

Planning Ref: S62A/2026/0157

Recommended Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans/drawings/documents – E10 A; E11; P20 C; P21 D; E01 A; E02; E03 A; E04 A; PL16 A; PL17; PL18; PL10 B; PL11 A; PL14 C; PL15 A

Reason: To define the permission in accordance with policies SWDPR01 and SWDPR03 of the South Worcestershire Development Plan Review 2026 and the National Planning Policy Framework

3. No development shall take place until a percolation test has been carried out in accordance with BRE Digest 365, or such other equivalent guidance as may be agreed in writing by the Local Planning Authority. The results of the percolation test shall be submitted to and agreed in writing by the Local Planning Authority. If the percolation test results show that ground conditions are unsuitable for some, or all, types of infiltration device then an alternative method of surface water disposal will need to be submitted for approval. The agreed recommendations shall be implemented in full prior to the first occupation of the development.

Reason: To ensure that the site can be adequately drained

4. The development hereby permitted shall be carried out in strict accordance with the recommendations set out in the Preliminary Ecological Appraisal report carried out by Arbor Vitae Ecology dated 01 May 2026.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area in accordance with policy SWDPR29 of the South Worcestershire Development Plan Review 2026

5. The development hereby permitted shall not be occupied until full details of all surface water drainage systems to serve the development have been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be implemented in accordance with the approved details before the first use of the development hereby permitted and shall be retained thereafter.

Reason: To ensure development does not exacerbate flood risk and deals with surface water run-off from the site in a sustainable manner, in accordance with policies SWDPR39 of the South Worcestershire Development Plan Review.

6. Prior to the commencement of the development hereby approved, a Landscape and Ecological

Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall be based on the recommendations made in the approved Biodiversity Gain Plan, the approved Landscaping Scheme and informed by a BNG assessment and associated metric calculations and shall be maintained after implementation. It shall include the following:

7.

- Description and evaluation of the features to be managed;
- Ecological trends and constraints on site that might influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule, including an annual work plan capable of being rolled forward over a five-year period and for a minimum of 30 years thereafter;
- Details of the body or organisation responsible for implementation of the plan;
- On-going monitoring and remedial measures.

The plan shall also set out where the results of the monitoring show that conservation aims and objectives of the LEMP are not being met, how contingencies and/or remedial action identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The LEMP will be implemented in accordance with the approved details.

Reason – To ensure that the proposed development contributes to the conservation and enhancement of biodiversity within the site and to ensure that the proposal harmonises with the surroundings in accordance with SWDPR29 and SWDPR30 of the South Worcestershire Development Plan Review .

8. The approved Biodiversity Gain Plan required by paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 shall be Implemented in accordance with the details and timescale agreed within the Plan and maintained thereafter in accordance with the approved Landscape and Ecological Management Plan (LEMP).

Reason – To ensure that the proposed development delivers a biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 and SWDPR30 of the South Worcestershire Development Plan Review.

9. The building shall be used solely for purposes falling within Class E(g) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), and for no other purpose, including any other use within Class E.

Reason: To ensure that the use of the building is appropriately restricted having regard to the requirements and objectives of Policies SWDPR03, SWDPR02 and SWDPR14 of the South Worcestershire Development Plan Review, and to protect the character and amenity of the area.