

PLANNING APPLICATION NUMBER:P10/0207

Type of approval sought	Full Planning Permission
Ward	GORNAL
Applicant	DACHS
Location:	LAND TO THE REAR OF WOOD ROAD, LOWER GORNAL, DUDLEY, WEST MIDLANDS
Proposal	ERECTION OF 19 NO. DWELLINGS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The 0.58 hectare Brownfield site relates to a former garage court with some of the garages remaining but in the main the site is derelict and overgrown. The site is bounded entirely by dwellings in Wood Road to the north, Woodfield Road to the east and Boundary Hill to the south. Vehicular Access is gained via a gravel / asphalt driveway from Wood Road between the residential properties of No's 78 and 76 Wood Road and running parallel to these properties side boundaries. This vehicular access provides access to the rear of several residential properties backing onto the site.
2. The site is situated within a well established residential area comprising predominantly two-storey, semi-detached dwellings of brick construction with hipped or half hipped tiled roofs over. These properties are of circa 1940's and 1950's construction which benefit from shallow frontages to provide limited garden areas or off street parking provision denoted by low level boundary treatments. The streetscape of Wood Road, Woodfield Road and Boundary Hill comprise of two way carriageways with pavements on either side. On street parking is common within the locality.

3. The topography of the site slopes from north to south, roughly in line with Woodfield Road. The site is near to the Ellowes Hall School to the north on Stickley Lane and within walking distance of the Lower Gornal Centre and is well served by a number of bus services.

PROPOSAL

4. The development seeks full planning permission for the erection of 19 no. residential units comprising 3 no. 2 bed houses, 6 no. 3 bed houses, 4 no. 4 bed houses and 6 no. 2 bed apartments (including carer unit). The scheme also includes access roads, parking and landscaping.
5. The house types and layouts have been developed to comply with Lifetime Homes, Code for Sustainable Homes Level 4 and the latest Housing Quality Indicators. This would include use of renewable energy techniques such as PV / Solar Panels, rainwater harvesting in the form of water butts, heating and cooling control measures to southern facades and improved thermal performance of the building structure. The apartments have been designed in consultation with the Council's Learning Difficulties Department and their specification integrated. All the properties would provide new Council Housing, the first for over 20 years, and would be financially supported by the Government's Homes and Communities Agency (HCA) through a £4.3 million HCA grant which comprises a third of the West Midlands allocation. These schemes are anticipated to be delivered by March 2012.
6. The application is accompanied by a Design and Access Statement, Ecological Report, Landscape Strategy and Tree Survey.

HISTORY

7. None relevant.

PUBLIC CONSULTATION

8. The application was advertised by way of neighbour notification letters being sent to the occupiers of seventy one properties within close proximity to the site as well as through the display of a site notice and advertisement within the local press. The final period for comment expired on 02 April 2010.
9. An email and letter of objection have been received from local residents expressing concern about noise and being overlooked. Concern was also expressed relating to loss of existing rear access.

OTHER CONSULTATION

10. Group Engineer (Development): No objection raised.
11. Head of Environmental Health and Trading Standards: The site is located within 250 metres of The Alley Landfill Site therefore land contamination and remediation conditions are recommended.
12. Environment Agency: No objection raised subject to land contamination and remediation conditions.
13. Nature Conservation Officer: The Ecology Report from WYG appears appropriate and has revealed that there is low probability of significant harm to protected species or wider ecology. Indeed it appears that all harm can be easily mitigated (such as loss of trees/shrubs). It is recommended that should planning approval be granted that the recommendation of this Ecology Report are conditioned. The landscape plans submitted also provide reassurance that appropriate nature conservation mitigation and enhancements can be provided on site.
14. Arboriculturist: No objection raised.
15. Education: No objection raised.

16. West Midlands Police: No objection raised.
17. West Midlands Fire Service: Providing an adequate water supply for fire fighting purposes would be achieved no objection would be raised.

RELEVANT PLANNING POLICY

18. Unitary Development Plan

- S1 Social Inclusion, Equal Opportunities and Social Wellbeing
- S2 Creating a more sustainable Borough
- S8 Housing
- S11 Urban Renewal
- S16 Access and Movement
- DD1 Urban Design
- DD4 Development in Residential Areas
- DD6 Access and Transport Infrastructure
- DD7 Planning Obligations
- DD8 Provision of Open Space, Sport and Recreation Facilities
- DD9 Public Art
- DD10 Nature Conservation and Development
- DD12 Sustainable Drainage Systems
- UR6 Housing Renewal Areas
- UR8 Derelict Land
- UR9 Contaminated Land
- AM1 An Integrated, Safe, Sustainable and Accessible Transport Strategy
- AM2 Public Transport Corridors
- AM5 Bus Provision
- AM11 Cycling
- AM12 Pedestrians
- AM13 Public Rights of Way
- AM14 Parking

AM15 Personal Mobility
CS1 Special Needs Accommodation
H1 New Housing Development
H3 Housing Assessment Criteria
H4 Housing Mix
H5 Affordable Housing
H6 Housing Density
NC1 Biodiversity
NC6 Wildlife Species
NC10 The Urban Forest
EP3 Water Protection
EP4 Development in Floodplains
EP5 Air Quality
EP6 Light Pollution
EP10 Renewable Energy

19. Supplementary Planning Documents

New Housing Development
Affordable Housing
Parking Standards and Travel Plans
Planning Obligations
Nature Conservation

20. Supplementary Planning Guidance

No. 3 New Housing Development
No. 6 Highway Considerations in Development
No. 7 The Development of Derelict, Contaminated and Unstable Land
No. 10 Residential Care / Nursing Homes and Community Care Homes
No. 12 The 45 Degree Code
No. 13 Transport
No. 20 Access for people with disabilities
The Design of New Streets in Residential Areas

By Design: urban design in the planning system (DTLR, 2001)
Building for Life (Cabe, 2008)
Code for Sustainable Homes (DCLG, 2006)
Lifetime Homes
Car Parking: what works where (EP and Design for Homes, 2006)

21. Regional Spatial Strategy

CF1 Housing within the Major Urban Areas
CF4 The reuse of land and buildings for housing
QE1 Conserving and Enhancing the Environment
QE2 Restoring degraded areas and managing and creating high-quality environments
QE3 Creating a high quality built environment for all
QE7 Protecting, managing and enhancing the Region's Biodiversity and Nature Conservation Resources
QE9 The Water Environment
T2 Reducing the need to travel
T3 Walking and Cycling
T5 Public Transport

22. National Planning Guidance

PPS1 Delivering Sustainable Development
PPS3 Housing
PPS11 Regional Spatial Strategies
PPS12 Local Development Frameworks
PPG13 Transport
PPS22 Renewable Energy
PPS23 Planning and Pollution Control
PPG24 Planning and Noise
PPS25 Development and Flood Risk

23. Circulars

DCLG Circular 01/2006 (DCLG, 2006)

ASSESSMENT

24. The main issues for consideration in this application are;

- Background
- Principle
- Density
- Layout
- Design
- Amenity
- Highways
- Planning Obligations
- Other Issues

Background

25. The proposed scheme is one of six schemes which forms part of the Council's new Council House build project. It is envisaged that the project will deliver 81 new Council houses, the first for over 20 years, and is financially supported by the Government's Homes and Communities Agency (HCA). The £4.3 million HCA grant comprises a third of the West Midlands allocation and is a recognition of the confidence that the HCA have in the Council to deliver these schemes by March 2012.

26. The six schemes meet a number of key Council objectives including placing people with learning disabilities in supported housing; delivering affordable housing, in particular increasing the supply of larger properties for rent in the Borough and addressing climate change.

27. The overall mix of property types and sizes has been based on clear evidence of need. There are over 200 people with special needs living in residential care and an

increasing number of people living with elderly carers where provision needs to be made for supported housing. There also continues to be levels of unmet general housing needs in the Borough, particularly for larger family housing. It is anticipated that this scheme will help to meet some of those needs.

Principle

28. The site has been identified following exploration of difficult sites across the Dudley Borough for residential development to bring forward new Council Housing Stock. The site is characterised as a 'backland' site which is derelict and overgrown from its former use as garage 'lock up' court, albeit some temporary garages are still present on site. The site adjoins residential properties whilst the immediate locality is characterised by residential dwellings. The site is therefore recognised as Brownfield, previously-developed land in accordance with government guidance, PPS3 (Housing) [Annex B] and Policy S2 (Creating a more Sustainable Borough) of the adopted Dudley Unitary Development Plan (2005).
29. The application site falls within the definition of previously developed land, whereby the principle of development is supported in the interests of sustainability and regeneration. The site is also allocated as a New Housing Development site (Policy H1) of the adopted Dudley Unitary Development Plan (2005) and has been included within the second phase of development between April 2007 and March 2011. It is therefore considered that the redevelopment of this site for residential purposes through the development of partnerships between the Council, the community and the Homes and Communities Agency would take a key step towards regenerating this residential area and would accord with the Policy criteria.

Density

30. Policy H6 (Housing Density) of the adopted Dudley Unitary Development Plan (2005) states that residential development will be encouraged to take into account factors such as the requirements to make full and efficient use of land, the local context, and the principles of good residential design, whilst PPS3 [Annex C]

acknowledges that achieving these benefits should have regard to the important characteristics of an area. PPS3 and Policy H6 encourage residential development densities of no less than 30 dwellings per hectare in order to promote urban renaissance. The development proposes a density of 32 dwellings per hectare, in line with PPS3. The New Housing Development Supplementary Planning Document expands upon density guidance given within national and regional planning guidance.

31. 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 development that surrounds a site. The area is characterised by predominantly low density semi-detached housing and therefore is considered to be a Suburban Inner area. The New Housing Development: Establishing Local Context Supplementary Planning Document sets out a series of development criteria for new housing development within the suburb areas. This includes development being of a similar housing stock to that of the surrounding area and respecting the height, massing and layout of surrounding development. The proposed development follows these characteristics, including a mix of semi-detached and terraced housing, as well as a two-storey apartment block. The scheme as proposed would make effective use of land, existing infrastructure and services available within the area in accordance with the relevant Policy criteria.

Layout

32. The siting and design of the proposed dwellings would reflect topographical features of the site as well as the layout and scale of the neighbouring properties. The layout provides a total of 19 units within the site which includes special needs accommodation, this accords with the 18 unit minimum capacity indicated within Policy H1 (New Housing Development) of the adopted Dudley Unitary Development Plan (2005).

33. The layout has been carefully structured to create a positive 'backland' development that provides active frontages and overlooking of the street scene whilst not compromising the privacy of existing residential dwellings in the local area. The access drive is positioned to the north of the site enabling housing to be predominantly located to the south. The layout has been carefully structured to complete the residential development block within its wider context, providing active frontages and overlooking of the street scene.
34. The proposed dwellings are orientated to run in alignment with one another while the access road and footpath are aligned to the backs of existing properties, providing a unifying and coherent street scene. This is done to assist in providing a meaningful green garden space at the fronts of the proposed residential units, whilst minimising overlooking onto existing properties. The combined impact helps to slow traffic by significantly deflecting the forward visibility.
35. A line of family terraced houses is designed to form a continuous building line with minimal breaks between units to accommodate access to back gardens. These units take the form of dwellings found in close proximity to the site. The dwellings are orientated to overlook the street scene and provide natural surveillance of the area. Habitable rooms are designed to overlook the street providing passive surveillance and improve security in the development whilst benefiting from the rear of the houses and gardens predominantly being southerly facing. The special needs apartments also serves as a dual aspect unit without compromising privacy of existing surrounding dwellings on Wood Road. Front garden spaces and trees reflect the context of the site and add to the holistic character of the development by creating a more pleasant environment and underlying defensible spaces, which divide the public and private realms. The addition of extended front garden spaces gives the development a sense of openness. The design of the dwellings aims to achieve the balance between enhancing the locality and preserving amenity. The scheme as proposed therefore applies the principles of good urban design whilst making a positive contribution to the character and appearance of the area. It is considered that the proposed development satisfactorily achieves the aspirations of Policies H1 (New Housing Development), DD1 (Urban Design) and DD4

(Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005).

Design

36. The new homes are proposed to be designed to meet Code for Sustainable Homes Level 4 and would include use of renewable energy techniques such as PV / Solar Panels, rainwater harvesting in the form of water butts, heating and cooling control measures to southern facades, recycling facilities and improved thermal performance of the building structure.
37. The back gardens are predominantly south facing to maximise solar gain and are all of a practical and meaningful size. The back to back distances are 30 metres plus, allowing for greater privacy between new and existing dwellings. In back gardens, which are orientated to avoid overshadowing, water butts would collect rainwater from roofs. Rear gardens include designated spaces for outdoor decking areas / patios, shed, compost bins and water butts. Land re-grading would be needed in some areas to allow for access and to facilitate compliance with Part M of the Approved Building Regulations and Lifetime Homes.
38. The scale and mass of the scheme reflects the size and shape of the site. Larger dwellings are located at the back of the site where there is more developable space, while smaller dwellings are located at the front providing a different form and character, responding to the physical constraints of the site. The special needs apartments are located at the back of the development and terminate key views and provide a more attractive setting. The apartment building addresses key vistas at the termination point of the access by providing an interesting back drop to the proposed houses and screening existing fences to surrounding dwellings. A feature gable emphasised by different architectural treatments address the corner of plot 1 and key views along the access road.
39. The development restores the integrity of the residential development block, the two storey massing of the proposed dwellings, articulated roofscape and use of

materials found in the area reflect local vernacular and helps to blend with the existing context. The introduction of new finishes such as render and timber cladding provides the development with a unique style and appearance, which will enhance the local vernacular. The simple use of materials and colours creates a holistic appearance to the scheme. The use of materials and colours has been applied differently along the street scene to provide a sense of variety and helps in way finding around the scheme. The development as proposed is considered to apply the principles of good urban design whilst making a positive contribution to the character and appearance of the area. It is considered that the proposed development satisfactorily achieves the aspirations of Policies DD1 (Urban Design) and DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005).

Amenity

40. Due to the location, orientation and window fenestration of the adjacent properties and the uniform building line which they occupy coupled with the proposed layout and window fenestration of the proposed dwellings separation distances in accordance with Planning Guidance Note No. 17 would be respected ensuring no direct overlooking would occur to the surrounding occupiers. The development would therefore not prejudice existing amenity levels of the adjacent surrounding residential properties. It is therefore considered that there would be no demonstrable harm to neighbouring properties in terms of loss of light, outlook or privacy as a result of the proposal. Furthermore there would be no breach of Planning Guidance Note No. 12 ensuring no loss of residential amenity. The proposal therefore complies with DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005) and Planning Guidance Note No. 12 and 17.

Highways

41. Vehicular and pedestrian access into the development would utilise the existing access off Wood Road. The road junction would be enhanced and made to suit a residential scheme with a visibility splay of 2.4 metres x 59 metres. The textured streetscape with contrasting paved surfaces would contribute to creating a safer streetscape and pedestrian friendly environment. Traffic calming measures such as road pinch points, on-street visitor parking bays, curved alignment of the road and high quality surfaces would slow down the speed of vehicles and remove the dominance of cars. New planting as well as street furniture would further soften the character of the development and allow for cars to be accommodated better within the streetscene. A 2 metre wide footway separated from the carriageway using a 20mm high chamfered contrasting block to form a visual boundary for traffic and pedestrians would be constructed whilst maintaining the streetscape environment.

42. All of the residential dwellings would benefit from allocated parking spaces to be positioned at the back of the footpath. These parking bays would be adjacent to the front entrance with 900mm enlargement capability in accordance with Lifetime Homes requirements. Unallocated visitor car parking would form part of the adopted carriageway. The parking provision for the apartments is acknowledged to be limited but if left unallocated this would be considered acceptable. A condition is therefore required to ensure that the parking bays for the apartments would be left unallocated for the life of the development. The scheme is considered to provide the prescribed level of car parking for a development of this type, ensuring no additional burden on the existing highway infrastructure through on street parking occurring. The Group Engineers raise no objection to the scheme and this element of the scheme would also comply with the principles of Policies DD4 and DD6 (Access and Transport Infrastructure) of the adopted Dudley Unitary Development Plan (2005) and the Parking Standards and Travel Plans Supplementary Planning Document.

Planning Obligations

43. Policy DD7 (Planning Obligations) of the adopted Dudley Unitary Development Plan (2005) 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, would 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.

Offsite Contributions:

The proposal attracts a requirement for a commuted sum to be paid towards the following infrastructure:

Open Space, Sport and Recreation - £45,849.40

Education - £15,000.00

Libraries - £3,698.40

Public Realm - £9,247.00

Transport Infrastructure - £6,491.94

Management and Monitoring Costs - £1,000.00

Total Offsite Contribution equates to £81,286.74

Onsite Contributions:

The proposal also attracts a requirement for the provision of onsite Nature Conservation enhancement to the value of £2,942.00 and Public Art (1% of the design and development costs). The provision of these enhancements is to be controlled by a planning condition.

44. An obligation to enter into a Local Employment Statement in order to provide economic and community development benefits is also required. This could be in the form of commitments to sourcing building materials locally and the provision of jobs for local people in both and end-use phases.
45. As this is development by the Council and the Council is the landowner, the Council cannot enter into a Section 106 agreement under the Town and Country Planning Act (1990) with itself to obtain the required planning infrastructure and financial contributions to be secured as outlined above. These contributions would therefore have to be obtained through the transfer of the relevant contributions to budget heads. Further details on this will be provided in a pre-committee note.

Other Issues

46. Whilst the loss of existing accesses to the rear of properties backing onto the site has been raised as an issue by local residents, it should be acknowledged that this is not a material consideration in the determination of this planning application. The access rights are a private matter and agreement between these occupiers and the Council, with these agreements subsequently being terminated.

CONCLUSION

47. The proposed scheme is one of six schemes which forms part of the Council's new Council House build project. The scheme is financially supported by the HCA will deliver 100% affordable housing made up of family housing and special needs housing within the proposed apartment block. 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

48. It is recommended that the application be approved subject to:
- a) a sum of £45,849.40 being transferred to the Council's Open Space, Sport and Recreation budget, a sum of £15,000.00 being transferred to the Council's Education budget, a sum of £3,698.40 being transferred to the Council's Libraries budget, a sum of £9,247.00 being transferred to the Council's Public Realm budget, a sum of £6,491.94 being transferred to the Transport Infrastructure budget and £1,000.00 to the Council's budget for Management and Monitoring Costs prior to commencement of the development.
 - b) the following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary; and

Reason for approval

The proposed scheme is one of six schemes which forms part of the Council's new Council House build project. The scheme is financially supported by the HCA will deliver 100% affordable housing made up of family housing and special needs housing within the proposed apartment block. 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 policies and proposals in the adopted Dudley Unitary Development Plan (2005) and to all other relevant material considerations:

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

Note to Applicant

This permission relates to the Plans labelled drawing number 'PL 00', 'PL 01', 'PL 02', 'PL 300 (Revision D)', 'PL 301 (Revision E)', 'PL 310 (Revision A)', 'PL 320', 'PL 300 (Revision A)', 'PL 401', 'PL 402 (Revision B)', 'PL 403', 'PL 404', 'PL 405', '13564 1', 'A061502', '1012/SB/MS001', '10-012/DR/LS001', '10-12-01 (Tree Survey)' and 10-12-01 (Landscape Strategy) unless otherwise agreed in writing by the Local Planning Authority.

Informative

Highways

Under section 36(2) a of the Highways Act 1980 if the construction of the access roads are supervised by the Highway Authority and also if they are in the public interest then they can become adoptable Highway maintainable at the public expense.

Therefore an agreement is required between the Housing Authority and the Highway Authority that ensures that the access roads are supervised and built to an acceptable standard. Details of the access road will need to be provided and approved prior to commencement of development, this should be conditioned.

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 approved shall not be first commenced until details of the nature conservation enhancement of the site has been submitted to and approved

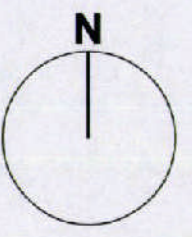
in writing by the Local Planning Authority. The enhancement shall thereafter be provided in accordance with the approved details and provided prior to first occupation of the development. The nature conservation enhancements shall thereafter be retained and maintained for the life of the development.

3. 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.
4. A scheme produced in partnership with the Council, Future Skills Dudley and Job Centre Plus for the scheme 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.
5. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of contaminants and permit the risk-based assessment of the development site. Where the investigations identify the presence of contamination, development shall not begin until a scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented before the development is first occupied; and be retained throughout the lifetime of the development.
6. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of ground gases and vapours that have the potential to pose a risk to human health and the wider environment. Where the investigations identify the presence of ground gases and vapours, development shall not begin until a scheme to protect the development from the effects of such gases and vapours has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
7. Prior to commencement of development, details of the access roads and parking areas including, lines, widths, levels, gradients, form of construction, cross sections, drainage and lighting will be submitted to and approved in writing by the LPA. Prior to first occupation the access road and parking areas will be implemented in accordance with the approved details whilst under the supervision of the Highway Authority.
8. Prior to commencement of development details of secure and undercover cycle storage facilities will be submitted to and approved in writing by the LPA. Prior to first occupation these will be provided in accordance with the approved details and maintained for the life of the development.

9. Prior to commencement of development details of retaining structures adjacent to the access road will be submitted to and approved in writing by the LPA. Prior to first occupation these will be provided in accordance with the approved details and retained and maintained for no other purpose for the life of the development.
10. Parking areas for the apartments will remain unallocated for the life of the development.
11. Prior to the commencement of development details shall be submitted of the proposed type, texture and colour of the materials to be used on the elevations and the type, texture and colour of the proposed roof tiles to be used on the proposed dwelling. Following approval of the materials the dwelling shall be built in accordance with the approved details.
12. Notwithstanding the provision of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no development referred to in Part 1 Classes A, B, C, D and E of Schedule 2 to that order shall be carried out.
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 site investigation results and the detailed risk assessment (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 (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. 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.
15. 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, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.
16. The recommendations of the Ecology Report by WYG dated February 2010 should be carried out. Evidence of this should be submitted and approved in writing by the

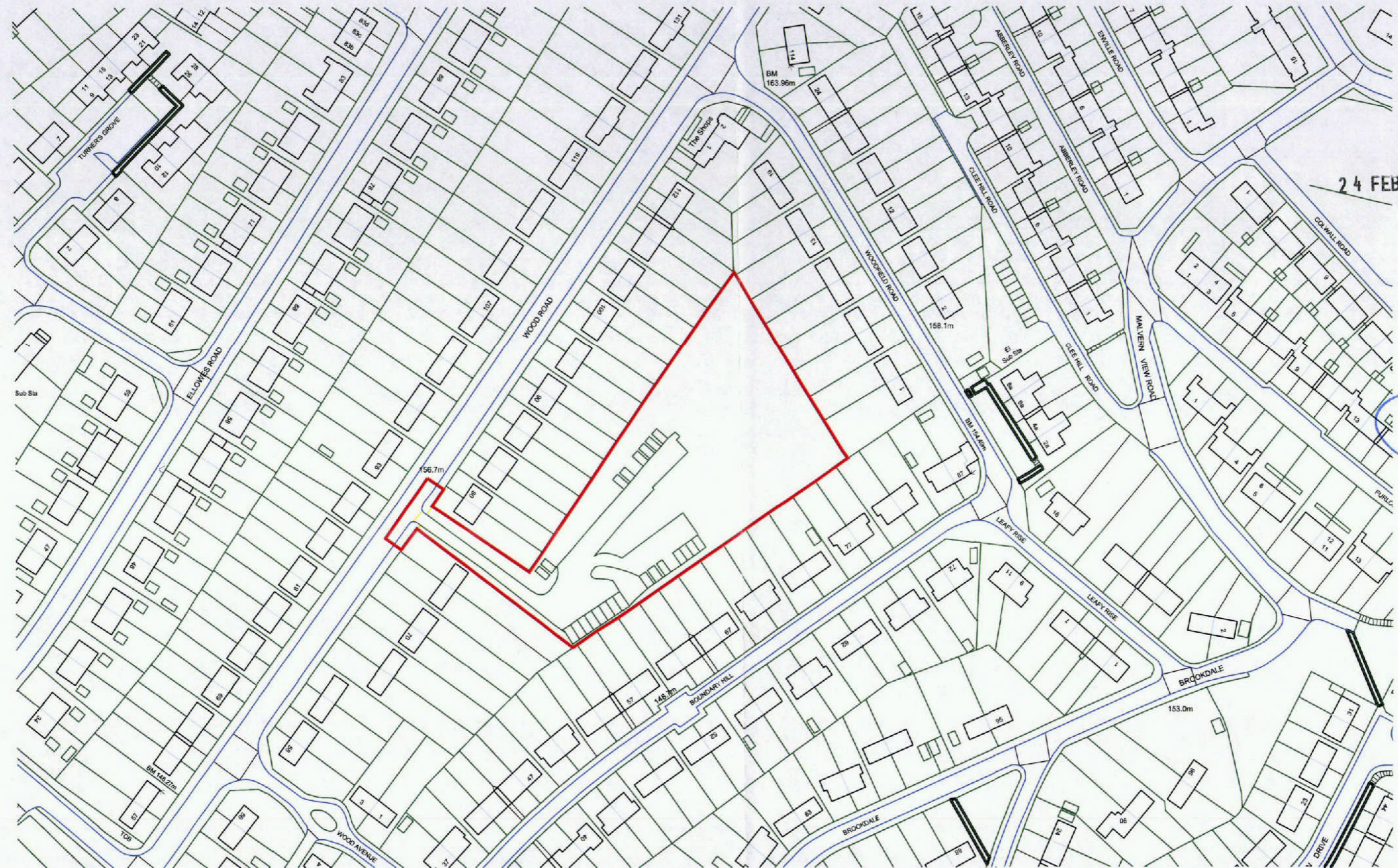
Council before any works proceed. All works must be carried out in accordance to the approved plan and programme.

17. A plan detailing appropriate onsite nature conservation enhancements, in line with the requirements of the adopted Planning Obligations Supplementary Planning Document, shall be submitted to and approved in writing by the Council before any works proceed. All works must be carried out in accordance with the approved plan and programme and shall be maintained throughout the life of the development.
18. Before commencement of development, details shall be submitted of the proposed:
 - Hard landscape plan scheduling the materials to be used and their specification directly drawn from the requirements set by the Landscape Strategy
 - Soft landscape plan stating; ground preparation and soil specification; appropriate planting choice and density for the specific purpose; clear statement of number of individual plants assigned to each planting area; Bark mulch 75mm depth to all planting areas.
19. All planting, seeding or turfing comprised in the details of the Landscape Strategy shall be carried out within first planting season following the occupation of the buildings or completion of the development whichever is the sooner; and any trees, hedgerows or plants contained in the Landscape Strategy which within a period of 5 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 a similar size and species unless otherwise agreed in writing by the Local Planning Authority.
20. The on-going future landscape maintenance of private communal areas (Car parking and courtyards) through an initial 2 year maintenance programme to be by a professionally qualified Landscape Contractor before being handed-over to a landscape managing agent, which may be Dudley Metropolitan Borough Council's Green Care Division, throughout the life of the development.
21. The landscaped areas shall be retained in the form shown on the approved plan and Landscape Strategy throughout the life of the development and shall not be used for any other purpose



24 FEB 2010

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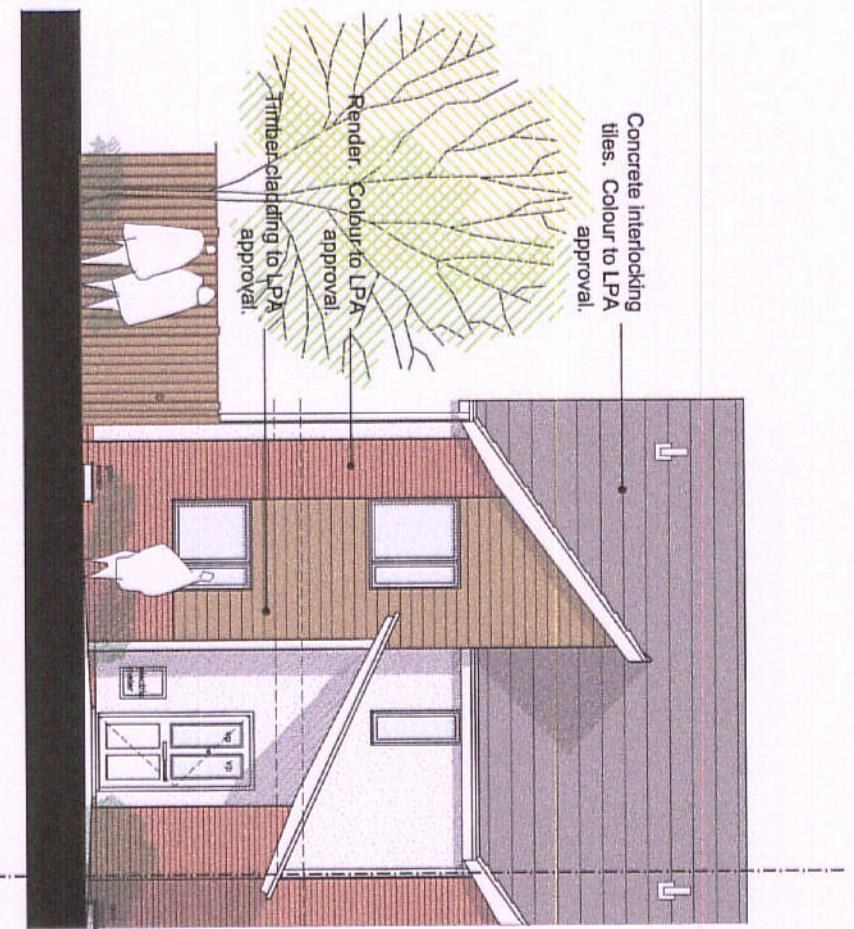
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Revision	Date	Details

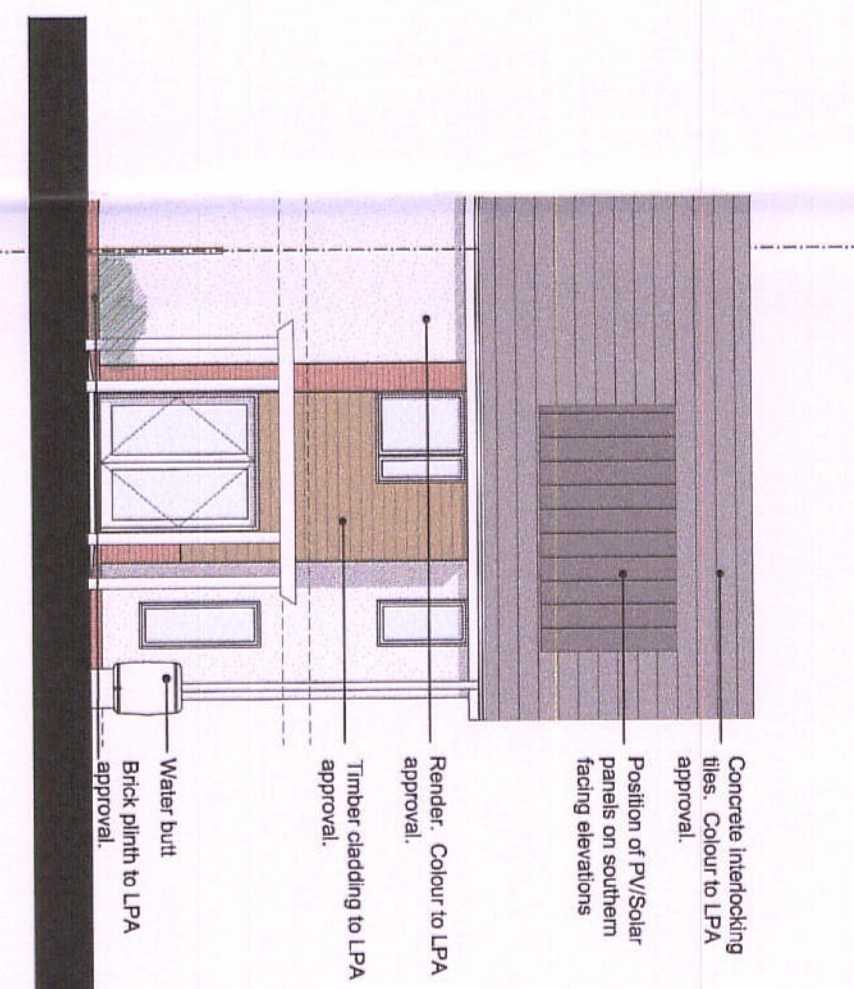
nicol thomas
 architects project managers construction cost consultants CDM co-ordinators
 Registered in England and Wales, Reg No. 2140639
 Quality Assured to BS EN ISO 9001:1994 Certificate Number GS 4723
 Suite 108 1st Floor Fort Dunlop Fort Parkway Birmingham B24 9FD
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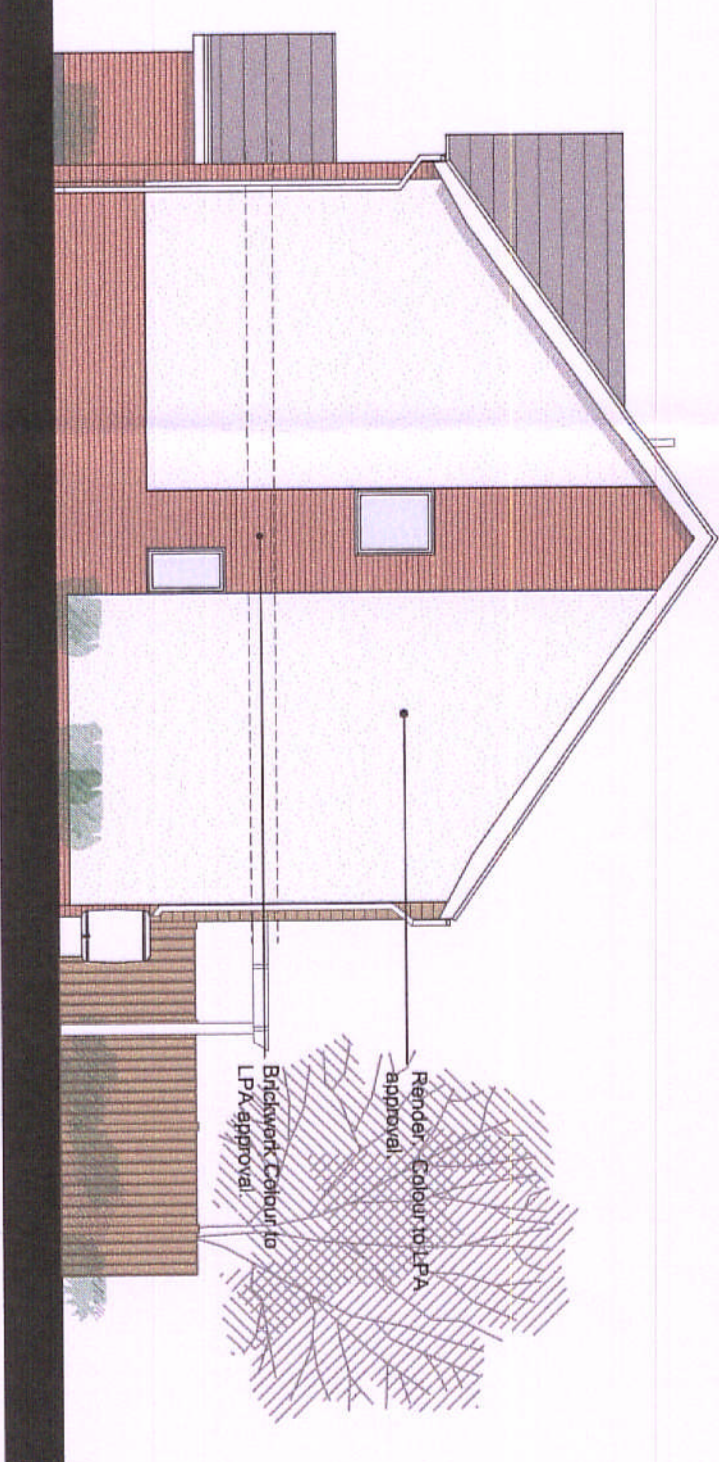
Client:	Dudley Metropolitan Borough Council		
Job:	Wood Road Dudley,		
Drawing title:	Site Location Plan		
Drawing Number: (Job number)	B5175	PL	00 Revision:
Scale:	1/1250 @A3 SIZE		
Date:	Feb 10		
Drawn by/ checked by:	OS/AB		



Front Elevation @ 1:100 scale
SCALE 1:100
SCALE 1:1



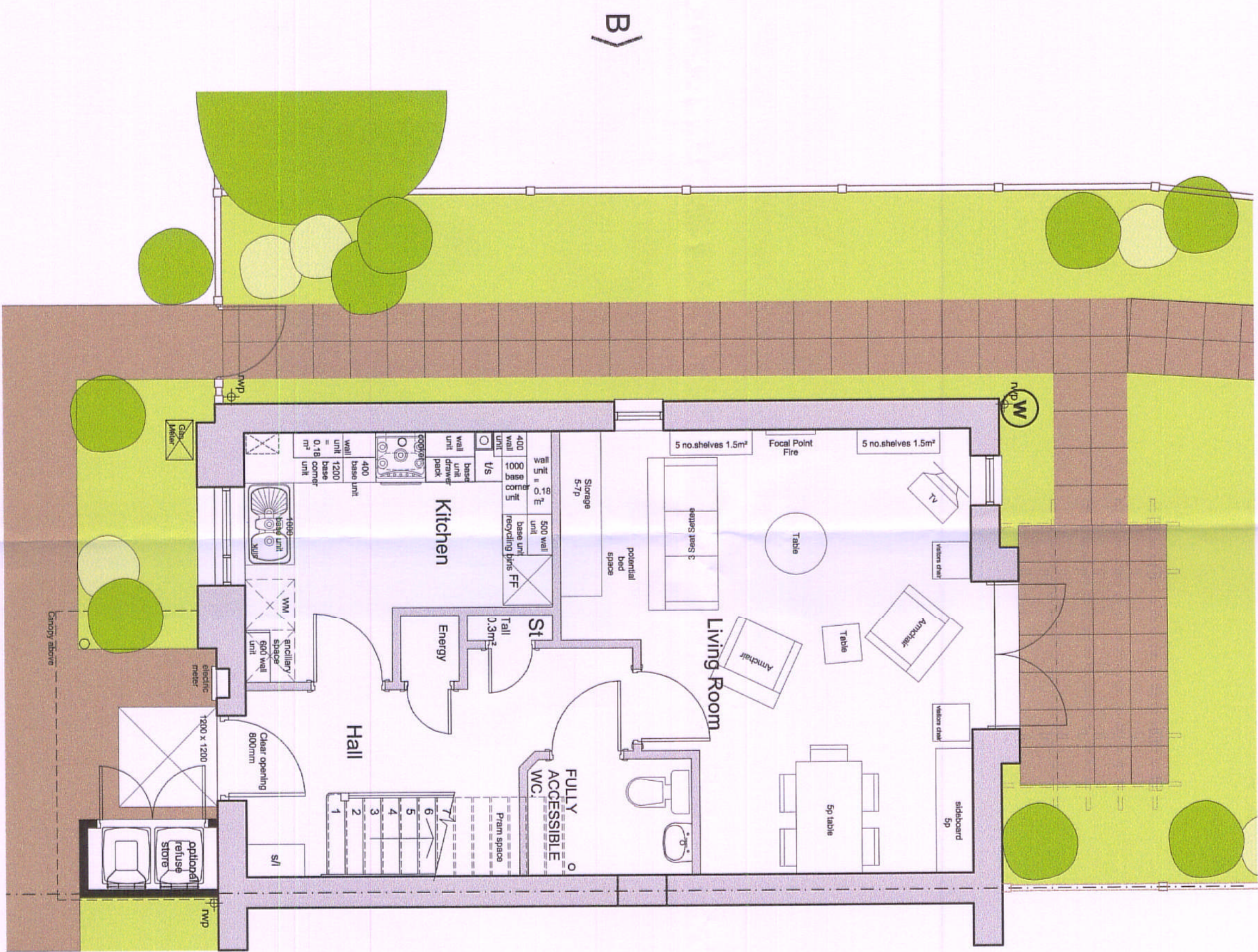
Rear Elevation @ 1:100 scale



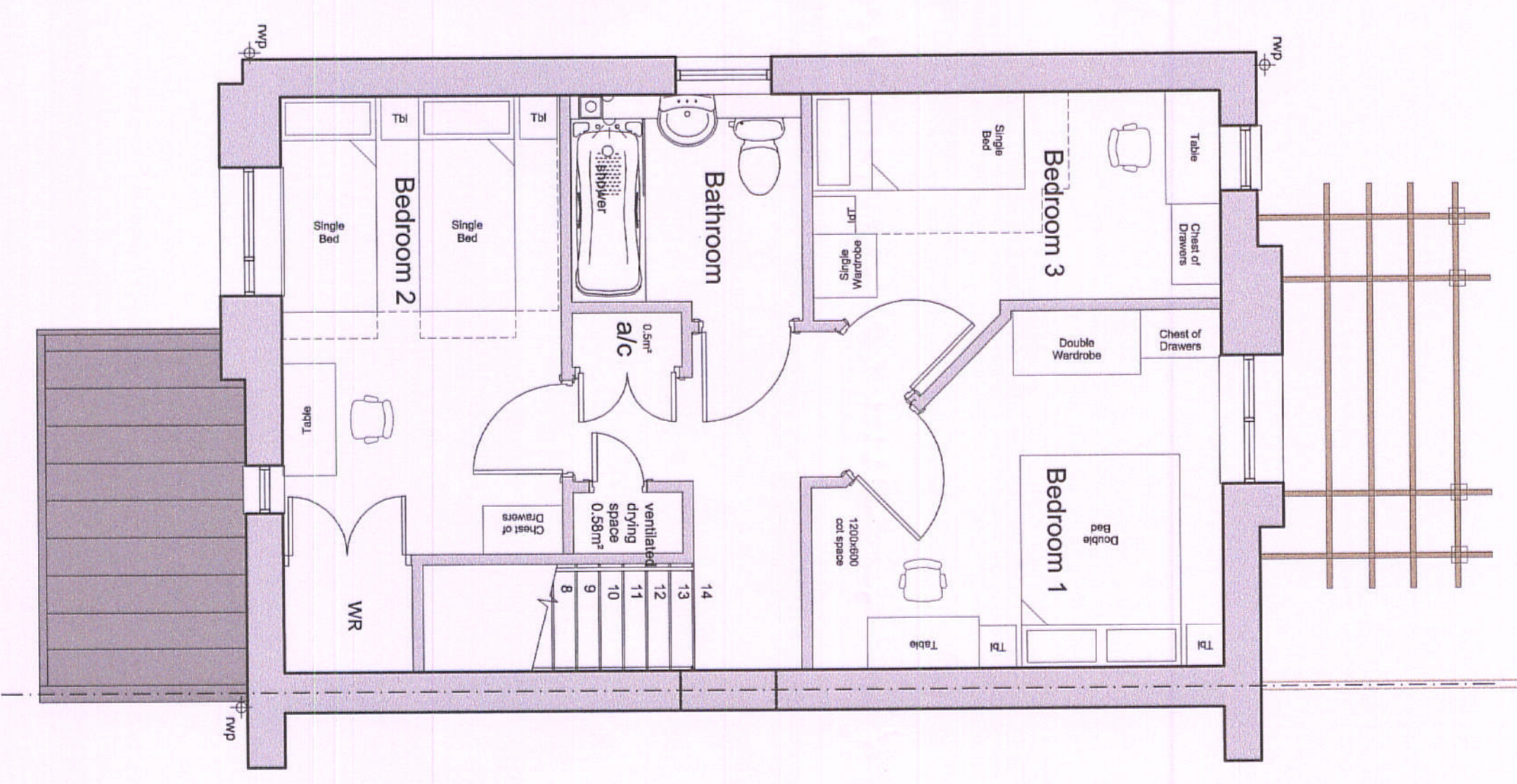
Side Elevation A @ 1:100 scale



Side Elevation B @ 1:100 scale



Ground Floor Layout @ 1:50 scale
SCALE 1:50
SCALE 1:1



First Floor Layout @ 1:50 scale

House Type D

3 Bedroom 5 Person

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Revision	Date	Details

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Client:	Dudley Metropolitan Borough
Job:	House Types
Drawing title:	Type D 3 bedroom 5 Person
Drawing Number:	BS142 PL
Scale:	1/50/100 @ A1 size
Date:	18 Feb 2010
Drawn by / checked by:	Pjh



24 FEB 2010

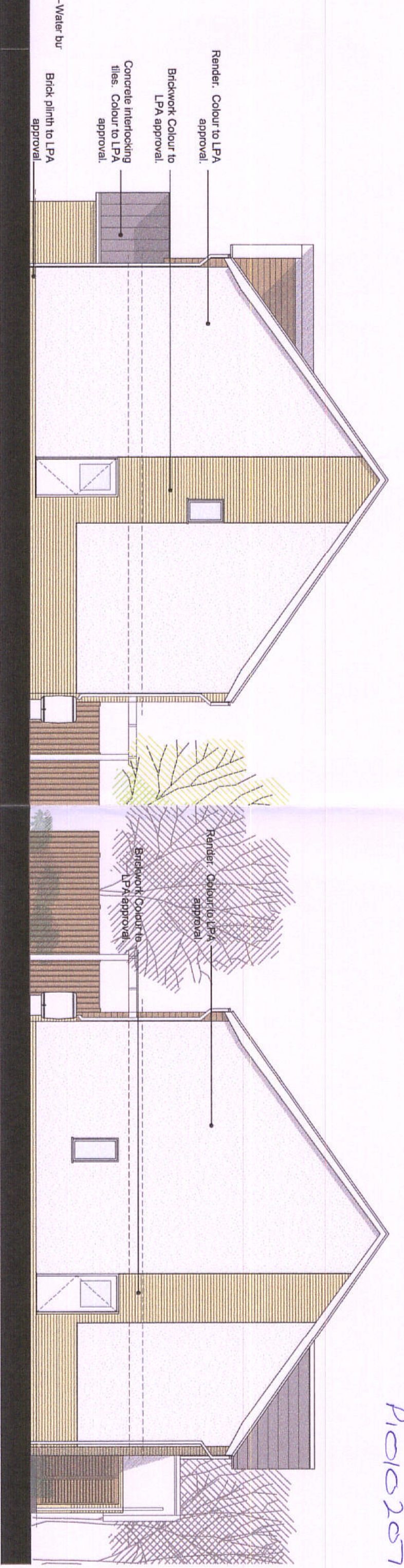
House Type D (A1) - P10/2010



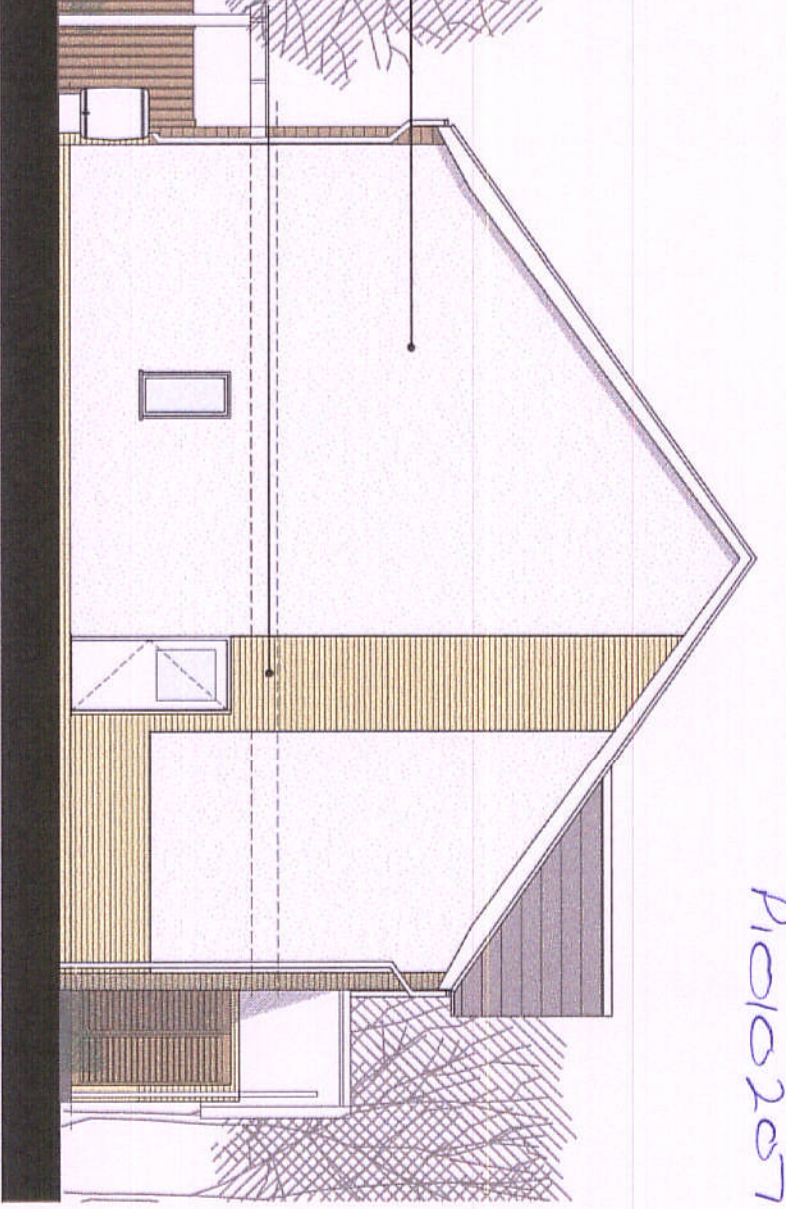
Front Elevation @ 1:100 scale
SCALE 1:100 0m 1m 2m 4m 6m 8m 10m
SCALE 1:1 0m 10m 20m 40m 60m 80m 100m



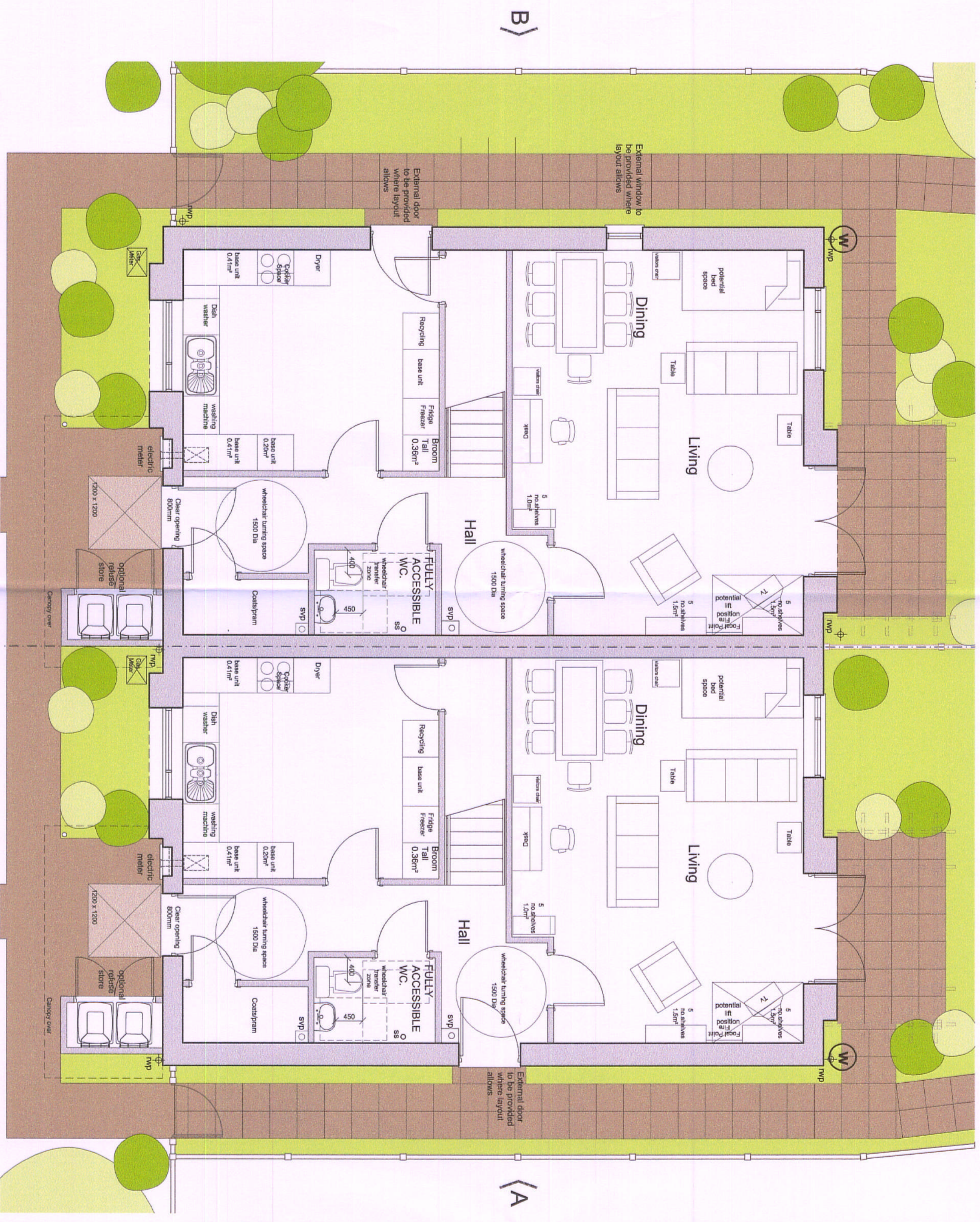
Rear Elevation @ 1:100 scale



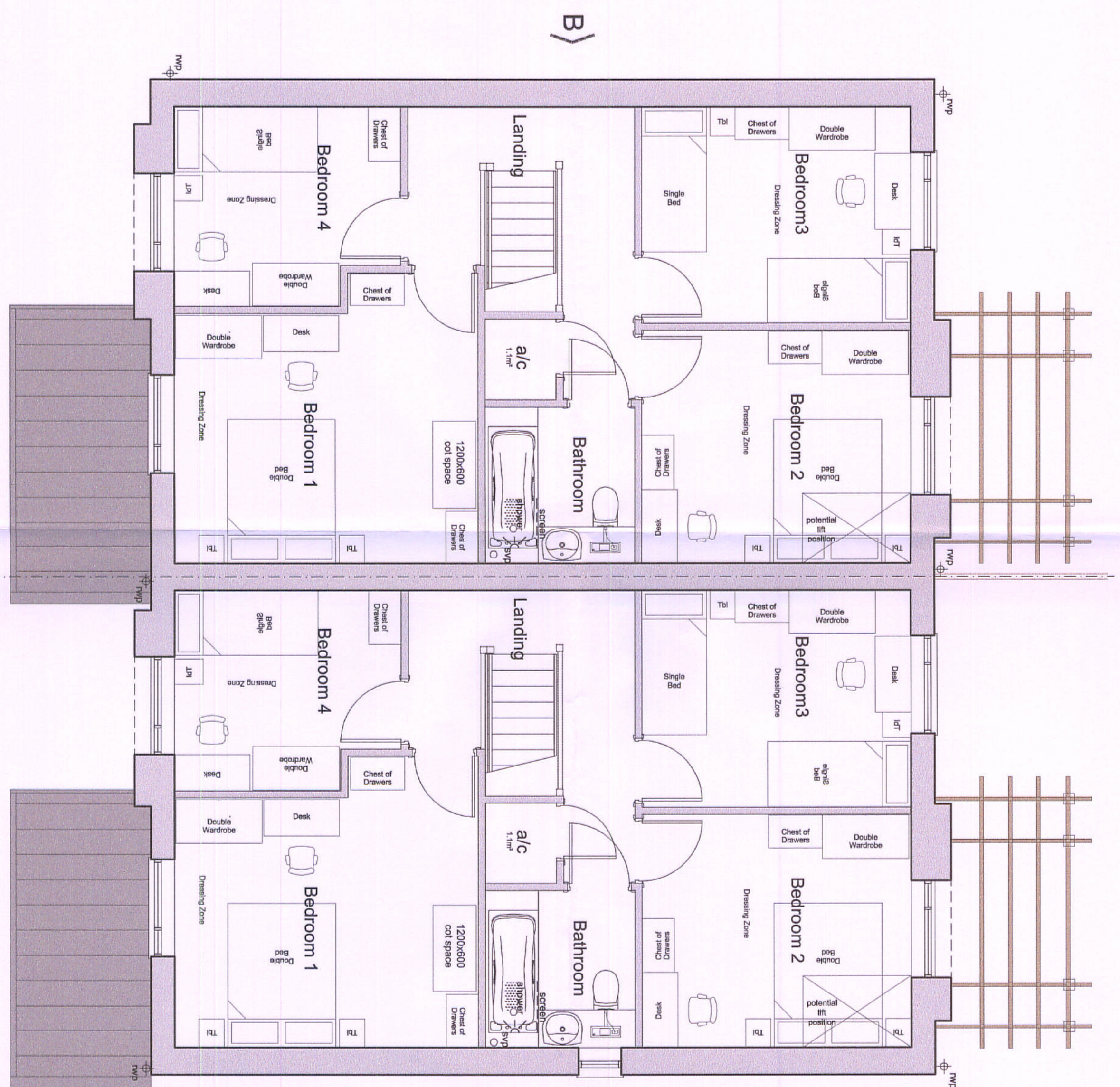
Side Elevation A @ 1:100 scale



Side Elevation B @ 1:100 scale



Ground Floor Layout @ 1:50 scale
SCALE 1:50 0m 1m 2m 3m 4m 5m
SCALE 1:1 0m 10m 20m 40m 60m 80m 100m



First Floor Layout @ 1:50 scale

House Type F

4 Bedroom 7 Person

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Revision	Date	Details

Dudley Metropolitan Borough Council
Client: Dudley Metropolitan Borough
Job: House Types
Drawing Title: Type F 4 Bedroom 7 Person
Drawing Number: B5142 PL
Scale: 1/50/100 @ A1 size
Date: 18 Feb 2010

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22 FEB 2010
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18 FEB 2010

House Type F (A) -
P1010207

24 FEB 2010



P10/0207

site legend

- site boundary
- Type G, H, J, K apartments (2 storey block)
- Type A1/A2 (2b/4p/2 storey house)
- Type D (3b/5p 2 storey house)
- Type F (4b/6p 2 storey house)
- proposed outbuildings (eg. shed/cycle)
- existing buildings
- textured/contrasting paviours surfaces
- car parking bays
- outdoor patio areas
- ← front entrance to a dwelling
- existing trees to be removed
- proposed trees

accommodation schedule

A1/A2 2B/4P 2 storey house	3no.
D 3B/5P 2 storey house	6no.
F 4B/7P 2 storey house	4no.
G 2B/3P Apartment	2no.
H 2B/3P Apartment	1no.
J 2B/3P Apartment	2no.
K 2B/3P Apartment (includes a carer unit)	1no.
TOTAL:	19no.

PARKING PROVISION

- 2 spaces per 2/3 bed house
- 3 spaces per 4 bed house
- 1 space per Special Needs Apartment
- extra 2 visitor spaces for the apartment block
- 2 spaces undesignated

housing mix

2 bed houses	3no. (15%)
3 bed houses	6no. (32%)
4 bed houses	4no. (21%)
2 bed apartments	6no. (32%)

housing density

site area 1.45 acres / 0.59 hectares
density 33no. units per hectare

NOTES

This drawing is based on OS map information and topographical survey produced by Midland Survey. Existing site levels are extracted from drawings produced by others.

For landscaping details and strategy please refer to relevant drawings and documents prepared by BEA Landscape Design Ltd.

For details on individual house types please refer to specific floor plans and elevations.

AMENDED PLAN

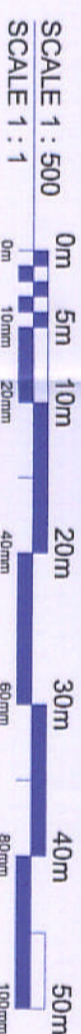
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Wood Road Lower Gornal

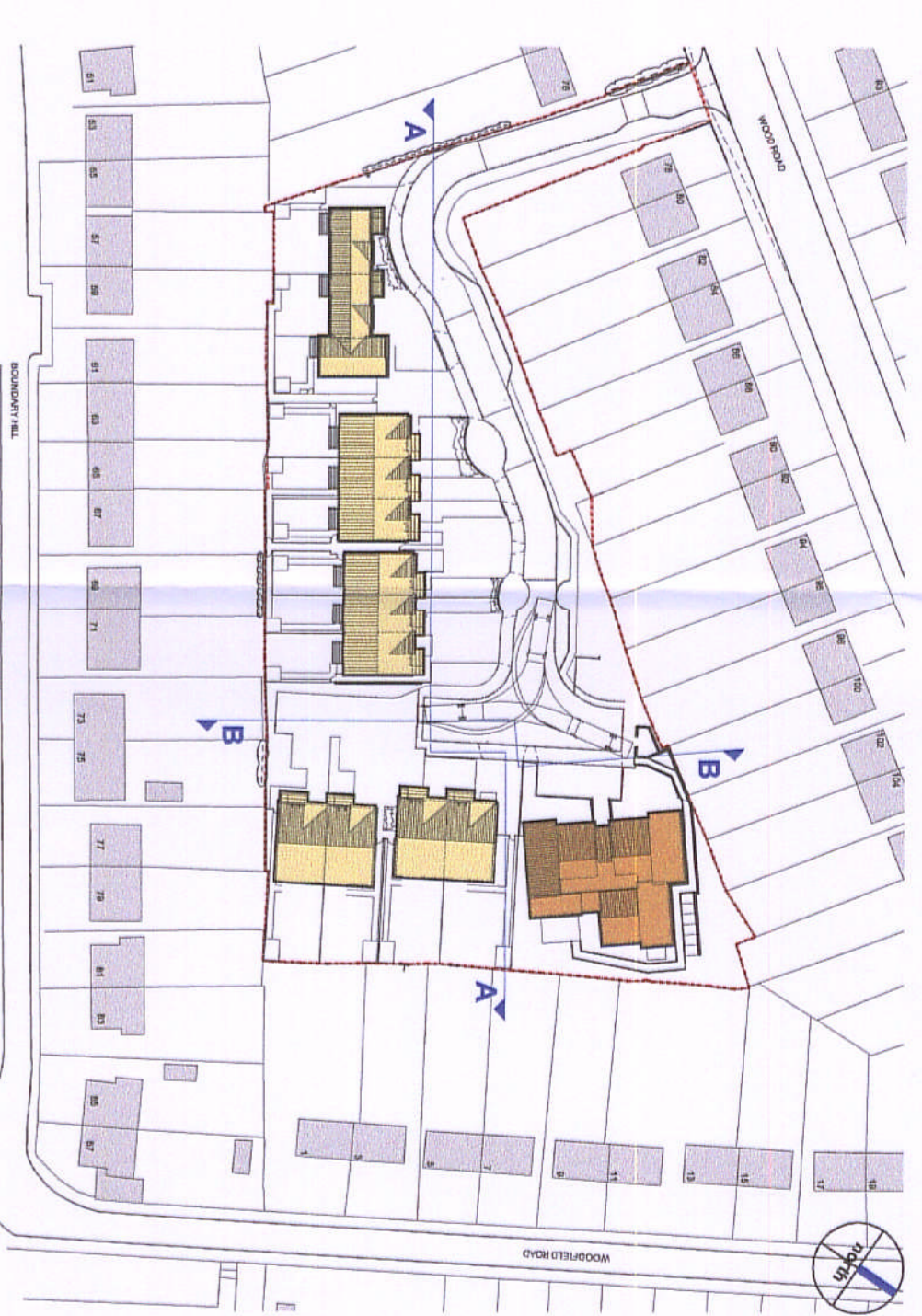
Site Proposal in context

Revision	Date	Details
A	25th Feb 2010	Additional notes

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Client:	Dudley Metropolitan Borough Council
Job:	Wood Road, Lower Gornal, Dudley.
Drawing title:	Site Proposal in context
Drawing Number:	B5175 (PL) 300
Scale:	1:500 @ A2
Date:	18 Feb 2010
Drawn by / checked by:	ABJF
Revision:	A



- drawing legend**
- site boundary
 - proposed special needs apartments
 - proposed houses
 - existing buildings
 - existing site levels
 - proposed site levels

NOTES
 This drawing is based on OS map information and topographical survey produced by Midland Survey. Existing site levels and ridge heights are extracted from drawings produced by others. Ground levels outside site boundary have been photogrammetrically evaluated and are for indicative purposes only.
 For landscaping details and strategy please refer to relevant drawings and documents prepared by BEA Landscape Design Ltd.
 For details on individual house types please refer to specific floor plans and elevations.



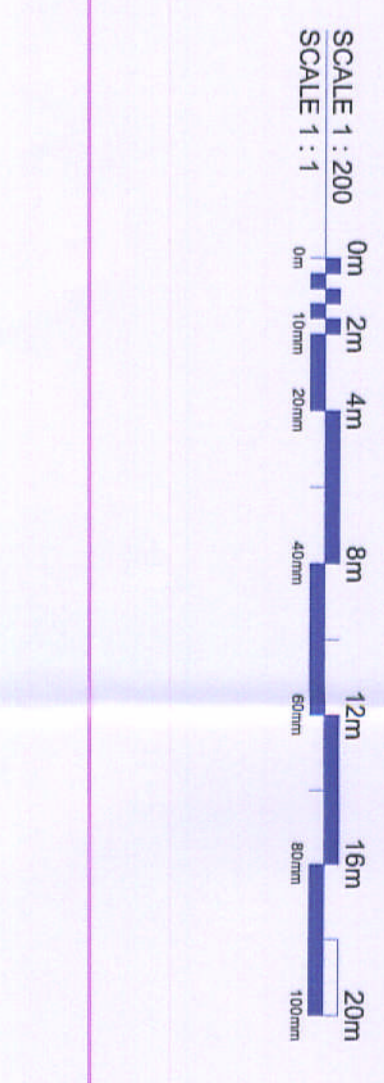
Wood Road Lower Gornal

Street Elevations

AMENDED PLAN

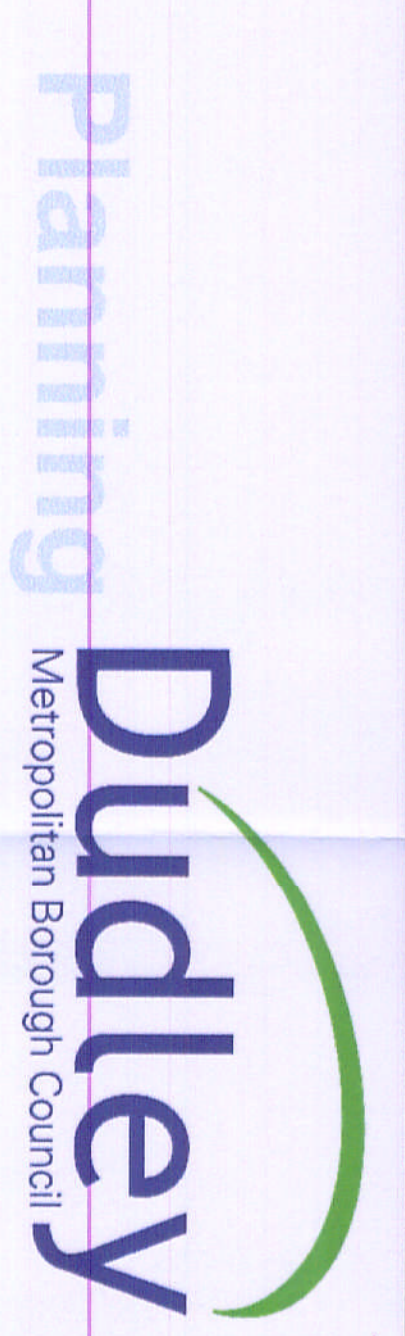
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Revision	Date	Details
A	25th April 2010	Additional solar panels added, balconies added, to apartment block, additional notes

Client:	Dudley Metropolitan Borough
Job:	Wood Road, Lower Gornal, Dudley
Drawing Title:	Street Elevations
Drawing Number:	B5175
(Job number)	PL
Scale:	1/200 @ A1 size
Date:	18 Feb 2010
Drawn by checked by:	JNB/FF



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19/02/2017



site legend

- - - site boundary
- - - proposed special needs apartments
- - - proposed houses
- - - proposed outbuildings (eg. sheds/closets)
- - - existing buildings
- - - blue brick block paviour surface
- - - red brick block paviour surface
- - - grey brick block paviour surface
- - - tarmac surfacing
- - - outdoor patio areas
- - - Keyblock kerb - 20mm nominal height
- - - Keyblock kerb - flush
- - - Conservation kerb - 125mm
- - - standard kerb - 125mm height
- - - compost bins
- - - water butts
- - - existing site levels
- - - proposed site levels
- - - existing trees to be removed
- - - proposed trees
- - - 1.1m high railings
- - - retaining wall
- - - 50mm edging kerb set flush in landscaping to delineate adopted services zone

special needs apartments

Two storey apartment block located in the furthest northern part of the site accommodates special needs residents. Visiting carers are provided with an access to the residents' garden located at the rear of the block encourages activity and social interaction.

key vistas

The apartment building addresses key vistas at termination point of the access road by providing an interesting backdrop to the proposed houses. The two storey block also serves as a dual aspect unit without compromising privacy of existing surrounding dwellings off Wood-Woodfield Road.

NOTES

This drawing is based on OS map information and appropriate survey provided by Midlands Survey. Some site levels are extracted from drawings produced by others.
For landscaping details and strategy please refer to relevant drawings and documents prepared by BEA Landscape Design Ltd.
For details on individual house types please refer to specific floor plans and elevations.

visibility splay
at junction is in excess of 2.4x 59m

pedestrian environment
Footway aligning the access road will incorporate random modular blocks edged with contrasting paviour, this creating an upstand. Bollards running along the footpath will help to prevent people from parking along site access.

meeting area
seating area with solid bench with armrests, space for inclusion of wheelchairs and litter bin.

visitor parking
while lined bays on ramp

boundary treatment
Existing levels along the perimeter of the boundary are proposed to be retained. Banked landscaping/grading is introduced where possible to soften the impact of any retaining wall structures. 1.8m high close boarded fencing to be positioned within existing fence line.

crossing point
drop kerb and tactile blaster paving

enhanced mews court
The road is designed to consist of a series of textured and contrasting paviour surfaces, which will contribute to creating a safer streetscape and pedestrian friendly environment. Traffic calming measures such as road pinch points, speed humps and raised surfaces will slow down the speed of vehicles and remove the dominance of cars. New planting and street furniture will further soften the character of the development and allow for the cats to blend within the landscaping.

the streetscape
New line of family terraced houses is designed to form a continuous building line with minimal breaks between units to accommodate close access to back gardens. This achieves housing privacy, articulated rooflines, two storey massing and a consistent architectural language. The introduction of new finishes such as render/ timber cladding provides the development with modern twist and striking contemporary architectural language, which can enhance the local vernacular.

typical curtilage
All of the residential properties incorporate parking bays adjacent to the front entrance with 900mm enlargement capability in accordance with Lifetime Homes requirements. Rear gardens include designated spaces for outdoor cooking areas/panics, and bicycle parking. Non-parking areas are to be landscaped in some areas to allow for Regardians + Lifetime Homes.

sustainable homes
New houses are proposed to be designed to meet Code for Sustainable Homes Level 4 and will include use of renewable energy (PV/solar panels), rainwater harvesting (water butts), heating/cooling control measures to southern facades (timber pergolas), recycling facilities, improved thermal performance of the building structure.

housing frontage
Proposed houses are orientated to run in alignment with the street and footpath. High quality landscaping is designed to overlook the street, thus provide passive surveillance and improve security of the development. New landscaping and trees will add to the holistic character of the development by creating a more pleasant environment and underpinning defensible space, which divides public from private realms.

separation distances
Proposed no.s 1-9 incorporate two storey dwellings, which are located 25-30m away from the rear elevations of existing houses on Boundary Hill. New planting and trees is proposed along the perimeter of the boundary to assist in existing hedge/low level planting in minimising possible overlooking.

frontage
1.1m high railings with hedging behind to define boundary to public space

fire/refuse strategy
Turning head provided in the eastern part of the site for the location of refuse lorry and fire engine access.

boundary fence
1.8m close boarded fence to be positioned within existing fence line to give uniform appearance

SCALE 1: 200
SCALE 1: 1

Client:	Dudley Metropolitan Borough
Job:	Wood Road, Lower Gornal, Dudley
Drawing title:	Site Proposal
Drawing Number: (job number)	B5175 PL 301
Scale:	1/200 @ A1 size
Date:	18 Feb 2010
Drawn by/checked by:	ABJ/VBF
Revision:	E



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Revision	Date	Details
A	25th Feb 2010	Additional notes, turning circles added, retaining wall revised.
B	19th Mar 2010	Additional notes, paving, fences and kerbs revised
C	29th Mar 2010	Siting Areas removed
D	08 April 2010	On street parking marked using flush conservation kerbs
E	20 April 2010	Visibility splay notes revised after comments from DMBC - Highways

AMENDED PLAN



site legend

- site boundary
- Type G, H, J, K apartments (2 storey block)
- Type A1/A2 (2b/4p/2 storey house)
- Type D (3b/5p 2 storey house)
- Type F (4b/6p 2 storey house)
- proposed outbuildings (eg. shed/cycles)
- existing buildings
- textured/contrasting pavious surfaces
- car parking bays
- outdoor patio areas
- ← front entrance to a dwelling
- existing trees to be removed
- proposed trees

accommodation schedule

A1/A2 2B/4P 2 storey house	3no.
D 3B/5P 2 storey house	6no.
F 4B/7P 2 storey house	4no.
G 2B/3P Apartment	2no.
H 2B/3P Apartment	1no.
J 2B/3P Apartment	2no.
K 2B/3P Apartment (includes a carer unit)	1no.
TOTAL:	19no.

PARKING PROVISION

- 2 spaces per 2/3 bed house
- 3 spaces per 4 bed house
- 1 space per Special Needs Apartment
- extra 2 visitor spaces for the apartment block
- 2 spaces undesignated

housing mix

2 bed houses	3no. (15%)
3 bed houses	6no. (32%)
4 bed houses	4no. (21%)
2 bed apartments	6no. (32%)

housing density

site area 1.45 acres / 0.59 hectares
density 33no. units per hectare

NOTES

This drawing is based on OS map information and topographical survey produced by Midland Survey. Existing site levels are extracted from drawings produced by others.

For landscaping details and strategy please refer to relevant drawings and documents prepared by BEA Landscape Design Ltd.

For details on individual house types please refer to specific floor plans and elevations.

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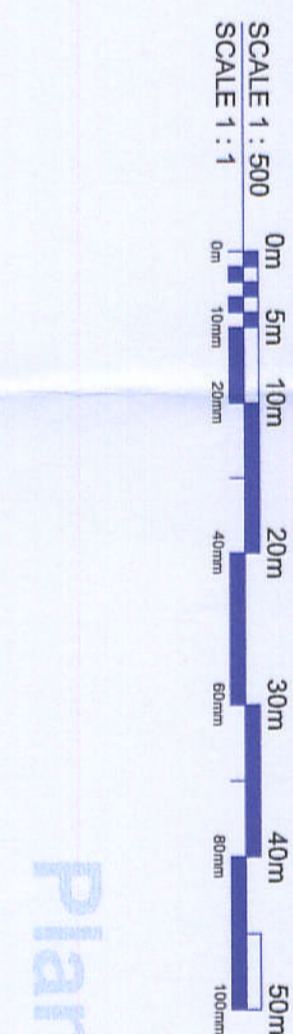
Wood Road Lower Gornal

Site Proposal in context

Revision	Date	Details
A	26th Feb 2010	Additional notes
B	29th Mar 2010	Stairing areas removed
C	8th April 2010	On street parking marked using consultation feeds
D	20th April 2010	Junction visibility study not revised after comments from DMBC Highways

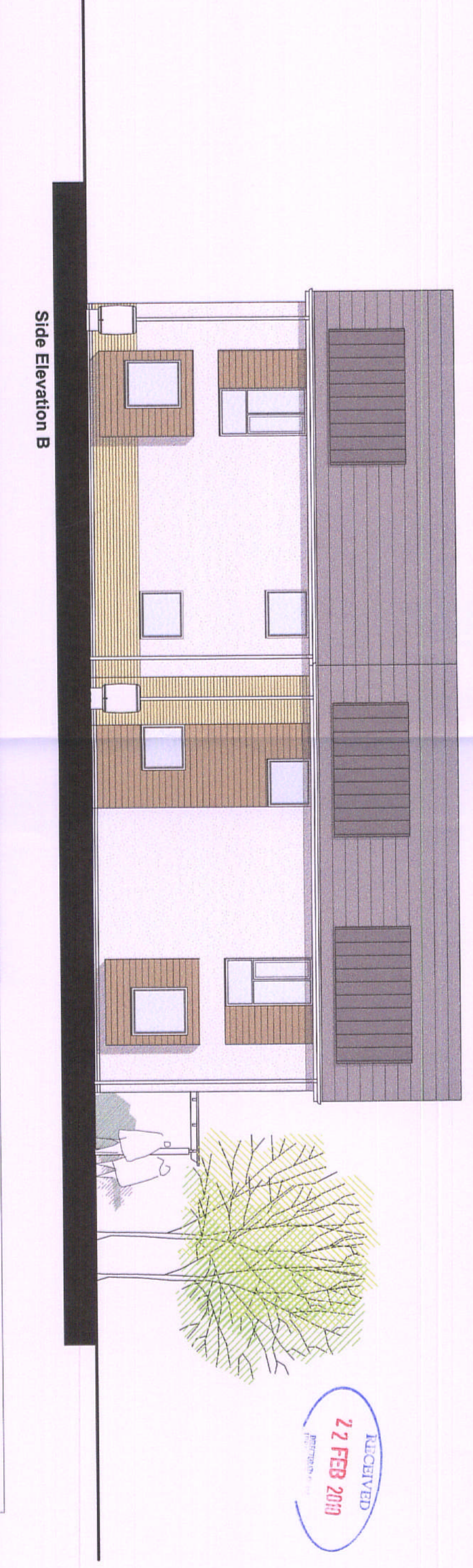
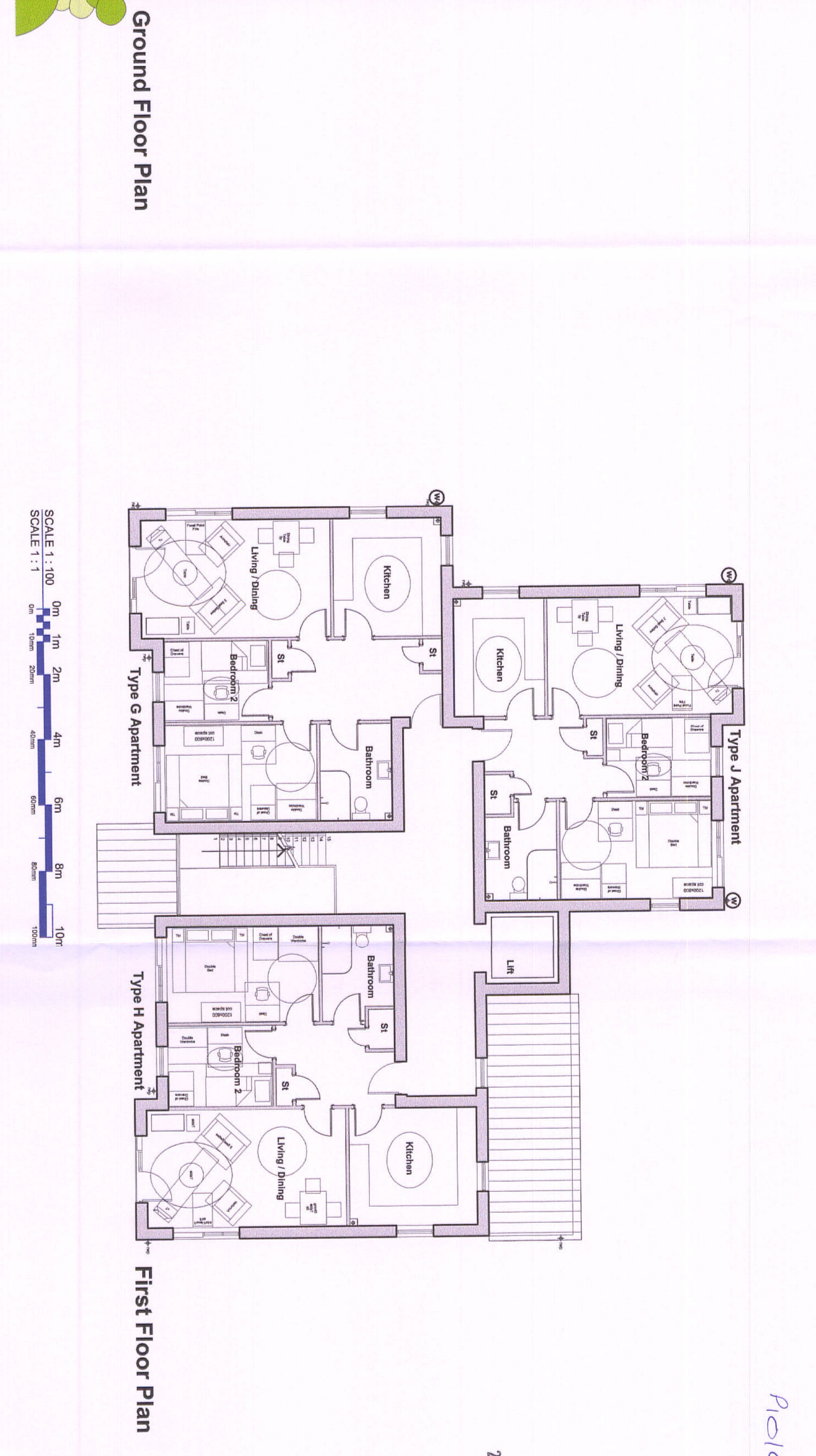
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Client:	Dudley Metropolitan Borough Council
Job:	Wood Road, Lower Gornal, Dudley.
Drawing title:	Site Proposal in context
Drawing Number:	B5175 (PL)
Scale:	1:500 @ A2
Date:	18 Feb 2010
Drawn by/ checked by:	AD/RF
Revision:	D

Apartment Types G, J, H, K
(A1)
P1010207



Apartment Type G, J, H, K

Site Proposal

Revision	Date	Details

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Planning

Dudley
Metropolitan Borough Council

nicol thomas
Dudley Metropolitan Borough

Client:	Dudley Metropolitan Borough
Job:	Dudley Apartment Types
Drawing title:	Apartment types G, J, H, K
Drawing Number:	BS142
(Job number)	PL
Revision:	405
Scale:	1/100 @ A1 size
Date:	18 Feb 2010
Drawn by / checked by:	CI

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