basis of this response on site in the form of low level lighting, bat boxes and the planting of boundary hedges and trees, all of this would be secured by planning conditions and approved through submitted mitigation / landscaping plans.
44. In view of the above it is not considered that any obligations should be sought in connection with the proposed development.

CONCLUSION

45. The redevelopment of the site for housing is acceptable in principle. The scheme applies the principles of good urban design and would make a positive contribution to the character and appearance of the area, with no adverse impact on residential amenity. The layout would provide a legible form of development that has addressed the movement of people and vehicles through the development and that defines public and private space. The development is appropriate in scale to the existing

transportation infrastructure of the immediate area and makes adequate and safe provision for access and egress by vehicles. The scheme as proposed therefore accords with the relevant Policy criteria.

RECOMMENDATION

46. It is recommended that the application be approved subject to the following conditions:

Reason for approval

The redevelopment of the site for housing is acceptable in principle. The scheme applies the principles of good urban design and would make a positive contribution to the character and appearance of the area, with no adverse impact on residential amenity. The layout would provide a legible form of development that has addressed the movement of people and vehicles through the development and that defines public and private space. The development is appropriate in scale to the existing transportation infrastructure of the immediate area and makes adequate and safe provision for access and egress by vehicles. The scheme as proposed therefore accords with the relevant Policy criteria.

The decision to grant planning permission has been taken with regard to the Saved Dudley Unitary Development Plan policies, the Adopted Black Country Core Strategy and to all relevant material considerations including Supplementary Planning Guidance.

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.

Conditions and/or reasons:

1. Approval of the details of the scale and external appearance of the building(s), and the landscaping of the site (hereafter called the ('reserved matters')) shall be obtained from the Local Planning Authority before any development is begun.

2. Application for reserved matters approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
3. 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.
4. No part of the development hereby permitted shall be commenced until a schedule of all materials to be used on the external surfaces of the buildings has been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall only be constructed in accordance with these details.
5. No part of the development hereby permitted shall be commenced until details of the positions, design, materials and type of boundary treatment or means of enclosure have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until these works have been carried out in accordance with the approved details.
6. No part of the development hereby permitted shall be commenced until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features.

The works approved as part of this condition shall be completed within the first planting season following first occupation.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

7. No part of the development hereby permitted shall be commenced until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The details must include existing and proposed finished levels or contours; the position, design and materials of all site enclosures, car parking layout and other vehicular and pedestrian areas; hard surfacing materials, minor artefacts and structures (e.g. street furniture, play equipment, refuse areas, lighting etc;) and any retained historic features and proposals for restoration.

The works approved as part of this condition shall be completed before the first

occupation of any part of the development.

8. The dwellings hereby approved shall not be occupied until the access, parking and turning area has been provided in accordance with the approved plans. The access, parking and turning area shall thereafter be retained for the life of the development.
9. The development hereby approved shall not be first commenced until details of the nature conservation enhancement of the site has been submitted to and approved in writing by the Local Planning Authority. The enhancement shall thereafter be provided in accordance with the approved details and provided prior to first occupation of the development. The nature conservation enhancements shall thereafter be retained and maintained for the life of the development.
10. The development hereby approved shall not be first commenced until details of the public art enhancement to the site has been submitted to and approved in writing by the Local Planning Authority. The enhancement shall thereafter be provided in accordance with the approved details and provided prior to first occupation of the development. The public art enhancement shall thereafter be retained and maintained for the life of the development.

11. Economic and Community Development Benefits

A scheme produced in partnership with the Council shall address as a minimum, measures to increase the number of jobs open to local people available on the site and the development of initiatives that support activities to upskill local unemployed people of working age so as to support them into sustained employment as outlined in the council's Planning Obligations Supplementary Planning Document. The scheme shall be submitted to and approved by the Local Planning Authority prior to commencement of development.

12. Prior to commencement of development details of secure and undercover cycle storage facilities will be submitted to and approved in writing by the Local Planning Authority. Prior to first occupation these will be provided in accordance with the approved details and maintained for the life of the development.
13. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

14. Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.
15. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the local planning authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority.
16. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.
17. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
18. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers '2268 02 (Revision D), Dated 24 October 2011' and '2268 03 (Revision B), Dated 24 October 2011'.
19. Outside lighting
Any outside lighting should conform to the Bat Conservation Trust and Institute for Lighting Engineers' guidance 'Bats and lighting in the UK'. It should be close to the

ground and directed downwards. It should be activated by a timed sensor with a low movement sensitivity, so as not to be triggered by wildlife. A plan detailing outside lighting shall be submitted to and approved in writing by the Local Planning Authority before any works proceed. All works must be carried out in accordance with the approved plan and retained throughout the lifetime of the development.

20. CL01a – c: Land contamination

CL01a: Risk assessment

No development shall begin 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.

CL01b: Submission of remediation scheme

Where the approved risk assessment (required by CL01a) identifies contamination posing unacceptable risks, no development 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.

CL01c: Implementation of approved remediation scheme

Unless otherwise agreed in writing with the LPA, the approved scheme (required by CL01b) shall be implemented and a verification report submitted to and approved by the LPA, before the development (or relevant phase of the development) is first occupied/brought into use.

21. CL02a – c: Ground gases and vapours

CL02a: Risk assessment

No development shall begin 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.

CL02b: Submission of remediation scheme

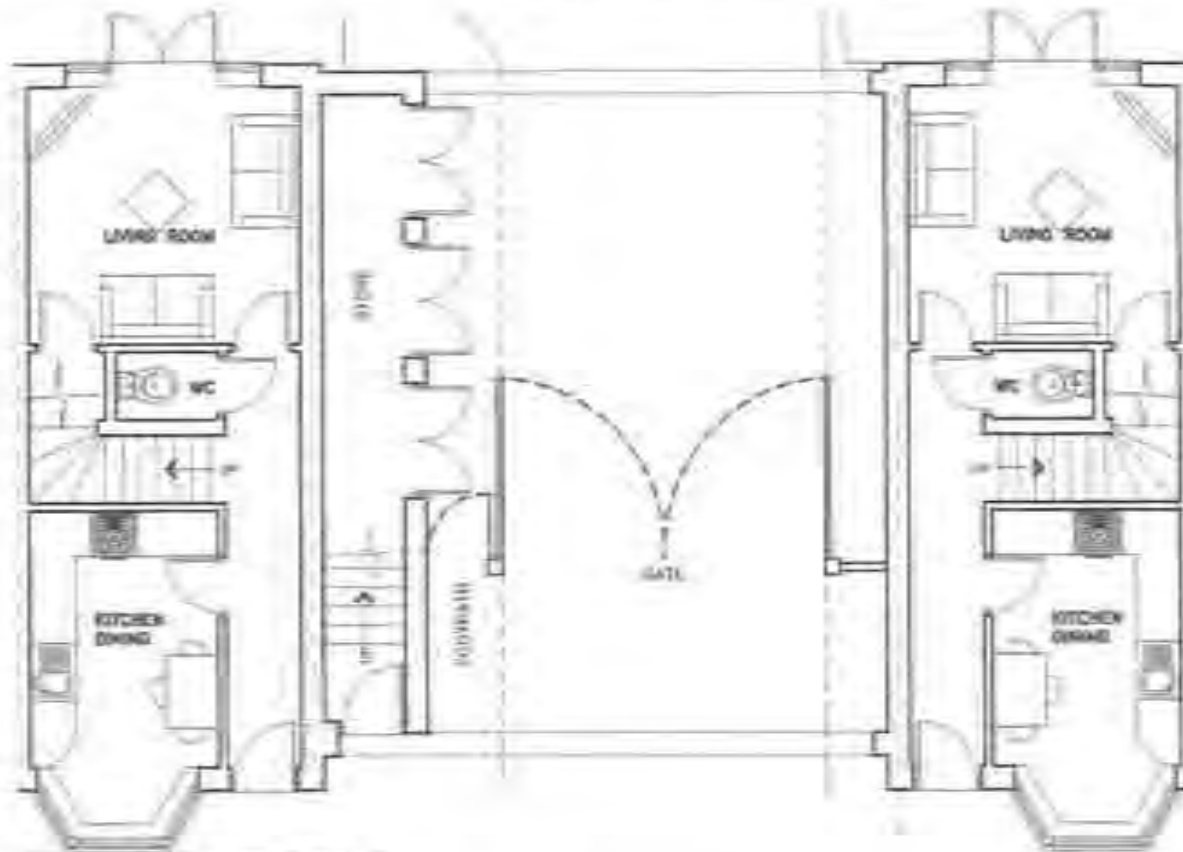
Where the approved risk assessment (required by CL02a) identifies ground gases or vapours posing unacceptable risks, no development shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority.

CL02c: Implementation of approved remediation scheme

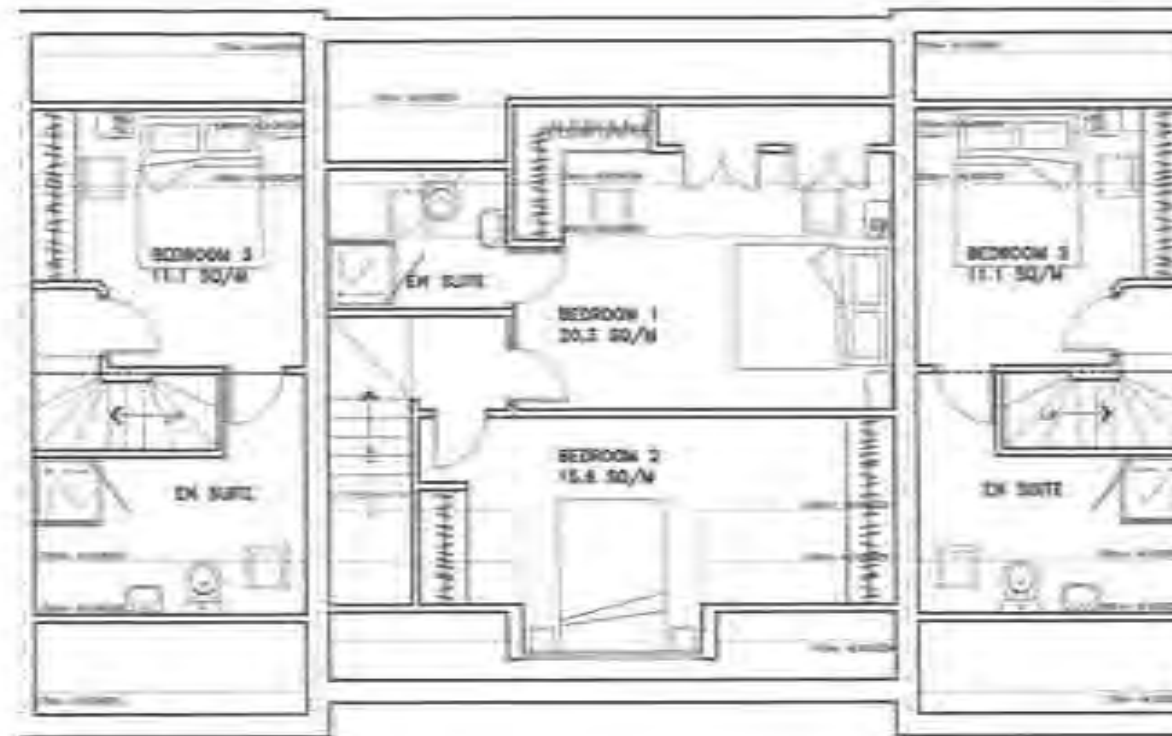
Unless otherwise agreed in writing with the LPA, the approved scheme (required by CL02b) shall be implemented and a verification report submitted to and approved by the LPA, before the development (or relevant phase of the development) is first occupied/brought into use.



PROPOSED STREET SCENE ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED LOFT PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100



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Drawn By	Scale	Date
PM	AS SHOWN	24.06.2010
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