

PLANNING APPLICATION NUMBER:P10/0914

Type of approval sought	Outline Planning Permission
Ward	CASTLE & PRIORY
Applicant	Dudley College
Location:	COLLEGE CAMPUS, DUDLEY COLLEGE, CASTLE VIEW CAMPUS, THE PARADE, DUDLEY, DY1 3HR
Proposal	RESIDENTIAL DEVELOPMENT (OUTLINE)(ACCESS TO BE CONSIDERED)
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

- 1 The application site is presently used by Dudley College and is known as its Castle View Campus. The site was previously used by the former Wolverhampton Polytechnic, which extended over a larger area, with the northern part of the site redeveloped for housing back in the 1990s.
- 2 The site as stated above is bounded on its northern side by the Nith Place residential development. The western boundary is to Salop Street, and skirts around the existing car sales site. On the opposite side of the street is housing and a large medical centre. The southern boundary is the Parade, with the listed St James's Church and housing opposite. The eastern boundary is Castle View which has an existing playing field on its eastern side.
- 3 Excluded from the site is the car park to the playing field on the corner of The Parade and Castle View, together with the adjoining housing. Also excluded from the site is a small area of land onto King Edmund Street which is outside the applicant's control.

- 4 The buildings that are within the site are mostly brick built flat roofed buildings of institutional appearance and date mostly from the 1950s through to the 1970s. The buildings on site range from single storey to medium height apartment blocks which are used as halls of residence.
- 5 There is a more historic building located within the site boundary which was the lodge building to a school which has long been demolished.
- 6 The site is located on the side of the hill and through its development as a campus site the site has been levelled in places to form a series of terraces.
- 7 There is an area of open land along the western side of the site, which along the north western part consists of a steeper bank. To the south west corner of the site this becomes a larger area of open space which includes a number of mature or semi mature trees.
- 8 The site has an area of 2.93 hectares.

PROPOSAL

- 9 This application was presented to the Development Control Committee in September 2010 when it was resolved to grant planning permission, subject to reconsultation being carried out with neighbours about a revised access from Salop Street, rather than The Parade/Castle View as previously proposed.
- 10 Since the resolution was granted by the Committee, the applicants have approached the Council about re-negotiating the previously agreed planning obligations. At the date of the agenda preparation the negotiations are ongoing and further details will be provided in a pre committee note.
- 11 This is an outline planning application to demolish the existing college campus buildings, except the disused former lodge building, and construct a new housing development, which includes provision of new roads and modified on site open space. As stated above the application is outline with access only being

considered, which would be from Salop Street. The other accesses to the site from New Edmund Street and Castle View Street are to be sealed and would become pedestrian/cycle only routes.

- 12 The plans submitted with the application, are for illustrative purposes only, but indicate how the site could be developed. The illustrative layout shows the provision of just under 100 dwellings, which would be either two or three storey, and mostly housing. An area of on site open space is shown in the south western corner of the site.
- 13 Accompanying the application is a Design and Access Statement, a levels plan, a tree assessment, a transport statement, ground investigation report and an ecological assessment.
- 14 The density of the proposed development (gross) based on the indicative layout would be 30 dwellings to the hectare.
- 15 The application is being made by the college to help the disposal of the site which is no longer considered suitable for modern teaching, but also reflects the colleges desire to locate in the more accessible town centre. This desire is clear from the recent applications on the northern part of the town centre for new college buildings.

HISTORY

- 16 The planning history of the site since the late 1950s indicates the use of the site for higher/further education purposes.

PUBLIC CONSULTATION

- 17 Direct neighbour consultation in respect of the original plans was carried out with all neighbours adjoining the site. In addition a site notice has been displayed at the site, and an advert placed with a local newspaper circulating within the Borough. A total of 7 letters (2 from the same source) have been received, main issues raised:
 - Live adjoining flats wish to see view of playing fields maintained.

- Concern that there may be a link into the adjoining Nith Place development via an existing private car park
- Loss of on street parking for St James's Church, as congregation currently park within campus when attending services/ Concerned this will no longer be available.
- Concerned that there will be insufficient parking, as Nith Place development presently has problems with on street parking
- Concerns about overlooking due to changes in ground levels.
- Unhappy at siting as may affect light/privacy due to proximity to boundary.
- Loss of mature trees

18 Following the receipt of amended plans from the applicant showing the proposed access from Salop Street a further period of direct neighbour consultation was carried out, from which two letters have been received from the same source. Main issues raised:-

- Feel it would be better to have two accesses to the site, one from Salop Street and one from The Parade, as would reduce congestion and fuel use.
- Right turning lane should be provided
- Concern about loss of trees
- Dwelling would be too close to boundary
- Reduction in property values
- Concern about changes in levels which could lead to subsidence

OTHER CONSULTATION

19 Group Engineer (Development): He is now happy with access from Salop Street, with sufficient visibility and a right turning lane being provided. He wishes to see a condition ensuring the closure of Castle View to traffic at the site boundary.

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

21 Head of Housing: No comments received

- 22 Head of Childrens Services: No Objection, there are sufficient spaces within the local schools.
- 23 Head of Design and Projects - Urban Design: The comments provided are generic and relate only to the indicative layout. However, they do make comments on connectivity, secure by design, and the need to retain mature trees within the layout. They also comment on the sites constraints, in particular commenting on levels.
- 24 Head of Design and Projects – Landscape: The retention of the green space in the south west part of the site is welcomed in that it echoes the green setting of the church opposite. It also allows the retention of a mature landscape asset. However, due to its size and gradient it cannot be considered to constitute on site public open space. The majority of issues will be considered as part of the reserved matters application.
- 25 Environment Agency: No objection subject to conditions.
- 26 West Midlands Fire Service: No objection
- 27 Tree Protection Officer – Has some concerns in respect of the indicative layout, and these will need to be resolved as part of the reserved matters application. The access as presently shown is considered to be acceptable.
- 28 Head of Property and Valuation – Comments awaited on submitted information.

RELEVANT PLANNING POLICY

Unitary Development Plan

S3 Green Assets

S5 Local Distinctiveness

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
EE3 Existing Employment Uses
AM1 An Integrated, Safe, Sustainable and Accessible
Transport Strategy
AM11 Cycling
AM12 Pedestrians
AM16 Travel Plans
CS4 Education Provision
H1 New Housing Development
H3 Housing Assessment Criteria
H4 Housing Mix
H5 Affordable Housing
H6 Housing Density
LR1 Open Space
LR3 Children's Play Areas
LR4 Young Persons Informal Recreation
LR5 Playing Fields
NC1 Biodiversity
NC6 Wildlife Species
NC9 Mature Trees
NC10 The Urban Forest
HE1 Local Character and Distinctiveness
HE5 Buildings of Local Historic Importance
HE6 Listed Buildings

Supplementary Planning Guidance/Documents

Supplementary Planning Document on Open Space, Sport and Recreation Provision

Affordable Housing Supplementary Planning Document

Nature Conservation Supplementary Planning Document

Historic Environment Supplementary Planning Document

Parking Standards and Travel Plans Supplementary Planning Document

New Housing Development Supplementary Planning Document

Planning Obligations Supplementary Planning Document

PGN3. New housing development

PGN 12. The 45 degree code

National Planning Guidance

PPS1 - Delivering Sustainable Development

PPS3 – Housing

ASSESSMENT

29 The main issues are

- Policy
- Design and layout
- Neighbour Amenity
- Occupier Amenity
- Access and Parking
- Trees
- Nature Conservation
- Planning Obligations
- Other Issues

Policy

30 The proposal site would fall under the definition of previously-developed land in accordance with the Annex B (Previously-developed land) definition of Planning Policy Statement 3 – Housing.

- 31 This national planning guidance gives a sequential approach towards identifying suitable sites for housing – first preference being the re-use of previously-developed land and buildings. This national planning guidance approach is reflected at local level under Chapter 7 (Housing) in the adopted Unitary Development Plan (UDP). The principle of residential use is therefore acceptable.
- 32 UDP Policy CS4 – Education states that land in educational use will be retained where there is a recognised need for such. The applicant has provided detail on why Castle View is no longer needed, including the underutilisation of the student halls of residence; facilities lack modern teaching space and no longer meet the college’s requirements. The college would need to dispose of this site in order to generate sufficient value to re-invest back into its new town centre facilities.
- 33 In addition to the overall policy acceptance the application has to be considered against all other policies within the UDP, together with all material planning considerations which are explored below.

Design and Layout

- 34 The layout submitted with the application is an indicative one and shows how the site could be developed, and the final layout would be subject of a later reserved matters application, although it would need to have regard to the indicative layout and the design and access statement.
- 35 The indicative layout effectively shows the provision of a series of perimeter blocks facing onto streets. These streets clearly have a hierarchy with a primary route into the site, with secondary, tertiary and pedestrian routes connecting with it. This form of layout is generally welcomed from an urban design point of view in that it defines different spaces, as well as adding legibility. The use of such layouts can also benefit secure by design considerations, by reducing potentially vulnerable areas.

- 36 The layout also shows the retention of an area of the open space on the site, mostly along the western edge, and in particular the south western corner. This provides a buffer with the adjoining road, but in part retains the linear open space nature of the site onto Salop Street, which compares with the more urban built up character on the western side of Salop Street.
- 37 The open space within the south western corner, which includes some mature and semi mature planting, also benefits the setting of the listed St James's Parish Church which also has an area of open space around it. However, due to the constrained nature of the open space, and its gradient it cannot be considered to be part of the open space to the site. This is discussed further below.
- 38 The indicative layout shows the retention of a late Victorian/early 20th century lodge building. This building was originally related to a school which was located on what is now part of the adjoining Nith Place development. Its retention provides some continuity with the areas past.
- 39 The density of the proposed indicative layout is a little over 30 dwellings to the hectare gross. This is considered to be acceptable and is in accordance with policy H6 of the Unitary Development Plan.
- 40 When or if a reserved matters application is submitted key constraints will include levels and the need to retain as many mature and semi mature trees as possible.

Neighbour Amenity

- 41 As stated above the submitted layout is indicative as the only matter presently being considered is the site access from The Parade. The final siting would be considered at reserved matters stage when there will be a requirement for the detailed design and layout to have regard to the amenity of neighbours, in accordance with the Councils adopted standards (PGN3).

Occupier Amenity

- 42 The indicative layout which has been submitted with the application shows the majority of the new housing with adequate garden lengths. The layout also indicates the provision of some on site green space. As well as providing a high degree of amenity for neighbours facing onto it, it also protects and enhances views to the listed St James's Parish Church, on the southern side of The Parade. In addition the open space also provides a buffer against the noise and poor air quality that would be associated with siting development close to the Himley Road roundabout.
- 43 Parts of the site will also benefit from views towards the Castle Hill Special Landscape Area over the adjoining playing field, which whilst owned by the applicant is not within the application site. This land will continue to serve the needs of the college.
- 44 The draft layout indicates the probable sizes of private gardens on the site. On the whole these are acceptable, although some particularly on the northern part of the site are considered to be substandard. This is a matter which would be resolved by the submission of a reserved matters application, through either repositioning or the provision of retirement bungalows, for example.
- 45 The indicative layout shows development elsewhere on the site closer to Salop Street, which forms part of the Boroughs strategic highway network. There will be a need for acoustic mitigation to protect future occupiers from noise generated by the strategic highway.

Access and Parking

- 46 Access to the site will now be from Salop Street. The other accesses, New Edmund Street and Castle View would become pedestrian/cycle only. The reason for this is to reduce the potential conflict with vehicles turning from The Parade into St James's Road and the impact it would have on traffic flow outside the peak. It is

also required in that the correct junction radii cannot be accommodated for a housing development of the size proposed. The retention, however, of the pedestrian/cycle routes would maintain a high level of connectivity with the surrounding area, but also preserves the historic street pattern which still runs through the application site.

- 47 The Group Engineer (Development) has no objection in principle to the development, and notes that the Transport Assessment for the application concludes there will be a reduction in trips to the site, compared with the existing college use. Now access is proposed from Salop Street he is also happy that traffic can enter and leave the site without compromising highway safety or the free flow of traffic on the principal highway network.
- 48 Concerns are noted from the Vicar and some of the congregation of the adjoining church, who feel the proposed development will affect their ability to park in the adjoining campus when attending services.
- 49 Whilst this is not material to the consideration of the application they would still be able to park on street within the proposed development subject to any parking restrictions that may be applicable.
- 50 Some concerns have also been raised about parking in the adjoining Nith Place development. This estate was developed when the older parking standards were in place. This development will be assessed under the current standards which are higher than those when the adjoining development was considered.

Trees

- 51 There are a number of trees on the site, the majority of which are located on the western part of the site, although there are pockets within the centre of the site, with a small group on the eastern part of the site.

- 52 The application has been submitted with a tree condition survey, which outlines the condition of the trees on the site. The Tree Protection Officer has been consulted on this report and raises no objections at this stage.
- 53 In respect of the indicative layout the majority of the trees along the western boundary would be retained as would the ones on the south western part of the site.

Nature Conservation

- 54 A Phase I nature conservation assessment was submitted with the application. The report concludes that the site was set within an urbanised landscape and was dominated by hard standing and a number of buildings, with amenity grassland and scattered young to semi-mature broadleaf trees comprising the soft landscaping to the site. The habitats within the site are of low ecological value and their potential to support protected species is limited.
- 55 The report also concludes that the buildings on-site were considered to have negligible potential to support roosting bats. Further inspections and activity surveys in respect to roosting bats were undertaken in order to meet best practice. No evidence of bat activity on site was identified at the time of survey.
- 56 A number of recommendations are included within the report relating mostly to nesting birds and the removal of Japanese Knotweed within parts of the site.

Planning Obligations

- 57 The proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. Should permission be granted a S106 Agreement would be required in respect of the following contributions:-
- Off site POS construction
 - Off Site POS Establishment

- Off Site Play construction
- Off Site Play Establishment
- On Site POS/green space Construction (an element is required on site due to the scale of the application)
- On Site POS/green space Establishment (an element is required on site due to the scale of the application)
- Public Realm
- Libraries
- Nature Conservation
- Affordable Housing (30% of units. Tenure and mix to be agreed by the Head of Housing at reserved matters stage)
- Economic and Community Development
- Traffic Regulation Order
- Monitoring Charge

58 The above amounts cannot be calculated at this stage due to the outline nature of the application and will have to be controlled by an index linked formula within the legal agreement. The exact amounts due cannot be calculated until the reserved matters stage.

59 The applicant has agreed in principle to the above contributions and is willing to enter into a legal agreement with the Council.

60 However, since the application received a resolution to approve the applicants have approached the Council about the possibility of renegotiating the agreed planning obligations. Viability information has been submitted to the Council, and at the date of agenda preparation was still being considered. Further information on this matter and an updated recommendation and the details of any agreed changes will be included with a pre committee note.

61 When considering the matter of viability it must be remembered that the sale of the site is providing a significant part of the funding for the new college development sites which are key economic, employment and regeneration drivers for the town centre.

- 62 A contribution for transport infrastructure improvements was not required as the transport assessment states that the trip generation for the development would be less than the college use. This has been agreed by the Group Engineer (Development).
- 63 The Director of Children's Services advises that no contributions are required towards education.
- 64 In addition to the above the applicant has a preference for the public art to be delivered by condition which is considered to be appropriate in this case.

Response to Latest Neighbour Consultation

- 65 The Group Engineer (Development) is of the view that the only suitable access is from Salop Street with a right turn lane to ensure traffic flow is not impeded by turning traffic.
- 66 The application layout is indicative and the final siting of the proposed dwellings has yet to be determined. This is also so for the impact on the trees on the site.
- 67 Matters relating to subsidence and property values are not normally material to consideration of a planning application, with the former controlled through the building regulations and civil law.

Other matters

- 68 The Environment Agency (EA) raised a number of concerns in respect of the submitted flood risk assessment (FRA). An amended FRA has been submitted and the EA no longer raise any objections subject to conditions.

CONCLUSION

69 The proposed development is acceptable in principle and would provide safe access onto the main highway network and provide sufficient mitigation against the impact the development would have on local community infrastructure. In addition through the indicative layout the applicant has demonstrated that a satisfactory layout can be provided and that the amenity of the neighbours would not be significantly harmed. Consideration has been given to policies S3 Green Assets , S5 Local Distinctiveness , 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, EE3 Existing Employment Uses, AM1 An Integrated, Safe, Sustainable and Accessible Transport Strategy, AM11 Cycling, AM12 Pedestrians, AM16 Travel Plans, CS4 Education Provision, H1 New Housing Development, H3 Housing Assessment Criteria, H4 Housing Mix, H5 Affordable Housing, H6 Housing Density, LR1 Open Space, LR3 Children's Play Areas, LR4 Young Persons Informal Recreation, LR5 Playing Fields, NC1 Biodiversity, NC6 Wildlife Species, NC9 Mature Trees, NC10 The Urban Forest, HE1 Local Character and Distinctiveness, HE6 Listed Buildings and HE5 Buildings of Local Historic Importance of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be approved subject to:

a) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the provision of Off site POS construction Off Site POS Establishment Off Site Play construction Off Site Play Establishment On Site POS/green space Construction (an element is required on site due to the scale of the application) On Site POS/green space Establishment (an element is required on site due to the scale of the application Public Realm Libraries Nature Conservation Affordable Housing (30% of units. Tenure and mix to be agreed by the Head of Housing at reserved matters stage) Economic and Community Development a traffic regulation order and Monitoring and management Charge has been submitted to and agreed in writing by the Local Planning Authority.

b) The Scheme shall include the method, timing and arrangements including a means to guarantee a financial payment, increased through index linking from the first April each subsequent year, in accordance with the Council's planning obligations policies.

c) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

d) That the subject to the receipt of no further adverse representations that the Director of the Urban Environment be given delegated powers to negotiate the proposed access arrangements into the site with the applicant.

CONDITIONS

Reason for approval

The proposed development is acceptable in principle and would provide safe access onto the main highway network and provide sufficient mitigation against the impact the development would have on local community infrastructure. In addition through the indicative layout the applicant has demonstrated that a satisfactory layout can be provided and that the amenity of the neighbours would be significantly harmed. Consideration has been given to policies S3 Green Assets , S5 Local Distinctiveness , 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, EE3 Existing Employment Uses, AM1 An Integrated, Safe, Sustainable and Accessible Transport Strategy, AM11 Cycling, AM12 Pedestrians, AM16 Travel Plans, CS4 Education Provision, H1 New Housing Development, H3 Housing Assessment Criteria, H4 Housing Mix, H5 Affordable Housing, H6 Housing Density, LR1 Open Space, LR3 Children's Play Areas, LR4 Young Persons Informal Recreation, LR5 Playing Fields, NC1 Biodiversity, NC6 Wildlife Species, NC9 Mature Trees, NC10 The Urban Forest, HE1 Local Character and Distinctiveness, HE6 Listed Buildings and HE5 Buildings of Local Historic Importance of the Dudley Unitary Development Plan.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (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.

Conditions and/or reasons:

1. Approval of the details of the appearance, scale and layout 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 five 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. No part of the development hereby permitted shall be commenced until detailed plans and sections showing existing site levels and finished floor levels of the dwellings have been submitted to and approved in writing by the Local Planning Authority and the development thereafter shall only be carried out as approved.
4. Other than works of demolition and site preparation, Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings 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 shall be provided in the form of a sample panel measuring not less than 1m² so the local planning authority can inspect the works. The development shall be carried out in complete accordance with the approved details
5. No building on any part of the development hereby permitted shall exceed three storeys in height.
6. Other than works of demolition and site preparation 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 in accordance with a timetable which has been agreed by the Local Planning Authority

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. Other than works of demolition and site preparation 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 District 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 (in accordance with a timetable which has been agreed by the Local Planning Authority

8. Other than works for the demolition and site preparation details of the future maintenance of the on site public green space shall be submitted to and approved in writing by the Local Planning Authority. The on site public green space shall be maintained in accordance with the approved details.
9. Other than works of demolition and site preparation 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.
10. The siting of the on site greenspace shall be located in general accordance with the details shown on the illustrative layout plan submitted with the application reference 10721/(g) 083.
11. Other than works of demolition and site preparation none of the development hereby approved shall be first commenced until details of on site public art have been submitted to and approved in writing by the Local Planning Authority. The public art shall take the form of detailing within the building design, railings, paving and/or stand alone features within the site. The agreed public art shall thereafter provided in accordance with a time table to be submitted and agreed in writing by the Local planning Authority.
12. Development shall not begin until a detailed written Schedule of Works/Repairs Schedule and accompanying plans/elevations has been submitted to and approved in writing by the local planning authority for the Lodge building to be retained (No.17 Castle View – HBSMR 12543) and for the entrance gates to be retained (HBSMR 12979) . This will include details of all the repairs proposed to the existing windows, doors, cills, brick work etc and details of any new external materials to be used including details of new replacement rainwater goods. Any departure from the approved schedule of works/repairs schedule will require the prior written approval of the Local Planning Authority.
13. Unless Otherwise Agreed In Writing no development shall take place until there has been submitted to, and approved in writing by the local planning authority details of the tree protection measures on site. The details shall include:

- a. A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.
 - b. A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.
 - c. A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected is to be calculated in accordance with Clause 5.2 of British Standard BS: 5837 – 2005 ‘Trees in Relation to Construction – Recommendations’.
 - d. Design details of the proposed protective barriers to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 9.2 of British Standard BS:5837 – 2005 ‘Trees in Relation to Construction – Recommendations’.
14. 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.
15. All the existing trees and hedges indicated on the approved drawings to be retained shall be protected by suitable fencing and at a suitable distance as outlined in BS:5837 – 2005 - ‘Trees in Relation to Construction’, or such alternatives as may be agreed in writing by the Local Planning Authority. Such fences shall be erected before any materials are brought onto site or development commences. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Local Planning Authority.
16. The existing trees shown on the approved plans to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction

period of the development without the prior written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the local planning authority.

17. All excavations to be undertaken within 6 metres of the stem of existing trees on site shall be undertaken in accordance with NJUG Publication number 10 'Guidelines for the Planning, Installation and Maintenance of Utility Services in proximity to Trees' .
18. 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 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.
19. 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 driveway / parking area within 3 metres of the outer canopy spread of any existing tree situated on or off the site. The details of the vehicular access and parking areas shall include existing and proposed ground levels, materials to be used and the relative time of construction within the whole development and must be in accordance with appropriate guidelines, namely BS 5837:2005 'Trees in Relation to Construction' and Arboricultural Advisory & Information Service Practice Note 'Driveways Close to Trees' (1996). Any driveway / parking area[s] within 3 metres of existing trees must be constructed using minimum excavation techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.
20. 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. The scheme shall include provisions for validation monitoring & sampling. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented before the development is first occupied; and be retained throughout the lifetime of the development.
21. Other than works of demolition and site preparation development shall not begin until a scheme for protecting residents in the proposed dwellings from noise from road traffic has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before occupation of the permitted dwellings, unless otherwise agreed in writing by the Local Planning Authority and shall be retained for the life of the development.
22. Prior to the commencement of development of 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:

a) 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 the contamination of the site

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

c) The site investigation results and detailed risk assessment of (b) and based on these an options appraisal and remediation strategy giving full details of the remediation measures required and how they are undertaken.

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

Any changes to these components shall be implemented as approved.

23. No infiltration of surface water drainage into the ground is permitted other than 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.
24. No dwelling shall be first occupied until the off road parking for that dwelling has been provided in accordance with the approved plans. That off road parking shall thereafter be made available at all times and shall be retained for the life of the development.
25. Notwithstanding the details shown on the approved plans, prior to the commencement of development details of the stopping up of Castle View and Kind Edmund Street shall be submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details, and with a timetable agreed in writing by the local planning authority.
26. None of the dwellings first occupied until the new access to Salop Street has been provided in accordance with the approved plans.
27. The development hereby approved and any works of construction, levels changes, re-grading or other site clearance or infrastructure works involving ground disturbance shall not begin until the developer has secured the implementation of a programme of archaeological investigation and recording work including appropriate provision for subsequent analysis, reporting and archiving 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 provision for an archaeological desktop assessment of the application site and for a Historic Building Assessment/Record of No.17 Castle View (HBSMR 12543). Following approval of the WSI all such works will be carried out in accordance with the agreed details.

28. Applications for reserved matters should be in general accordance with the design and access statement submitted with the planning application unless agreed otherwise in writing by the local planning authority
29. Development shall not commence until an arrangement for the provision of Off site POS construction Off Site, POS Establishment Off Site Play, construction Off Site Play Establishment, On Site POS/green space Construction, On Site POS/green space Establishment, Public Realm,, Libraries, Nature Conservation, Economic and Community Development, a traffic regulation order, and Monitoring and management Charge improvements has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangements to comply with the Council's policies for the provision of the infrastructure required in connection with the proposed development.
30. Development shall not begin until an arrangement for the provision of 30% of the total units for affordable dwellings as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
 - a) The numbers, type and location of the site(s) of the affordable housing provision to be made;
 - b) The timing of the construction of the affordable housing;
 - c) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
 - d) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced.
31. Prior to the submission of reserved matters, unless other wise agreed in writing by the local planning authority, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, must be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include the following details:

Limiting the rate of surface water run-off generated by the site to discharge at a rate of not more than the existing discharge from the site less 20%.

Provision of attenuation storage volume on the total site to retain the 100-year 30% flow event volume assuming the discharge rate given above.

Demonstration that the detailed surface water system proposed will also provide water quality improvements by implementing SuDS methodology.

Details of how the entire surface water scheme shall be maintained and managed after completion.

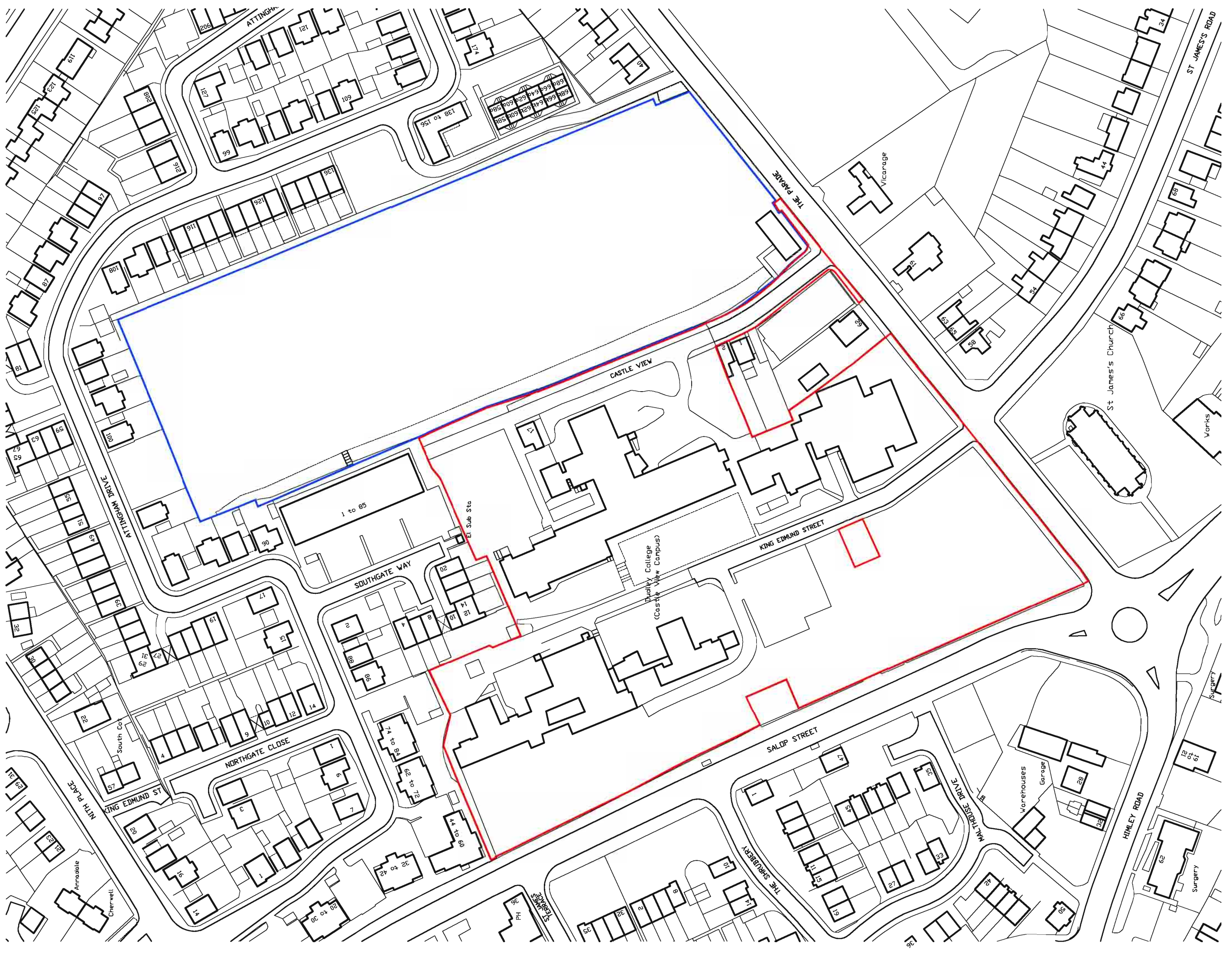
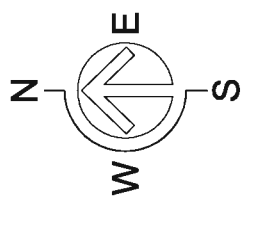
Detailed assessment of the performance of the surface water system for the 30-year and 100-year (including climate change) flow cases. If above ground flooding is to occur, detail must be provided of where this will go and prove that the

development or adjacent property will not be flooded as a result.

32. 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.
33. The development hereby permitted shall be carried out in accordance with the following approved plans: 090517/c/018 Rev A, 090517/c/027 Rev C, 090517/c/030 Rev B, except insofar as required by other conditions attached to this permission.

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

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Revision note	Date	Drawn	Checked

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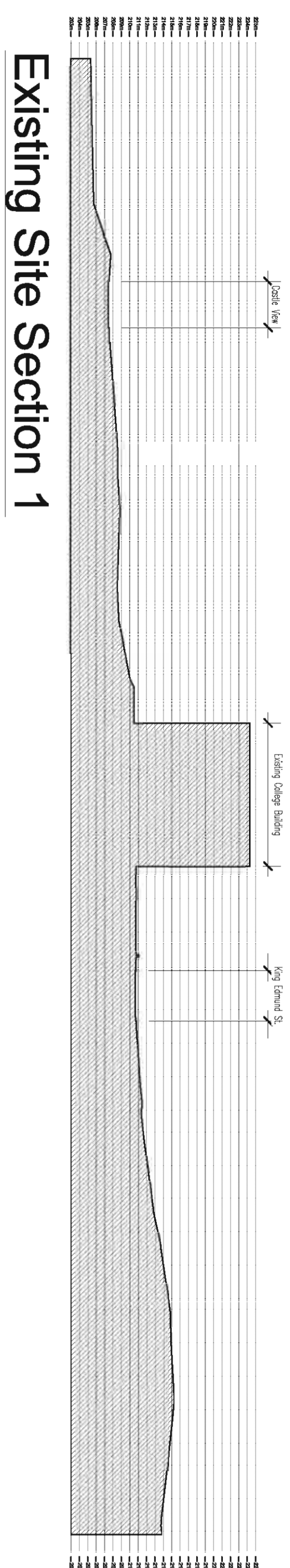
Project
**PROPOSED REDEVELOPMENT
CASTLE VIEW**

Part of the
mezararchitects
Pick Everard
Buying Solutions Team

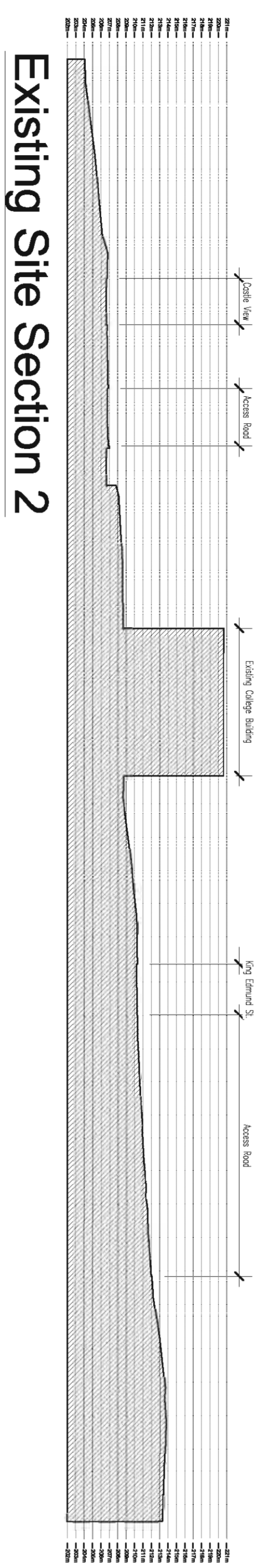
Drawing Title Site Location Plan	Status PRELIMINARY
Scale - unless otherwise stated 1:1250 @1 A2	Rev 10721 / (G)081

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

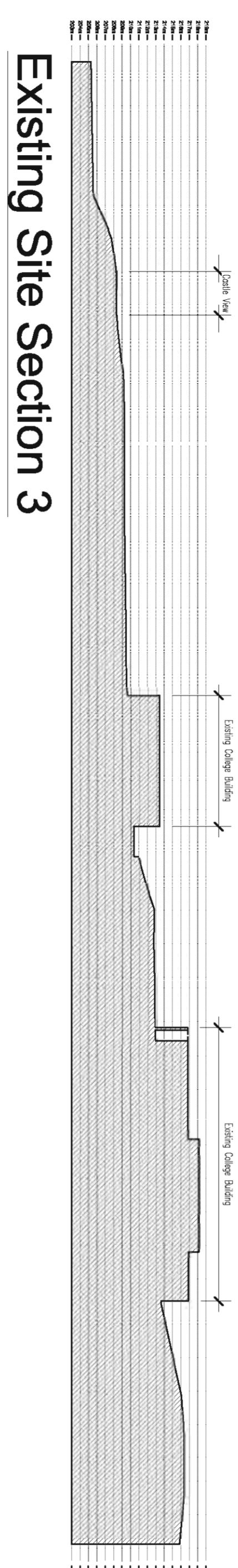
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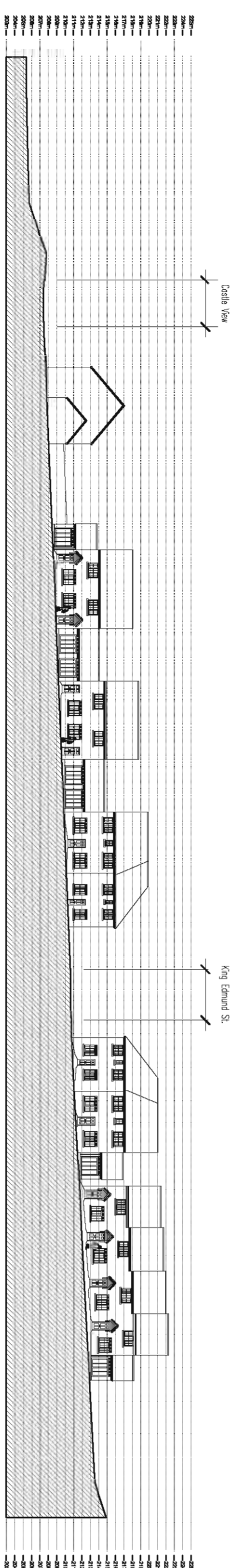
Existing Site Section 1



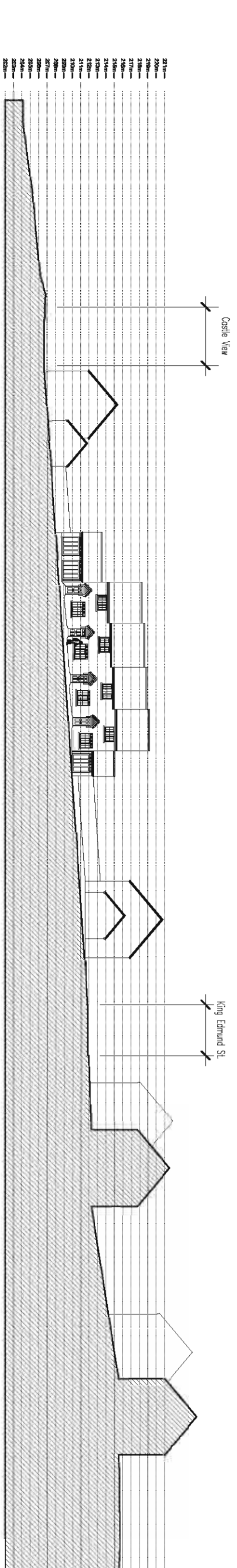
Existing Site Section 2



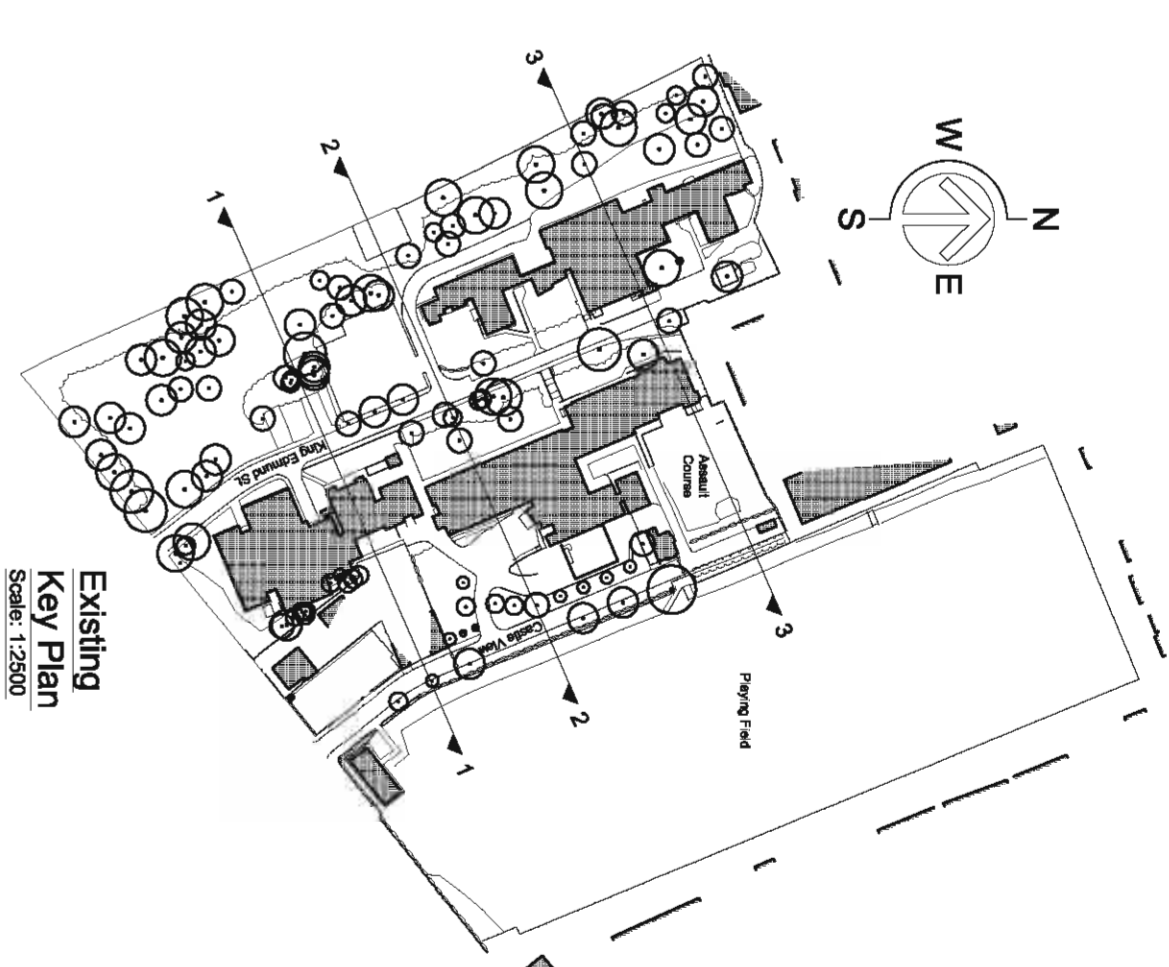
Existing Site Section 3



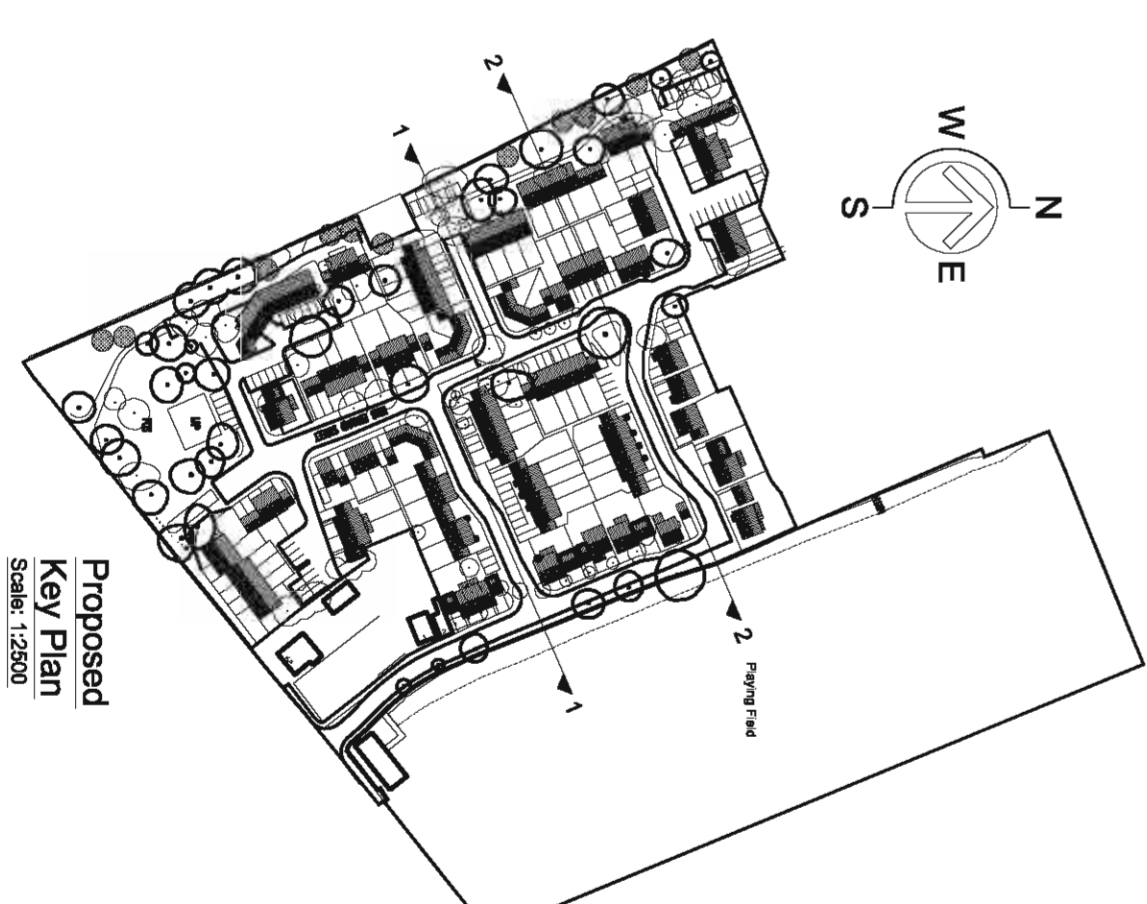
Indicative Proposed Site Section 1



Indicative Proposed Site Section 2



Existing Key Plan
Scale: 1:2500



Proposed Key Plan
Scale: 1:2500

Revisions	First Issue	Date	Drawn	Checked

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metzarchitects
Buying Solutions Team

buying solutions

Drawing title	Scale	Scale - unless otherwise stated	Rev
EXISTING & INDICATIVE PROPOSED SITE SECTIONS	1:500	1:500	
Drawing Number	10721	(G)085	




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Schedule of Accommodation:

- 79 x 2-3 Bedroom Houses
- 9 x 4-5 Bedroom Detached Houses
- 9 x 3 Storey, 2 Bedroom Apartments

Total of 97 Units

-  = Mitigation planting
-  = Trees to be removed
-  = Existing Trees

Car Parking - 300% min for 4-5 bed detached
200% for 2-3 bed town houses
100% for apartments
16 visitor spaces

Revision note	Date	Drawn	Chk'd

Client
DUDLEY COLLEGE

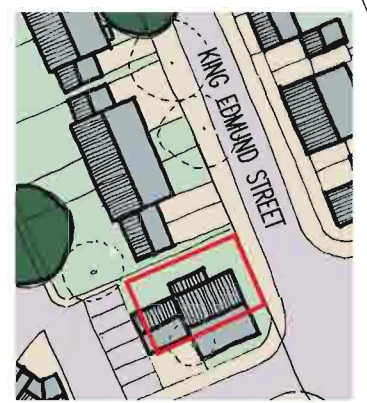
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Project
PROPOSED RESIDENTIAL
DEVELOPMENT
CASTLE VIEW CAMPUS

buying solutions
supplier

Part of the
PICK EVERARD
Buying Solutions Team

Drawing Title ILLUSTRATIVE SITE LAYOUT	Status PRELIMINARY
Scale - unless otherwise stated 1:1000 at A3	Rev
Drawing Number 10721 / (G)083	-A



Inset - plot lies outside application site

Through Access To Be Closed With Bollards

Junction To Be Closed

