

Open

Planning Committee

Agenda

6.00pm
Tuesday, 10th July 2012
The Earl Baldwin Suite
Duke House
Clensmore Street
Kidderminster



Planning Committee

Members of Committee:

Chairman: Councillor S J Williams	
Vice-Chairman: Councillor G C Yarranton	
Councillor J Aston	Councillor L Davies
Councillor B T Glass	Councillor D R Godwin
Councillor I Hardiman	Councillor P B Harrison
Councillor M J Hart	Councillor H J Martin
Councillor B McFarland	Councillor C D Nicholls
Councillor F M Oborski	Councillor M Price
Councillor M A Salter	Councillor N J Thomas

Information for Members of the Public:-

Part I of the Agenda includes items for discussion in public. You have the right to request to inspect copies of Minutes and reports on this Agenda as well as the background documents used in the preparation of these reports.

An update report is circulated at the meeting. Where members of the public have registered to speak on applications, the running order will be changed so that those applications can be considered first on their respective parts of the agenda. The revised order will be included in the update.

Part II of the Agenda (if applicable) deals with items of "Exempt Information" for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Delegation - All items are presumed to be matters which the Committee has delegated powers to determine. In those instances where delegation will not or is unlikely to apply an appropriate indication will be given at the meeting.

Public Speaking

Agenda items involving public speaking will have presentations made in the following order (subject to the discretion of the Chairman):

- Introduction of item by officers;
- Councillors' questions to officers to clarify detail;
- Representations by objector;
- Representations by supporter or applicant (or representative);
- Clarification of any points by officers, as necessary, after each speaker;
- Consideration of application by councillors, including questions to officers

All speakers will be called to the designated area by the Chairman and will have a maximum of 3 minutes to address the Committee.

If you have any queries about this Agenda or require any details of background papers, further documents or information you should contact Sue Saunders, Committee/Scrutiny Officer, Civic Centre, Stourport-on-Severn. Telephone: 01562 732733 or email susan.saunders@wyreforestdc.gov.uk

DECLARATIONS OF INTEREST - GUIDANCE NOTE

Code of Conduct

Members are reminded that under the Code of Conduct it is the responsibility of individual Members to declare any personal or personal and prejudicial interest in any item on this agenda. A Member who declares a personal interest may take part in the meeting and vote, unless the interest is also prejudicial. If the interest is prejudicial, as defined in the Code, the Member must leave the room. However, Members with a prejudicial interest can still participate if a prescribed exception applies or a dispensation has been granted.

Section 106 of the Local Government Finance Act 1992

If any Member is two months or more in arrears with a Council Tax payment, they may not vote on any matter which might affect the calculation of the Council Tax, any limitation of it, its administration or related penalties or enforcement.

NOTES

- Councillors, who are not Members of the Planning Committee, but who wish to attend and to make comments on any application on this list or accompanying Agenda, are required to give notice by informing the Chairman, Director of Community Assets & Localism or Director of Economic Prosperity & Place before the meeting.
- Councillors who are interested in the detail of any matter to be considered are invited to consult the files with the relevant Officers to avoid unnecessary debate on such detail at the Meeting.
- Members should familiarise themselves with the location of particular sites of interest to minimise the need for Committee Site Visits.
- Please note if Members wish to have further details of any application appearing on the Schedule or would specifically like a fiche or plans to be displayed to aid the debate, could they please inform the Development Control Section not less than 24 hours before the Meeting.
- Members are respectfully reminded that applications deferred for more information should be kept to a minimum and only brought back to the Committee for determination where the matter cannot be resolved by the Director of Economic Prosperity & Place.
- Councillors and members of the public must be aware that in certain circumstances items may be taken out of order and, therefore, no certain advice can be provided about the time at which any item may be considered.
- Any members of the public wishing to make late additional representations should do so in writing or by contacting their Ward Councillor prior to the Meeting.
- For the purposes of the Local Government (Access to Information) Act 1985, unless otherwise stated against a particular report, “background papers” in accordance with Section 110D will always include the case Officer’s written report and any letters or memoranda of representation received (including correspondence from the Highway Authority, Statutory Undertakers and all internal District Council Departments).
- Letters of representation referred to in these reports, together with any other background papers, may be inspected at any time prior to the Meeting, and these papers will be available at the Meeting.
- **Members of the public** should note that any application can be determined in any manner notwithstanding any or no recommendation being made.

Wyre Forest District Council

Planning Committee

Tuesday, 10th July 2012

The Earl Baldwin Suite, Duke House, Clensmore Street, Kidderminster

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Director of Community Assets & Localism, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interest In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any personal or personal and prejudicial interests in the following agenda items. Members should indicate the action they will be taking when the item is considered. Members are also invited to make any declaration in relation to Section 106 of the Local Government Finance Act 1992. (See guidance note on cover.)	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 12 th June 2012.	6
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	13
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	119

7.	<p>Churchill and Blakedown Local Heritage Trust</p> <p>To inform Members of the results of the public consultation in the draft Local Heritage List for the Parish of Churchill and Blakedown, and to seek adoption of the proposed final list.</p>	143
8.	<p>Monthly Progress Report on performance against NI157 targets for determining planning applications</p> <p>To consider a report from the Director of Economic Prosperity & Place that provides Members with a monthly progress report on performance against National Indicators (NI 157, formerly BV109).</p>	164
9.	<p>To consider any other business, details of which have been communicated to the Director of Community Assets & Localism before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	-
10.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	-

Part 2

Not open to the Press and Public

11.	<p>To consider any other business, details of which have been communicated to the Director of Community Assets & Localism before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	-
12	<p>Live Enforcement Cases</p> <p>To receive a report that lists the live enforcement cases as at 27th June 2012.</p>	169

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

EARL BALDWIN SUITE, DUKE HOUSE, CLENSMORE STREET, KIDDERMINSTER

12TH JUNE 2012 (6.00PM)

Present:

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman), J Aston, G W Ballinger, D R Godwin, P B Harrison, M J Hart, A T Hingley, H J Martin, B McFarland, C D Nicholls, F M Oborski, M Price, and N J Thomas.

Observers:

Councillors J-P Campion P Hayward and M Rayner.

PL.11 Apologies for Absence

Apologies for absence were received from Councillors L Davies, I Hardiman and M A Salter.

PL.12 Appointment of Substitutes

Councillor G W Ballinger was appointed as a substitute for Councillor L Davies. Councillor A T Hingley was appointed as a substitute for Councillor M A Salter.

PL.13 Declaration of Interests

Councillor G Yarranton declared a personal interest in agenda item no. 9 - Planning Consultation by Worcestershire County Council Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB as he is a Member of Worcestershire County Council.

Councillor F M Oborski declared a personal interest in agenda item no. 9 - Planning Consultation by Worcestershire County Council Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB as she is a Member of Worcestershire County Council and also a personal non prejudicial interest in application number 12/0127/FULL – King Charles High School as she is a School Governor and had spoken to the objector but came to the meeting with an open mind.

Councillor J-P Campion declared a personal interest in agenda item no. 9 - Planning Consultation by Worcestershire County Council Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB as he is a Member of Worcestershire County Council.

Councillor A T Hingley declared a personal interest in agenda item no. 9 - Planning Consultation by Worcestershire County Council Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB as she is a Member of Worcestershire County Council.

Councillor M J Hart declared a personal non-prejudicial interest in agenda item no. 9 - Planning Consultation by Worcestershire County Council Change of use of

Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB as he is a Member of Worcestershire County Council.

PL.14 Minutes

Decision: The minutes of the meeting held on 28th May 2012 be confirmed as a correct record and signed by the Chairman.

The Chairman announced a revised running order for the agenda in that item 9 would be taken before item 5.

PL.15 Planning Consultation by Worcestershire County Council Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB

The Committee considered a report from the Director of Economic Prosperity & Place that asked the Committee to make a decision on the planning consultation received from Worcestershire County Council on the Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB.

Decision: To register the Council's strongest possible objection to the proposal. The proposal represents a serious downgrading of current arts and cultural provision within Kidderminster and effectively destroys a purpose built arts facility and replaces it with a totally inadequate replacement. It goes completely against the Council's Adopted Core Strategy Policy CP07 of Delivery Community Wellbeing, against policy KCAGPB Kidderminster Central Area Action Plan and also against policy KCAGPB5.

Councillor J Campion left the meeting at 6.40 pm after consideration of this item

PL.16 Applications to be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 498 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule N0. 498 attached, subject to incorporation of any further conditions or reasons (or variations) thought to be necessary to give full effect to the Authority's wishes about any particular application.

PL.17 Applications Pending Decision

The Committee received a schedule of planning and related applications that were pending decision.

Decision: The schedule be noted.

PL.18 Planning and Related Appeals

The Committee received details of the position with regard to planning and related appeals, still being processed, together with particulars of appeals that had been

determined since the date of the last meeting.

Decision: The details be noted.

PL.19

Monthly Progress Report on performance against NI157 targets for determining planning applications

The Committee considered a report from the Director of Economic Prosperity & Place that provided members with a monthly progress report on performance against National Indicators (NI 157, formerly BV109).

The meeting ended at 7.45 p.m.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

12th June 2012 Schedule 498 Development Control

The schedule frequently refers to various standard conditions and notes for permission and standard reasons and refusals. Details of the full wording of these can be obtained from the Director of Planning and Regulatory Services, Duke House, Clensmore Street, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 11/0664/FULL

Site Address: NEW HOUSE FARM, BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JH

APPROVED subject to the following conditions:

1. **A11 (Approved Plans).**
2. **Operating hours.**

Reason for Approval

The proposed lighting is considered acceptable. The lighting is the minimum necessary to light the manège, light spillage is minimised by the use of cowls and narrow spectrum bulbs, the impact on wildlife would be minimised by a condition limiting the operating hours and the lights would have no impact on road users. The application is considered to be in accordance with Policy NR.12 of the Adopted Wyre Forest District Local Plan (2004), Policies CP11 and CP14 of the Adopted Wyre Forest Core Strategy (2010) and Section 9 of the National Planning Policy Framework (2012).

Councillor P Hayward left the meeting at 7.10pm after consideration of this item

Application Reference: 12/0127/FULL

Site Address: KING CHARLES HIGH SCHOOL, HILL GROVE HOUSE, COMBERTON ROAD, KIDDERMINSTER, DY10 1XA

APPROVED subject to the following conditions:

1. **A6 (Full with no reserved matters)**
2. **A11 (Approved plans)**
3. **No lights after 2200 on any day.**
4. **No clearance or tree works during bird breeding season.**
5. **Any vegetation removed in order to implement the scheme should be replaced on a like for like basis.**
6. **Details of fencing to be agreed.**

Reason for Approval

The design and layout of the proposed lighting scheme and fences are considered to be appropriate given the context of the site and the minimal impact of the development on the amenity enjoyed by the occupants of neighbouring dwellings. The lights and fencing would have no significant impact on the biodiversity or ecology of the area. The proposed scheme is likely to represent a considerable improvement over the existing lighting

and is unlikely to have any greater impact than the existing system on highways safety. The application is considered to be in accordance with Policies D.10, D.18 and NR.12 of the Adopted Wyre Forest District Local Plan, Policies CP11 and CP12 of the Adopted Wyre Forest Core Strategy and QE.3 of the West Midlands Regional Spatial Strategy.

Application Reference: 12/0144/FULL

Site Address: LAND ADJACENT TO 29 CASTLE ROAD, COOKLEY, KIDDERMINSTER, DY10 3TH

APPROVED subject to the following conditions:

1. **A6 (Full with no reserved matters).**
2. **A11 (Approved plans).**
3. **B6 (External details – approved plan).**
4. **Use of building as shown on approved plan. No change without formal consent.**
5. **J35 (Manure/storage disposal).**
6. **The existing building to the rear of the site which currently accommodates goats shall be removed within 2 months of the commencement of the construction of the main goat shed as indicated on the approved plan.**

Note SN12 (Neighbours' rights)

Reason for Approval

The provision of buildings for agricultural purposes within the Green Belt is appropriate, the sheds proposed are of the smallest size possible to provide the necessary facilities. The buildings would be positioned adjacent to the boundaries of the site, would be constructed of materials appropriate for the location and would be adjacent to an existing entrance. The buildings proposed would have no significant impact on the character, openness or appearance of the Green Belt, the character of the area or the street scene. The proposed building would be considered to offer no significant detriment to the amenity currently enjoyed by the occupants of the neighbouring dwelling. The application is considered to be in accordance with Policies GB.1, GB.2, GB.3 and GB.6 of the Adopted Wyre Forest District Local Plan (2004), Policies CP11 and CP12 of the Adopted Wyre Forest Core Strategy (2010), CTC.1, CTC.2 and D.39 of the Worcestershire County Structure Plan, QE.1, QE.6 of the West Midlands Regional Spatial Strategy and Section 9 of the National Planning Policy Framework.

Application Reference: 12/0067/FULL

Site Address: THE PARK INN, 409 STOURPORT ROAD, KIDDERMINSTER, DY11 7BG

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Details of wall and fence to footpath to be submitted and approved before any other work on site commences.
4. C6 (Landscaping – small section).
5. C3 (Tree protection during construction).
6. F5 (Construction site noise/vibration).
7. Archaeological condition.

8. Obscure windows to side facing first floor windows.
9. Sound insulation.
10. Highway conditions.
11. Severn Trent Water condition.

Reason for Approval

The application has been carefully considered with regards to the principle of allowing the development in this out of centre location; the design and external appearance of the building and its effect on the character and appearance of the area, the effect on neighbouring property, highway safety and after taking account of these and other issues the development is considered to be acceptable. The application is considered to be in accordance with H.2, D.4, D10, D11, D17, NR.2, NR11, AR3, RT2, RT6 of the Adopted Wyre Forest District Local Plan, CP02, CP03, CP09, CP11, CP13, CP14, DS01, DS02, DS03, of the Adopted Wyre Forest Core Strategy, Policy 10, Policy 11 of the Site Allocations and Policies Preferred Options Paper, QE.3 of the West Midlands Regional Spatial Strategy and Sections 2, 7 and Annex 1 of the National Planning Policy Framework.

Application Reference: 12/0232/FULL

Site Address: WESTLAND, 35 BIRMINGHAM ROAD, KIDDERMINSTER, DY10 2DA

APPROVED subject to the following conditions:

1. **A6 (Full with no reserved matters).**
2. **A11 (Approved plans).**

Reason for Approval

The proposed drop kerb is considered acceptable; the access would not appear atypical or incongruous in the context of the street scene or the character of the area. It has been demonstrated that sufficient space exists within the site to provide a parking space and as such it is considered that the development would have no significant impact on highway safety. The application is considered to be in accordance of Policy CP11 of the Adopted Wyre Forest Core Strategy (2010),

Application Reference: 12/0245/TREE

Site Address: THE SPINNEY, WAGGON LANE, KIDDERMINSTER, DY10 3PN
APPLICATION DEFERRED

Application Reference: 12/0261/FULL

Site Address: THE CROFT, BLAKESHALL, WOLVERLEY, KIDDERMINSTER, DY11 5XR

APPROVED subject to the following conditions:

1. **A6 (Full with no reserved matters)**
2. **A11 (Approved plans)**
3. **B3 (Finishing materials to match)**

Reason for Approval

The extension is considered appropriate in terms of scale and design. The development offers no detriment to the character of the area or the street scene and the impact on the amenity currently enjoyed by the occupants of neighbouring properties is minimal. The application is considered to be in

accordance with Policies D.17, GB.1, GB.2 of the Adopted Wyre Forest District Local Plan (2004), CP11, CP12 of the Adopted Wyre Forest Core Strategy (2010), D.38, D.39 of the Worcestershire County Structure Plan, QE3 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance and Sections 7 and 9 of the National Planning Policy Framework (2012).

Application Reference: 12/0279/FULL

Site Address: LAND OFF HOLLIES LANE, KIDDERMINSTER, DY11 5RW
APPLICATION DEFERRED.

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

10/07/2012

PART A Reports

Reference	Address of Site	Recommendation	Page Number
12/0146/EIA	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER	DELEGATED APPROVAL	14
12/0245/TREE	THE SPINNEY WAGGON LANE KIDDERMINSTER	APPROVAL	86
12/0247/FULL	UPPER MOOR SMALLHOLDING TIMBER LANE STOURPORT-ON- SEVERN	REFUSAL	90

PART B Reports

Reference	Address of Site	Recommendation	Page Number
12/0236/FULL	KIDDERMINSTER TENNIS CLUB BAXTER GARDENS BIRMINGHAM ROAD KIDDERMINSTER	APPROVAL	111
12/0306/FULL	PLOT A RUSHOCK TRADING ESTATE RUSHOCK DROITWICH	APPROVAL	114

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
10TH JULY 2012

PART A

Application Reference:	12/0146/EIA	Date Received:	13/03/2012
Ord Sheet:	382375 274719	Expiry Date:	03/07/2012
Case Officer:	Julia Mellor	Ward:	Oldington and Foley Park

Proposal: An outline application for the redevelopment of the British Sugar Factory (phase 1), including access and Phase 1 link road with all other matters reserved, comprising: demolition of any remaining existing structures on site; residential development up to a maximum of 250 dwellings (class C3); employment development of up to 4 hectares (class B1, B2 and B8); retail development (class A1); restaurant/café/drinking establishment/hot food take away (class A3, A4 and A5); hotel (class C1); care home (class C2); extra care facility (class C2); crèche (class D1); a railway halt; access into site, ancillary roads, footpaths and cycleways; and open space

Site Address: FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER,

Applicant: St Francis Group

Summary of Policy	E3, D4, D10, D11, D12, NR2, NR11, NR12, CA1, CA6, AR2, AR3, NC7, LR1, LR9, RT5, RT6, RT8, RT13 (AWFDLP) DS01, DS02, DS05, CP01, CP02, CP03, CP04, CP08, CP09, CP10, CP11, CP13, CP14 (AWFCS) CTC9, CTC17, CTC19, CTC20 (WCSP) UR2, CF3, CF4, CF5, PA1, QE1, QE2, QE3, QE4, QE5, QE,7, T1 – T5 (WMRSS) 1, 3, 5, 9, 10, 13, 14, 16, 17, 19, 22, 24, 25, 26, 31, 32 (Draft SA&P) Re-Wyre Prospectus Planning Obligations SPD (2004)
Reason for Referral to Committee	'Major' planning application
Recommendation	DELEGATED APPROVAL

12/0146/EIA

1.0 Site Location and Description

- 1.1 The application site, known as the former British Sugar site is located approximately 1.8 km south of Kidderminster town centre in an urban location where there is a mixed form of development including residential and large scale industrial sites serviced by a typical hierarchy of highways.
- 1.2 The former British Sugar site covers approximately 27.6 ha and extends from the Stourport Road to the west to the Staffordshire and Worcestershire Canal to the east. The Wilden Marsh and Meadows SSSI lies to the south east of the site. The Severn Valley Railway line runs along the northern boundary of the site with commercial units sited beyond and a residential area further to the north towards Kidderminster Town centre. To the south of the site there is the Vale Industrial Estate and an expanse of industrial units and estates which stretch along the A451 Stourport Road for approximately 1.2km.
- 1.3 The Staffordshire and Worcestershire Canal, and its associated Canal Conservation Area, and the River Stour run to the east of the site, beyond which is the area of Hoobrook, a residential development with pockets of industrial and commercial development. To the west lies the residential area of Birchen Coppice, and beyond that, approximately 2km to the west is the West Midlands Safari Park.
- 1.4 The site originally comprised part of Oldington Wood bounded to the north by the Great Western Railway. By 1925, the north-western part of the site had been developed with a sugar beet factory that was serviced by a railway siding off the Great Western Railway. An engine shed, silos and a settlement pit were also present. The factory complex was further developed over the following sixty years with sugar bagging stores and warehouses, molasses tanks, offices, cooling towers and cottages along with nine settling ponds that occupied a large area to the east of the factory. A sewage works located to the south was developed between 1938 and 1955. Although railway traffic into the site ceased in the 1970's the site remained operational until 2002. Most recently the majority of the factory buildings have been demolished and the settlement ponds have been infilled and levelled in the interests of safety.
- 1.5 Within the main body of the site, the levels generally fall from the west towards the east, however this fall is not consistent or gradual; there are a number of building platforms and embankments that offer changes in level, where previous industrial activity and associated built infrastructure once operated and stood. There is a retaining embankment wall running in a north south direction immediately to the west of the silos which reaches 4m in height and will be retained and incorporated into the design of the proposals. The vast majority of buildings have now been removed from site, with the tall concrete silos reaching up to a height of approximately 95m, the last remaining built feature.

12/0146/EIA

There is an existing relatively steep embankment along the eastern boundary of the site approximately 14m high, from an elevation of approximately 42m Above Ordnance Datum (AOD) at the top of the slope, falling to elevation of approximately 29m AOD adjacent to the Staffordshire and Worcestershire Canal and the River Stour beyond. All the trees on site are subject to a Tree Preservation Order (TPO).

- 1.6 The site lies within the much larger area of approximately 277 hectares designated as the South Kidderminster Enterprise Park Local Development Order which was agreed by members of the Cabinet on 19th June 2012. The Order has been presented to the Secretary of State and it is anticipated that it will come into force in August / September 2012. It will thereafter remain in force for three years. The Order will give greater permitted development rights to new and existing development over and above those granted nationally by Government, with the aim of promoting business growth within this part of the District. It allows development for industrial B1, B2 and B8 uses together with car and vehicle hire without the necessity of acquiring planning consent, subject to certain restrictions.

THE PROPOSED DEVELOPMENT

- 1.7 The application site forms phase 1 of the redevelopment of the former British Sugar site and encompasses an area of approximately 19ha. The application is in outline form and the only matters to be determined at this stage are:
1. the principle of the proposed uses; and
 2. access - in terms of:
 - the two proposed points of access off Stourport Road;
 - the alignment of the spine road which will form part of the Hoobrook Link Road; and
 - the points of access off the spine road to the individual development plots.
- 1.8 The applicants have been awarded £1.25m from both the Greater Birmingham and Solihull Local Enterprise Partnership (LEP) and the Worcestershire LEP from the Government's Growing Places fund. This is in the form of a loan which will be used to commence work on the Hoobrook Link Road.
- 1.9 The proposed uses comprise the following:
- residential development up to a maximum of 250 dwellings (class C3);
 - employment development (classes B1, B2 and B8);
 - retail development (class A1);
 - restaurant/ cafe/ drinking establishment/ hot food take away (classes A3, A4 and A5);
 - hotel (class C1);
 - care home (class C2);
 - extra care facility (class C2/C3);

12/0146/EIA

- crèche (class D1);
 - a railway halt;
 - open space (including informal open space and a Neighbourhood Equipped Area for Play (NEAP)); and
 - footpaths and cycleways;
- 1.10 The proposal is an EIA Schedule 2 development under the Town and Country Planning (Environment Impact Assessment) Regulations 2011, and therefore has been accompanied by the following documents:
- an Environmental Statement (ES) plus an addendum;
 - a Planning Statement plus an additional retail assessment;
 - an Arboricultural Assessment,
 - a Transport Assessment and Travel Plan; and
 - a Statement of Community Involvement (following a public exhibition held on 18/19 November 2011 at Foley Park Primary School).
- 1.11 The proposed Section 106 Agreement submitted by the applicants is the provision of 30 affordable dwellings (12%) and a contribution towards public open space, sustainable transport and public realm.
- 1.12 The Stourport Road is a key strategic highway with a mix of land uses along its frontage. In terms of the proposed layout of the site the applicants have decided that a mix of residential and commercial uses should front the application site to complement the existing character of the route. Land uses to the north are characterised by employment uses that lie beyond the Severn Valley Railway, therefore in order to provide an appropriate interface employment uses of a greater scale and massing are proposed to be located in this part of the site.
- 1.13 The majority of the proposed residential uses are shown to the south east of the proposed link road to take advantage of those areas of retained planting which will provide an attractive setting for the proposed new housing.
- 1.14 The siting of the Ashland Chemical works to the south restricts certain land uses to the south of the site and therefore employment uses and recreational open space are proposed on this part of the site.
- 1.15 The layout is also informed by the siting of the proposed vehicular access off Stourport Road, the retention of existing planting where possible, the provision of a pedestrian link running west east across the site and allowance for the future construction of the link road within Phase 2 of the British Sugar site to link to Worcester Road beyond the Canal and River Stour.

2.0 Planning History

- 2.1 WF/0668/95 – Full: Erection of new and replacement plant, machinery and buildings to increase production capacity within existing complex : Approved 07/11/95

12/0146/EIA

2.2 WF/0692/95 – Full: Erection of single storey extension to club building comprising new reception and toilet facilities: Approved 07/11/95

2.3 WF/0925/00 – Renewal of WF/0668/95: Approved 12/12/00

3.0 Consultations and Representations

3.1 Highway Authority – Full comments awaited

3.2 Environment Agency – We have reviewed the Environmental Impact Assessment (EIA) submitted with the application and consider that there are a number of areas where further assessment is required, in relation to surface water run-off and contaminated land. We therefore currently object to the proposed development and would seek further information/ clarification on matters as detailed below:

FLOOD RISK (SURFACE WATER RUN-OFF): The site is located within Flood Zone 1 ('low probability') based on our Flood Zone Map. A Flood Risk Assessment (FRA) undertaken by ENVIRON (dated March 2012, ref. UK14-16786) has been produced as part of the EIA (included as Appendix 11.1 to the Environmental Statement (ES)), to primarily address the surface water run-off from the site.

Surface Water Run-off - In assessing the impacts of surface water run-off from the proposed development, the FRA has undertaken an assessment of the existing surface water drainage for the site. Having reviewed this assessment, we would raise concerns regarding the reasoning that has been applied in establishing the existing surface water run-off rate for the site.

Existing Surface Water Run-off - The FRA describes the baseline conditions, acknowledging that there were nine settling ponds on site, associated with the former factory, which are understood to have accepted surface water discharge in addition to waste process water. Following the closure of the site the FRA makes reference to the site continuing to drain to the pools (section 2.2.9) and soaking away with only extreme pluvial events overtopping and running off the slope towards the canal.

We are concerned that the FRA should then state in section 3.2.1 that:
"The existing site is assumed to discharge surface water unmitigated into the Stafford and Worcestershire canal to the east at a brownfield rate as no active drainage network has been identified on-site".

Based on this assumption the FRA has calculated a significant run-off rate for the existing situation. We would accept the site is currently derelict, but would highlight that it was only closed in 2002. We visited the site a reasonable time after the closure (in 2007) when the majority of the buildings and we would assume infrastructure was still in place. Whilst we support the reference to betterment (20%) in run-off rates post-development, we would expect the betterment on run-off rates to improve on the rates that existed when the site was active, especially as the site has only been in its current condition quite

12/0146/EIA

recently.

We would therefore raise concerns with the use of the modified rational method (unmitigated) as the existing benchmark run-off to derive the proposed mitigation required. We consider that there is currently a lack of evidence to support these discharge rates.

We would recommend that you consult with your Land Drainage (Floods) Section on this section of the ES. We consider that there is a need for the EIA (FRA) to assess the benefit that the pools on the site previously provided to the run-off rates, prior to considering the mitigation proposed (surface water drainage proposals), in assessing flood risk from the proposed development.

PROPOSED SURFACE WATER DRAINAGE: Notwithstanding the above, for a large site such as this we would expect to see an integrated approach to mitigating surface water run-off for the overall site, especially as there is a significant fall across the site. Section 11 of the ES considers a range of SuDS (sustainable drainage systems) techniques that could be incorporated into the development, however no surface water drainage scheme has been provided at this time. Whilst we acknowledge that this is an outline application, an indicative Masterplan has been provided at this stage. Given the phasing that is proposed for the site it is particularly important that consideration is given to how the site will be sub-divided and feed into an overall drainage strategy, with sufficient space on site to accommodate surface water attenuation.

We accept the general comments relating to the compliance with sewers for adoption (30 year held within the system) and on site attenuation to the 100 year event with allowance for climate change (30%). Attenuation requirements would need to be re-assessed once the existing run-off rate has been agreed (see comments above).

CONTAMINATED LAND / GROUNDWATER VULNERABILITY: We note that a Geotechnical Assessment Report by SP Associates (dated February 2012, ref. 1268) has been undertaken as part of the EIA (included within Appendix 12.1) to inform chapter 12 of the ES. Having reviewed this information we have the following comments to make:

SITE CONTEXT: The site overlies a principal (formally major) aquifer of regional strategic importance and falls within the combined total source protection zone (SPZ) of a number of public water supply boreholes. The Staffordshire and Worcestershire Canal runs along the eastern boundary of the site and the River Stour is located approximately 30m to the east along with the Wilden Marsh & Meadows Site of Special Scientific Interest (SSSI). The site is therefore located in a sensitive hydrogeological setting. Under the Water Framework Directive (WFD) the River Stour is currently classified as being of poor ecological status and the Canal as moderate ecological potential, in this location. The WFD objective is to improve the status of these water bodies to achieve overall good status / potential by 2027. It should be noted that failure to comply with WFD requirements may lead to the European Commission bringing legal proceedings against the UK. Local Authorities have a general

12/0146/EIA

responsibility not to compromise the achievement of UK compliance with EU Directives.

DESK STUDY / SITE INVESTIGATION (SI): The site of the former sugar factory is over 30 ha in size and covers a wide range of potential contaminants, from landfill to asbestos, railway sidings to lagoons. However only 49 investigation locations have been installed across the site, comprising a mix of trial pits, window samples and both cable percussion and rotary boreholes. Of those 49 investigation locations it appears that some have not been sampled at all.

Overall the investigation undertaken to inform the EIA appears cursory. Relevant guidance for undertaking SI would suggest that, for a site of this size, there should be over 100 investigation locations. It is evident that there are large areas of the site that have not been investigated and it would appear that the floor slab of the main factory site has not been penetrated. Therefore the sampling regime carried out seems inappropriate to adequately characterise the site.

We note that the rotary boreholes were installed for groundwater investigation purposes and whilst they do allow determination of flow direction (in an easterly direction); only one borehole has been installed down gradient of the site. This is not considered adequate to quantify residual risks arising, particularly from the lagoon areas of the site where records indicate potential sources of pollution. This is especially the case given that there is only one set of analysis included with the report.

It is noted that there is a licensed groundwater abstraction on site. If this borehole was to be located, it may be possible to sample the groundwater from this as well as from the new boreholes installed. If this borehole is no longer required, then it should be decommissioned in line with current guidance.

The NPPF (paragraph 121) states that planning decisions should ensure that “the site is suitable for its new use taking account of ground conditions and land instability, including from former activities such as... pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation” and that “...adequate site investigation information, prepared by a competent person, is presented”.

Based on the above, the site investigation carried out to date is not considered sufficient to demonstrate adequate characterisation of the site and to establish potential risks to the environment. We would therefore question the findings of the ES (paragraph 12.5.28) that the impact on controlled waters is considered “negligible” and would highlight that the confidence of impact on soil and groundwater is assessed as “low” (table 12.5 and 12.7). We would therefore raise concerns with the conclusions of the Geotechnical Assessment Report (section 8.2), which state that “no particular remedial measures are proposed with regard to groundwater”. We would seek further information / reassurance from the applicant in relation to the above points.

12/0146/EIA

We would recommend that you also consult with your Public Protection / Environmental Health Team in relation to human health matters and would, in this instance, provide the following comments to assist consideration of the proposals.

Notwithstanding the above concerns, we can provide the following additional comments for your information at this time:

BIODIVERSITY: The close proximity of the Worcestershire Special Wildlife Sites (SWS) and buffering corridor vegetation and habitats should be safeguarded by appropriate measures during all stages of the development. We note that you have consulted with Natural England in relation to potential impacts on the adjacent Wilden Marsh & Meadows SSSI.

With regards to the ecological survey, we would consider the value of the site with regards to amphibians has probably been under estimated. Originally with the lagoons, ponds and rough semi-natural vegetation, the site would have been of high suitability for amphibians. The infilling of the waterbodies and herbiciding of the vegetation will have effectively acted as an exclusion technique.

Appropriate landscaping and treatment should be undertaken, as per the recommendations in the Ecology Section of the ES (chapter 6) as part of any approved design for this development. We would look to secure the recommendations in the Mitigation and Enhancement section of the ES (section 6.7 and 6.8) through recommended conditions, provided further information is submitted to address the above concerns relating to surface water run-off and contaminated land.

SUMMARY: At this time, we consider that insufficient information has been submitted as part of the EIA to allow an assessment of flood risk (surface water run-off) and the risks of pollution (contaminated land) to be made, in line with the NPPF, the PPS25 Practice Guide and Policy CP01 'Delivering Sustainable Development Standards' of your Council's adopted Core Strategy (December 2010). The application may therefore be refused on this basis.

Upon receipt of further information, as requested above, we would review our position and recommend conditions, where appropriate.

If your Council is minded to approve the application we would request that you inform us of this with your reasons why so that we can make further comments.

- 3.3 Crime Risk Advisor - I would like to see the layout and design of the houses meet the requirements of Secured by Design. Factory units are often the target for crime. One of the contributing factors is a lack of perimeter security, namely security fencing. Good fencing will be particularly important at the rear of the industrial units that back onto the railway line.

12/0146/EIA

At this early stage I would like to see consideration given to providing industrial units with good perimeter fencing. I would not like to see the ugly palisade fencing that often surrounds industrial units. There are fencing products on the market that provide an equal if not better level of security than palisade and look much nicer.

It does appear that access to some of the larger industrial units will be through residential areas which raises the prospect of large vehicles sharing a road with pedestrians and in particular children. Where possible I would like to see this avoided either by the use of weight restrictions or separate access road to units that are likely to house heavy industry.

3.4 Countryside Conservation Officer - There are 3 aspects of biodiversity this application needs to be picked up:

- i offsite harm to adjacent biodiversity rich sites
- ii on site harm to habitats
- iii potential harm to protected species

The application adequately covers these areas with just a few points to pick up.

i OFF SITE POTENTIAL HARM TO NEAR BY BIODIVERSITY RICH SITES

The application site is immediately adjacent to both the River Stour and Staffordshire and Worcestershire Canal Special Wildlife Site which are one of our district most significant and important wildlife corridors. The site is also less than 100m away from Wilden Marsh SSSI.

The potential for harm exists to both these sites but this has greatly been mitigated against by the developer retaining the willow alder wood that runs down the river escarpment to the east of the development, however there is still some potential of harm through run off and particulate pollutants both in the development phase and subsequent use. This is to be mitigated against through the production of a construction environmental management plan (CEMP). This will need to be conditioned and through the use of an appropriate suds scheme. This will also need conditioning

Much of the species using the wildlife corridor would be negatively affected if light pollution was to be allowed to affect it some more detail is needed to show how this will be avoided, both during the development stage and during the life of the development. There is potential for the naturalness of both river/canal corridor and the SSSI to be negatively effected by the development. Mitigation of planting is proposed to help minimise this, we need to have detail of how this will be achieved.

There is lowland heath habitat 300m from the site in the form of Vicarage farm SWS LNR and acid community exist on the northern edge of the site along the Severn Valley Railway line.

12/0146/EIA

I feel that no impact will be felt on the nearby heathland from the development but the acidic habitat along the railway line is directly linked to some of the highest quality heathland in the county and measures need to be put in place to protect this during and post development. Over lighting and contamination need to be avoided. this needs to be picked up through the request lighting scheme above and the CEMP.

II HABITAT ON SITE

The site was treated with a herbicide prior to the ecological assessment and this has not helped to produce clear results. To the east of the site there is a wooded escapement of willow and alder. This is being retained as are the majority of trees on site, measures will also be put in place to prevent root damage during construction so all is good here, there is also a fair amount of planting which is a good gain.

Some environmental gain should be looked for in the management of the retained trees and woodland and through the landscaping of the site. We will need to see the landscaping and the proposed environmental management plan for the site.

One of the issues with the herbicide application is it will be difficult to pick out all species. What worries me is that on my brief walk over on February 22nd 2011 I came across an area of sprayed out fine leaved grasses that looked very reminiscent of the fine leaved grass communities associated with acidic grassland. A UK priority habitat found on adjacent areas to the application site. I feel this will need to be re-addressed and measures put in place to mitigate this loss and to look towards enhancements if this is as it appears. The area is small and just to the east of the playing pitches and hence should not be affected greatly by the application as a whole but it is an issue that will need to be addressed

III POTENTIAL HARM TO PROTECTED SPECIES

There has been a good and appropriate survey undertaken for the range of protected species that might be on this site

Reptiles - there are reptiles on site grass snake, slow worm and lizard. I am happy with the method they are proposing but they will need to produce a detail method statement which will need to include where the animals are to be translocated to. This will need conditioning. Also the survey was hampered by the herbicide application which may have removed habitat which will now have grown back and become utilised hence if works to remove reptiles from the site have not commenced before August 2012 then the site will need a new reptile survey

Water vole - there are none hardly a surprise.

Breeding birds. - there is the potential for breeding birds across the development site, hence works need to be outside of the nesting season. Also some mitigation and enhancement is needed for this loss of roosting opportunity (bird boxes of appropriate species on the buildings and retained

12/0146/EIA

trees). There is a loss of feeding habitat but I guess this will be mitigated for in the landscaping plan.

Bats - surprisingly not a lot here. The eastern willow alder woods and northern railway line will need protecting from light overspill as both are important bat migration corridors. The bat survey will need repeating in the Summer (August) of 2012 if demolition has not been complete as potential roosts exist. The loss of potential roosts also need mitigating and enhancing through some built-in bat features with the development (possibly a dedicated bat loft in an industrial unit).

Otter - are present / near by. Potential for harm exists to their habitat but this can be mitigated through the CEMP and SUDS scheme.

An environmental management plan that will increase the ecological value of the willow alder woodland would be good mitigation against potential disturbances as would the inclusion of a suitable otter holt in this location.

Badgers - the location of the sett looks likely that the badgers will come into conflict with the proposed development. Hence I guess the applicant will want to move the badgers. This needs confirming. If not they will need to produce a mitigation strategy that shows how the badgers will be protected from the development. If the badgers need to be moved they will need to produce a mitigation strategy to show what measures they propose to put in place to safely close the badgers sett, this then being used to apply for a Natural England licence. On site at the moment there is an outlying sett. We have no indication where the main sett is but it is likely to be near by, hence given that during the spring the badgers will be looking to expand their territory, we should condition another walk over badger survey prior to any works beginning and suitable precautions are put in place to ensure that any curious badgers have an escape route from any construction excavations.

- 3.5 Sport England - It is evident that a significant area of the site has been used to provide formal sporting provision including a football pitch, cricket pitch, bowling green and ancillary changing facilities. It is understood that these facilities have not been used for a number of years and due to no longer being maintained for formal sport, now take on an overgrown appearance. Nevertheless, the planning use of this area of the site remains as playing field.

Given that the application would have a significant impact on the area of the site in question, Sport England has considered the proposals in the context of its playing fields policy, in addition to relevant local planning policy and the recently published National Planning Policy Framework.

The aim of this policy is to ensure that there is an adequate supply of good quality playing pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of playing fields from development and not just those which, for the time being, are laid out as pitches. The policy states that Sport England will oppose the granting

12/0146/EIA

of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of five specific circumstances applies.

These specific circumstances are set out below:

E1 A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field in the catchment, and the site has no special significance to the interests of sport.

E2 The development is ancillary to the principle use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site.

E4 The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.

E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

Focussing on the impact of the proposals on sporting provision, there are perceived to be two key issues. Firstly, the proposals would lead to a significant net loss of sports facilities. The recent lack of use of the site for sport should not be taken as an indication of a lack of local demand for such provision. Indeed, the District Council has recently undertaken an assessment of playing field provision and one of the headline findings from this piece of work is that there is a general lack of pitch provision to serve the needs of the resident population, with this being greatest in the Kidderminster area.

Secondly, the level of housing proposed is considerable and will itself generate increased demand for range of social infrastructure, including formal sports facilities. As proposed, the development includes a single pitch area with no apparent changing facilities to meet such demand. We question the suitability of this type of provision and have concerns about the management and maintenance of such an area.

There is limited coverage of these sport related issues within the application which is a concern to Sport England. We would wish to discuss this matter further with the applicant and the Council to help ensure that any redevelopment of the site provides the required level of new or improved sporting provision which is appropriate in scale and type.

The response should be taken as a holding objection to the application.

- 3.5 Regeneration and Policy Officer -The ReWyre Initiative, through the Kidderminster Regeneration Prospectus, highlighted the former British Sugar site as one of 4 key geographical action areas in the town. The Prospectus looked to establish a South Kidderminster Business & Nature Park as a regionally significant development opportunity which the former British Sugar site would help to anchor.

The Prospectus looked to establish a mixed-use commercial employment site which created job opportunities. However, it also set out the need for a Hoo Brook Link Road, the potential of a Severn Valley Railway Halt, and the need for improved environmental quality with links to the Wilden Marsh SSSI, the canal and the river.

The Prospectus also sets out 4 key themes that apply across the area, these include: Transport, Jobs, Homes & Communities, and Design & Environmental Quality.

It is felt that this application supports the overall aims and objects of the Prospectus. The delivery of up to 4ha of employment development land will provide the additional space for the area to grow its economic base a support the growth of new business. It will also support the Council's plans to designate a Local Development Order covering this area to help further stimulate business development.

The development of this site will also deliver part of the Hoo Brook Link Road which the Prospectus set outs as being a key bit of transport infrastructure for the area. The completed link road will ultimately provide an alternative route to the A449 and beyond for traffic on the Stourport Road and thus ease the congestion on it. Furthermore, it will improve access to the M5 which will benefit the entire South Kidderminster Business & Nature Park area.

Although the Prospectus does not set out that this site would be for residential development the proposal would nevertheless help to deliver the Homes & Communities theme in the Prospectus and will provide a significant amount of new housing, including affordable units.

The development would also drastically improve the environmental quality of this now derelict site. It is pleasing to see that green infrastructure provision has been built into the site and that a large natural buffer is retained on the boundary with the canal and the SSSI beyond which will protect its setting in this sensitive natural environment.

12/0146/EIA

The site layout also appears to be well design and connectivity around the site is good, particularly in the residential element. It is good to see that the main spine road through the site is treated as an actually space and is not divorced from the rest of the development. Both residential and employment development face onto the road and there are several feature junctions that will make this road feel much more like a 'street'. The use of landmark buildings at key points will further help to provide legibility and character in the area. The main residential element appears to be laid out in smaller development blocks which offers opportunities for good natural surveillance onto surrounding spaces and improves connectivity through the development.

- 3.6 Council for the Protection of Rural England (CPRE) - We note that there are specific provisions in the adopted Core Strategy for this site. These were the subject of much debate at the Examination. Accordingly, the Council should ensure that these are strictly in accordance with the adopted Core Strategy. We note the constraint imposed on the site by the hazard area designation, and consider that the developers' approach is appropriate, though we wonder how far it is acceptable for housing to be within even the outer (lower hazard) zone.

We are not sure how far the layout plan provided is merely indicative and how far definitive. We would however make the following comments on it:

- The railway halt is welcome, and has significant potential to prove 'park and ride' parking for commuters and shoppers. This does not merely refer to people commuting into Kidderminster, but to Stourbridge or Birmingham. This would depend on this section of the Severn Valley Railway being upgraded to take standard railway traffic and on the operators being willing to run their trains to the new halt or even to Bewdley. This would provide the residents of Foley Park Ward, which is a highly deprived one, with the option of working in Birmingham; likewise the residents of Stourport. It is noteworthy that the area of Kidderminster nearest A456 is the most affluent, quite possibly because it is comparatively easy to commute into the Major Urban Areas for work. Rail access ought to extend this benefit to a further part of the district. While Foley Park is probably within walking distance of the new halt, it has the ability to benefit a wider area. It is therefore desirable that there should have a large car park for the station.
- The spine road of the development is intended to be part of the southern relief road for Kidderminster, which with the congested state of A451 through Foley Park is desperately needed. This will be a strategic local road. It is thus important that traffic should flow on it as freely as possible. It is noted that along its course is something labelled 'focal square'. Whatever is intended, it is important that this should have nothing that might result in this having to have traffic calming measures imposed. This is to implement WFCS policy CP03 and paragraphs 6.45-6.
- We are concerned to see a 'natural play area' located adjacent to the spine road. If this is proceeded with, it is important that suitable fencing should be provided to prevent children straying on to the road.
- We note that there is an underpass under the railway at the eastern end of the larger site. It is desirable that this should be made as accessible as

12/0146/EIA

possible from the roads of the development. Accordingly, the present indicative layout for Phase 2 is unacceptable, as the suggested road does not provide a natural route to it.

- It is desirable that the development should be integrated as far as possible with the canal towing path and the nature reserve beyond, to which public access is almost non-existent. The developers should accordingly make proposals as to how this can be done. This will certainly require a footbridge over the canal, and possibly one over the river Stour as well.
- The Site Allocations and Policies DPD (Preferred Option) indicates the development of this site (and Phase 2) for housing in 2016-21, rather than immediately. We do not consider this objectionable, but an agreement as to phasing is needed to ensure that the district's housing land is used efficiently. It is nevertheless important to ensure that the investment in infrastructure of wider public benefit is actually made, in particular that the spine road through Phase 2 is actually made. This needs to be coordinated with the public funding of the rest of the link road.
- The Council is adopting an AAP for Churchfields. In view of the scale of development on this site consideration should be given to getting a single master plan for the whole site, which should also be adopted as an AAP.

This letter is formally an objection to the application. However, the objection is only to its detail, not to the principle of a development of this type.

3.7 Worcestershire Regulatory Services (Contaminated Land) - Following review of the outline planning consultation for the redevelopment of the British Sugar Factory Phase 1 referenced 12/1046/EIA I should like to comment as follows:

The ES, states that consultation on the scope of the ground investigation has been held with the Wyre forest District Council contaminated land officer, this is not correct.

The ground investigation report referenced S1268 by SP Associates dated February 2012 refers to the Biogenie and Golders reports and appears to build on these for their site investigation. The following comments refer to the SP Associates report and the EIA.

The site is 30 Ha and yet only 49 locations across the site have been assessed and only 37 of these locations have been sampled and in those sample locations 49 soil samples in total have been sent for laboratory analysis. Guidance suggests that for a site this size we should at minimum expect 110 samples with greater density in the residential housing area. The sampling and subsequent analysis that has been undertaken equates to a hotspot area of approximately 7863m² and a radius of 50m approximately. It is likely that the size of the gardens on the proposed residential properties would be smaller than that area and individual gardens may not be adequately assessed. The residential area of the site has undergone a mean value test in the SP Associates report yet the sampling was clearly targeted which negates statistical analysis; statistical analysis should be used on systematic and unbiased sampling data. The use of statistical averaging

12/0146/EIA

areas for the different end use areas of the sites should be reflected in the sampling and analysis program. A mix of selected targeting sampling and random sampling would have been more acceptable, with greater density in the areas of proposed residential use. The targeted sampling for the areas concerned is not adequate and the sample program appears insufficient to characterise the site.

To summarise further ground investigation with soil sampling is required to fully characterise the site particularly in areas of residential housing.

To summarise delineation of the extent of the asbestos fibre on site is required with statements on protection of human health for both construction workers and end users of the site.

Further gas monitoring is required, three sets of data are recorded in the SP Associates report but all are taken at high pressure, we require as a minimum at least 6 sets of data with 2 sets of data at falling or low pressure to be able to assess any impacts of ground gas generation or potential landfill gas migration.

To summarise a full gas investigation is required and full assessment of the data before the conceptual model can be updated and any decisions on gas protection measures made.

It is noted that there is a groundwater abstraction well on site; it is not clear from the report if the exact location of this well has been found and if it has it may be possible to sample the groundwater from this well in addition to new wells on site. The Environment Agency must be consulted on proper decommissioning of the groundwater abstraction well prior to any works on site.

It is noted that only one set of groundwater sampling has been undertaken, it is not felt sufficient to characterise the groundwater conditions based on one set of sample results however it is the remit of the Environment Agency to assess the potential contamination of controlled waters and it is essential that their comments are sought in relation to controlled waters.

There is no mention of the suspected underground concrete tanks in the north eastern embankment of the site, it is essential that any underground structures are fully excavated and assessed.

The EIA and associated SP Associates report can be considered a good start on what is a large and complex site. The site is currently considered at present to be "work in progress" and should be conditioned accordingly; please condition WRS1 full contaminated land condition.

- 3.8 Worcestershire Regulatory Services (Noise) (Initial comments) - I have reviewed the Environmental Impact Assessment, Environmental Statement for British Sugar Factory site, Kidderminster, Application 12/0146/EIA and have the following comments.

12/0146/EIA

I have noted that noise measurements were undertaken during hot, dry weather conditions. I have also noted that the noise measurements nearest the Stourport Road (Position C) were not taken at peak traffic times.

Therefore the results give a 'best case' scenario. Due to this I would recommend that when looking at the sound insulation requirements I would recommend that the applicant should endeavour to reach the good standard design range set out in BS8233 and therefore where required use glazing specification similar to 10/12/4. I would also recommend that passive acoustic ventilators be installed within the walls of habitable rooms of those dwellings that have windows having an unscreened view towards Stourport Road.

I agree with the recommendations that either dwellings closest to Stourport Road have their garden areas behind the dwellings or should be screened by 1.8m high close-boarded timber fencing to protect outdoor amenity areas from the direct effects of traffic noise.

I am concerned that due to the mixed use of the site conflicts may arise concerning noise. I am concerned that noise from commercial units may impact on the amenity of the residents and also proposed office accommodation within the development. I would therefore recommend that no development should take place until a noise impact assessment is carried out, to assess the cumulative impact of proposed noise emitting plant and machinery on noise sensitive premises (to include proposed office accommodations).

The noise impact assessment should be carried out in accordance with the main procedural requirements of British Standard BS 4142: 1997 Rating industrial noise affecting mixed residential and industrial areas. The assessment should include an assessment of the existing background (LA90,T) and residual (LAeq,T) noise levels which are required to quantify the nature and levels of background noise at the nearest noise sensitive premises. Any background assessment should cover the quietest/most sensitive hours where proposed operations may impact on nearby noise sensitive commercial and residential premises.

All works which form part of any mitigation scheme should be completed before any part of the residential development is occupied.

I am concerned that the proposed A3, A4 and A5 use within the proposed development may give rise to complaints of cooking odours from dwellings and other businesses in the vicinity if fumes from the kitchen / cooking range are not effectively treated

I would therefore recommend that prior to permission being granted a scheme for the minimisation of emissions of cooking odour and noise from these premises should be submitted and agreed in writing by the Local Planning Authority. The type of information that should be submitted to support the planning application can be found in Annex B of the DEFRA publication:

12/0146/EIA

‘Guidance of the Control of Odour and Noise from Commercial Kitchen Exhaust Systems’.

Due to the close proximity of existing residential properties to the proposed development care should be taken during the demolition and construction phase to reduce any adverse impacts caused to local residents. I would therefore recommend that the applicant follow Worcestershire Regulatory Service’s Code of Best Practice for Demolition and Construction Sites. Due to the size of the development I would expect the developer to follow all aspects of this code of Best Practice.

External artificial security lighting provided to serve the proposed development should be compliant with current guidance produced by the Institute of Lighting Engineers, ‘Guidance Notes for the Reduction of Obtrusive Light, revised 2011’ <https://www.theilp.org.uk/documents/obtrusive-light/>

I am concerned that the impact of transport noise from the proposed commercial and industrial uses on the proposed residential use has not been assessed. It is likely that the proposed B8 use and food stores are likely to use HGV’s for deliveries and these will be using roadways going past or through proposed residential areas. Where it is likely that delivery vehicles, in particular HGVs will be driving past or through a proposed residential area I would recommend that times of delivery are restricted. Further more due to the close proximity to proposed residential use of the food store in the North of Phase 1 and the B2 units at the centre of the site I would recommend that the loading and unloading of service and delivery vehicles together with their arrival and departure from the site should be restricted.

The Indicative Masterplan shows in the centre of the development there is proposed B2 general industrial use which would be flanked on two sides by residential use. General Industrial can include particularly noisy activities which, as they are so close to the proposed residential units, may impact on the amenity of the residential area adjacent to them. I also note that one of the B2 units to the south of the site is also particularly close to proposed residential use.

If this mix of use is permitted, I would recommend that in order to reduce the impact of this use on the amenity of the occupiers of the nearby proposed residential properties there should be no machinery operated, no process carried out and no deliveries taken at or despatched from these units outside 8.00 am to 6.00 pm Mondays to Fridays and 8.00 am to 1.00 pm on Saturdays nor at any time on Sundays, Bank or Public Holidays. However, even with these restrictions I am still concerned that there may still be conflict between the two land uses and amenity in the residential area may still be affected.

(Additional Comments) As a general principal we would advise that the allocation of B2 and B8 units next to residential may be detrimental to the quality of the living environment. We would therefore advise that the layout is

12/0146/EIA

reconsidered with this concern in mind. This also applies to the access routes to these units through residential areas.

With regard to noise exposure of identified properties within the acoustic report it is advised that the properties are constructed to comply and deliver the acoustic performance stipulated for residential properties in BS8223:1999 and those with garden areas do not exceed the upper limits recommended in the document.

3.9 Worcestershire Regulatory Services (Air Quality) - Following review of the submitted items on the website I can find nothing that requires further comment regarding Air Quality or Contaminated Land.

3.10 Worcestershire County Council (Summary) - The redevelopment and regeneration of the former British Sugar site has been a priority for both the County and District Councils for a number of years and as such the proposal is broadly welcomed. It has a fundamental impact on the regeneration of Kidderminster and the wider North Worcestershire Economy. As such the County Council are committed to playing a full role as a strategic partner too Wyre Forest District Council to deliver a viable mixed use development which can bring jobs and economic growth to the area. However, notwithstanding these comments a number of concerns are raised for consideration and these are summarised below:

OPEN FOR BUSINESS: The response does not include, at this stage, a detailed response from the County Council Highways department who are continuing to assess the application from a transport viewpoint and will submit their comments separately. The County Council in its capacity as the Highway Authority needs to be confident that the alignment of the Hoobrook link road as submitted with this application does not preclude completion of the road in the near future, and as such the County Council have commissioned further survey work which includes a detailed topographic survey. In addition liaison is required with the relevant power company with regard to the relocation of overhead cables. Worcestershire County Council officers are currently working with the applicant and District officers to resolve these matters. The County Council is in principle supportive of the ambition to redevelop the British Sugar site and the pivotal role this could play in the future socio-economic fortunes of South Kidderminster. However, it is considered that the proposal provides little by way of detail on the nature of industry and employment beyond scale and class type and it is therefore difficult to appreciate the vision behind the types of businesses the developer seeks to attract.

THE ENVIRONMENT: A number of concerns are raised at the timing and adequacy of the ecological surveys undertaken. The proposals to protect the Staffordshire and Worcestershire Canal and the inclusion of greenways and open space within the site are welcomed. Notwithstanding this concern is raised at the lack of an accompanying drainage strategy and how this will be incorporated multifunctional green space. The inclusion of a green infrastructure management plan would also be welcomed.

12/0146/EIA

- 3.11 Strategic Housing Services Manager - The affordable housing on this site should total 75 units at 30% of 250 units. Instead the offer is 30-34 depending on which document is read.

Based upon the Worcestershire Extra Care Strategy, we would not support the development of the Care Home but would instead encourage the applicants to increase the number of extra care units provided

The extra care should be class C3, not C2 as the units should be self contained with Kitchen and Bathroom. This will then be in line with the proposed policy in the Site Allocations DPD.

30% of the extra care units should be for affordable housing based upon the C3 classification. My feeling is that they have put the extra care facility as a C2 to avoid a Section 106 contribution.

- 3.12 Civic Society - We are generally supportive of this mixed development on this site. No doubt further comments will be made on the next phase and when more details are available but so far as this application is concerned we only have one comment which is that during the Planning Appeal for the Incinerator that was proposed for this site some years ago it was stated that for any future use for the site a Height limit should be enforced - perhaps a maximum equivalent to the height of the Easter Park Units - we assume that this would not hinder the developer as dwellings and smaller units would not want to be overlooked by massive units. A condition to this effect though would give the Planning Authority some ammunition if necessary and residents some comfort

- 3.13 British Waterways -

IMPACT ON HERITAGE, CHARACTER AND AMENITY OF THE WATERWAY

The Indicative Masterplan shows residential properties, potential SUDs area and B1a employment canalside of the development. Dwellings have been orientated to overlook the adjoining canal and adjoining POS.

The Design and Access Statement refers to the canal and the applicant considers there will be a positive impact on the Staffordshire and Worcestershire Canal Conservation Area and its setting as it is proposed to maintain and enhance the currently unmanaged woodland which falls within the Staffordshire and Worcestershire Canal Conservation Area along the eastern side of the site.

Waterside housing creates a great place to live and is a way of potentially reducing antisocial behaviour along the waterway corridor. Boundary issues should be resolved at the outset with good design and detailing to best fit housing in the waterside.

BW appreciates that the site plan and layouts are provisional, but the elevations should encourage overlooking and natural surveillance of the canal.

12/0146/EIA

At reserved matters stage, details of the proposed appearance, layout, materials, boundary treatments etc. shall need to be submitted for consideration and should be appropriate to the Conservation Area.

IMPACT ON NATURAL ENVIRONMENT AND LANDSCAPE OF THE WATERWAY

The landscape strategy seeks to retain the existing landscape resource within the site where appropriate, with new areas of native planting providing new habitat, screening and ecological connectivity to the canal corridor to the east.

The waterways have a rich biodiversity, and the Staffordshire and Worcestershire Canal benefits from CWS designations. Developments can have an adverse impact on the ecology of the waterways and it is therefore important that this is considered and any impacts suitably mitigated.

The hard and soft landscaping aspects of development proposals, particularly at the site boundaries adjacent waterways, play an important role in improving the appearance of the site when viewed from the waterway, and also the appearance of the waterway corridor itself. Native species are preferred in order to maintain the appearance and biodiversity of the waterway. Landscaping also has the potential to impact on the integrity of the waterway and it is necessary to assess this at reserved matters stage and determine future maintenance responsibilities for the planting. Landscaping affects how the waterway is perceived.

The proposals submitted do not indicate the provision of external lighting within the scheme. Waterside lighting affects how the waterway corridor is perceived, particularly when viewed from the water, the towpath and neighbouring land, for example waterside lighting can lead to unnecessary glare and light pollution if it is not carefully designed. British Waterways would require the submission of information in regard to the provision of external lighting including details of foundations etc., to ensure that the integrity of the waterway is not adversely affected, and details of luminance. The lighting and level of luminance should only light the areas intended and the lighting should not provide flood lighting to the canal corridor to show consideration for bats. The proposed lighting should be efficient and sustainable. A reserved matters application shall need to provide details of proposed lighting.

IMPACT ON WATER AND ENVIRONMENTAL QUALITY OF THE WATERWAY

The applicant has stated that *Suspended solids and other contaminants will be filtered from surface water drainage through the use of SuDS, which will potentially include soakaways, prior to discharge either to surface water sewer or the Staffordshire and Worcester Canal. An overall water drainage strategy will be prepared as part of the detailed design which will ensure that the amount of suspended solids and silts reaching the water environment is reduced to an acceptable level.*

BW would welcome the **submission** of the overall water drainage strategy once it has been prepared. The developer will need to satisfy BW that the

12/0146/EIA

water quality in the Staffordshire and Worcestershire Canal will not be compromised by the discharge.

Given the size of the development, SUDS and a class 1 interceptor will most definitely need to be included in the proposals for the surface water discharge to the canal and there must be a long-term agreed maintenance regime oil separators, silt traps, swales and other pollution control devices.

Surface drainage must not increase the potential for deterioration of the canal water quality.

During construction and operation of the site, British Waterways would require the works, handling, storage and disposal of waste generated by construction and operation to be carried out in accordance with relevant legislation and regulatory requirements. Potential contamination of the waterway and ground water from wind blow, seepage or spillage at the site should be avoided.

IMPACT ON STRUCTURAL INTEGRITY OF THE WATERWAY

With any development close to the waterway there is the potential for adverse impacts on the infrastructure of the canal in terms of stability, drainage, pollution, erosion, increase in water levels etc.

The site is located at the top of a cutting therefore the development should protect the cutting and given the potential for additional crest loading BW would welcome the submission of details of the proposed activities and methods to be implemented to protect the cutting and stability assessments for consideration. Any discharging should be at the toe of the cutting not the crest.

British Waterways offer no right of support to the adjacent property. The land owner should take appropriate steps to ensure that their works do not adversely affect the canal infrastructure at this location.

All works must comply with the "Code of Practice for Works Affecting British Waterways" a copy of which is available on our website.

LAND DRAINAGE AND FLOOD ALLEVIATION

The Application Form states surface water to be discharged to existing watercourse (overflow)

The applicant has stated that *British Waterways (BW) has been consulted with regard to historical flooding associated with the Staffordshire and Worcestershire Canal. BW has confirmed that overtopping on the canal occurred in the vicinity of the site in 2007 as a result of the River Stour overtopping into the canal at grid ref 382776, 274430. The only damage as a result of this event was to the towpath. BW does not hold accurate elevation data for water levels associated with this event.*

The drainage methods of new developments can have significant impacts both on the structural integrity, water quality and the biodiversity of

12/0146/EIA

waterways. It is therefore important that full details are submitted and agreed prior to the first use of the new development.

Should the applicant wish to discharge into the canal the applicant would require agreement with BW and further advice in regard to this can be provided by BW on request.

RECREATIONAL USE OF THE WATERWAY

The Transport Assessment and Travel Plan make no reference to the canal towpath for walking and cycling.

SUSTAINABLE COOLING

In regard to cooling using the canal, this is an initiative that British Waterways supports and promotes. Should the developer wish to utilise the canal for sustainable cooling the developer would require agreement with British Waterways and British Waterways can provide further advice on this if requested.

- 3.14 Worcestershire Wildlife Trust : (*Original comments*) - Whilst we are broadly supportive of the re-use of this site we have serious concerns about the proposals laid out in this application. In particular we consider that the information provided is deficient in respect of the detail relating to protected species, drainage and GI layout. This is unfortunate because there is otherwise much to welcome, most notably the protection offered to the canal and river corridors and the retention of some features of ecological interest within the site. Given the strategic importance of this site redevelopment here must be first-class and it is therefore imperative that all the relevant issues are considered thoroughly so that the best possible development solution can be brought forward in line with guidance in the Wyre Forest Core Strategy, the NPPF (we draw your attention to paras. 8, 9, 109, 118 and 165) and the Council's duty under section 40 of the NERC Act 2006. As yet we do not consider that the application has addressed the policy and legal requirements and specifically we consider we have no option but to object to the application on the following grounds.

1. The serious shortcomings in the protected species surveys, especially in relation to bats, reptiles and potentially invertebrates. We note that various surveys have been conducted but for these groups at least they do not comply with the best-practice guidance and we would suggest that lack of evidence relating to bats and reptiles constitutes a reason for refusal. Further work is required and should be available to you prior to determination in line with guidance and the law.
2. We note that there is no detailed drainage strategy to support the application. Given the sensitive wetlands in the area we would strongly recommend that more detail on the design and application of SUDS on this site should be brought forward prior to determination. This will be important both in terms of the protection and enhancement of existing features (both on and off-site) and the positive opportunities for GI enhancement that should be available from SUDS here. The lack of such

12/0146/EIA

detail fundamentally undermines our ability to judge the overall merit of the scheme before us.

In addition to these objections we would like to make the following points.

- Whilst we welcome the intention to retain some features of ecological interest and while we are pleased to note the protection afforded to the canal and river corridors we would welcome the chance to work closely with the council and developers on a more comprehensive GI strategy for the site. As yet the proposals lack detail and it is not possible to determine their likely effectiveness for biodiversity enhancement or other uses. This matter could be helpfully clarified by provision of an overall GI management strategy so that we can see how the site might work in multifunctional GI terms.
- The built environment itself offers tremendous scope to provide biodiversity enhancement as part of a site-wide GI approach and further detail on expectations for the new built environment would again help to clarify the strengths or otherwise of this important scheme. Full details will clearly come forward at a detail stage later on but a broad outline now would be very useful indeed.

Control of extraneous light and noise, public access to sensitive areas of biodiversity and runoff will all be important and should be covered in detail at an early stage to ensure that the final proposals can be accommodated successfully and without harm to the nearby LWS / SSSI.

(Additional comments) - Whilst we remain broadly supportive of the re-use of this site we still have some concerns regarding the proposals laid out in this application. In particular we continue to believe that further detail will be needed in relation to biodiversity protection and enhancement (including that for protected species), drainage and GI layout. However we note the extra information that has now been provided for protected species and wider biodiversity and we are content to remove our objection to this outline application on the understanding that significant additional detail will be brought forward under subsequent applications.

Notwithstanding the removal of our objection we still consider that much more should be done to deliver a robust SUDS and GI strategy for the site as a whole.

Clearly these matters could be brought forward under later detail applications but a bolder upfront approach, especially with respect to the drainage strategy would be welcome. Should you be minded to grant approval for this application as it stands we would strongly recommend that conditions be applied to secure full details of the GI layout, SUDS and environmental protection and enhancement aims under subsequent Full applications. In addition we would reiterate our previous comments

12/0146/EIA

- 3.15 Natural England - We have considered the proposal against the full range of Natural England's interests in the natural environment. Based on the information provided with the application, our comments are as follows:

Natural England objects to the proposal due to inadequate information on protected species. We would also like to comment on site drainage, with respect to Wilden Marsh and Meadows SSSI, and other aspects of site design.

EUROPEAN PROTECTED SPECIES - We have adopted national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

We have not assessed the survey for badgers, barn owls and breeding birds¹, water voles or white-clawed crayfish. These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species.

Reptiles - The protected species survey has identified that reptiles may be affected by this application.

How we used our standing advice to assess this reptile survey and mitigation strategy

We used the flowchart on page 7 of our Standing Advice Species Sheet - Reptiles beginning at box (i) and came to the following conclusion:

Box (i) - Using Nature on the Map we determined that No, the application is not within/close to a SSSI notified for reptiles. This took us to Box (iii).

Box (iii) - We looked at the survey report and determined that Yes, it did highlight that there are suitable features on the application site for reptiles such as rough grassland, heathland, basking sites, previously developed brownfield land. This took us to box (vi).

Box (vi) - We determined that No; whilst the surveys had been carried out at the right time of year, the survey effort had not been adequate. This took us to box (viii).

Box (viii) advises the authority that further survey effort is required in accordance with good practice guidelines and you should request additional information from the applicant. If it is not provided, then the application should be refused.

Further comment - The ES states that the centre of the site was generally avoided as not suitable habitat, however, based on aerial photographs most if

12/0146/EIA

not all of the site looks to be suitable for reptiles. We would like clarification as to which parts of the site were surveyed, which were not and why.

The ES states that there are low populations grass snake, common lizard and slow worm, mainly around railway embankment in north of site. However, with 7 repeat visits undertaken the survey effort to date has been sufficient to identify presence absence only and not to identify population size, for which 15-20 visits would be expected.

We strongly advise the LPA to recommend further surveys.

Bats - The protected species survey has identified that bats, a European protected species may be affected by this application.

Our Standing Advice Species Sheet: Bats provides advice to planners on deciding if there is a „reasonable likelihood“ of bats being present. It also provides advice on survey and mitigation requirements.

How we used our standing advice to assess this bat survey and mitigation strategy - We used the flowchart on page 10 of our Standing Advice Species Sheet: Bats beginning at box (i) and came to the following conclusion:

Box (i) - Using Nature on the Map we determined that No, the application is not within/close to a SSSI or SAC notified for bats. This took us to Box (v).

Box (v) - We looked at the survey report and determined that Yes, it did highlight that there are suitable features for roosting within the application site (eg buildings, trees or other structures) that are to be impacted by the proposal. This took us to Box (iv).

Box (iv) – We determined that No, detailed visual inspections (internal and external where appropriate) had not been undertaken and found evidence of a roost. This took us to Box (vii).

Box (vii) – We determined that No, the application does not involve a medium or high risk building as defined in our standing advice. This took us to Box (iii).

Box (iii) advises the authority that “Permission could be granted (subject to other constraints)” and that the authority should “Consider requesting enhancements”.

Further comments - The survey effort to date is lower than recommended. A dawn only survey was undertaken on 19 July, and dusk and dawn surveys on 19/20 July, counting as one visit. In addition, at each visit a different part of the site was surveyed. Therefore the recommended 2-3 visits for activity surveys have not been undertaken. We note that this is a sizable site with numerous roosting opportunities. We note that four mature trees on site have high potential to support roosting bats, and that these trees have not been surveyed. Overall therefore the survey effort leaves considerable uncertainties.

12/0146/EIA

We strongly advise the LPA to recommend further surveys.

We also advise retaining the trees with bat roost potential as a part of an integrated green infrastructure network across the site and connected into the wider landscape.

Otter - We note the presence of otter in the area.

WILDEN MARSH AND MEADOWS SSSI - The new National Planning Policy Framework requires the planning system to contribute to and enhance the natural environment. Natural England draws your attention to the second bullet point of paragraph 118:

“118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles. Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site’s notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;”

The Wildlife and Countryside Act 1981 (as amended) imposes a general and overarching duty under Section 28G that requires an authority to take reasonable steps, consistent with the proper exercise of its functions, to further the conservation and enhancement of the features for which sites are of special interest (Paragraph 57: ODPM Circular 06/2005). The Government expects all Section 28G authorities, including planning authorities, to:

“a) apply strict tests when carrying out any functions within or affecting SSSIs, to ensure that they avoid or at least minimise adverse effects;

b) adopt the highest standards of management in relation to SSSIs in their ownership, and to take appropriate action to prevent damage by third parties; and

c) as owners or otherwise to take positive steps, wherever possible, to conserve and enhance the special interest features of a SSSI where their activities may be affecting it, or as opportunities arise in the exercise of their functions. English Nature will advise on a case by case basis as to opportunities for enhancement” (Paragraph 60: ODPM Circular 06/2005).

There are therefore clear legislative and policy drivers requiring Local Planning Authorities to contribute towards the conservation and enhancement of SSSI’s.

Development in this area has the potential to contribute towards the enhancement of Wilden Marsh and Meadows SSSI. The marshland SSSI suffers from drying-out and development could contribute towards the re-

12/0146/EIA

wetting of the site. Potential opportunities including directing clean water onto the SSSI using gravity-fed systems or pumps, or directing clean water into the River Stour through Sustainable Drainage Systems. We would be pleased to work with the Council and other agencies to better define the opportunities and the mechanisms for delivery.

We are concerned that the drainage for the site is to be dealt with as a reserved matter, as this could lead to missed opportunities in relation to the SSSI.

OTHER MATTERS - We welcome the production of a GI plan for the site, in line with the policy CP13 of the adopted Core Strategy. We would welcome further information on the multifunctionality of the proposed GI. We welcome the proposed production of a Construction Environmental Management Plan.

- 3.16 Conservation Officer – I am aware that there is some local pressure to see the sugar beet silos preserved. Whilst these silos are a very prominent and now somewhat historic landmark, despite being visible from several miles away I do not think that their landmark status and sculptural form would justify their designation as being of special architectural or historic interest. The remainder of the site has now been cleared and thus the understanding of their original purpose and their relationship to the processing plant has been compromised.

As these structures continue to age and deteriorate they may become increasingly less stable and pose a hazard to their surroundings. Their impending demolition is thus yet another unfortunate loss to the historic industrial skyline of Kidderminster but not entirely an unexpected one. I would recommend that the site be subject to an archaeological recording programme which would include accurate surveys of the silos which can be made publicly available via the Worcestershire Historic Environment Record.

The site is bounded to the east by the canal conservation area, part of which must be crossed in a later phase by the proposed highway from the Worcester Road. Whilst I will await the specific proposals for the site with interest I have no objection in principle to the proposals as currently tabled.

No objections. Condition recording of the sugar beet silos.

- 3.17 Watercourse Officer -

FLOOD RISK - I agree that the site is not at risk of flooding from any source, which is why my comments focus on the surface water drainage scheme.

Proposed discharge rate - I echo the concern that the Environment Agency originally raised regarding the assumed Brownfield Runoff of 1188 l/s, which was calculated using a standard Brownfield Discharge equation. By doing so it was however assumed that the ponds on site were never providing any attenuation for the site, despite the fact that the FRA states the pools were

12/0146/EIA

understood to have accepted surface water discharge in addition to waste process water.

It is my understanding that the developer is now proposing to limit the discharge from site further to 1000 l/s. I have not found the evidence for this discharge rate. It will be interesting to see what the EA's response is to this proposal. I believe that the actual runoff from the site when it was operational would actually have been lower than that. A further assessment is in my opinion needed, but this would be no reason for refusal.

DISCHARGE ROUTE - In addition to agreeing the actual allowable residual discharge from the site, I believe that it is absolutely crucial that the discharge route will be established as soon as possible. It needs to be clear whether the surface water from the site is discharging into the canal, into the Stour (directly or via a surface water sewer) or if water is even going to be used to rewet the SSSIs as suggested in one of the documents submitted. I would think that discharge into the canal is not to be preferred since the annual fees that British Waterways charge are high, and this would be an ongoing burden for all residents, shops etc. on the site. Since the destination of the runoff is so crucial for this large development, I would think that this could be a reason for refusal, although you might instead just want to consider incorporating this element in a condition re the surface water drainage scheme.

DRAINAGE SCHEME – SUDS - No surface water drainage scheme has been provided at this time. Infiltration tests suggest that it is likely that discharge to the ground would be achievable. The FRA states that the additional volume required for the 1:30 year event, after using the storage volume available in the sewer system, could be accommodated within soakaway trenches. In events up to 1:100 year surface water will be dealt with using a detention basin or ponds or through the strategic flooding of areas of landscaping.

I would like to suggest to further investigate the combination of green and blue infrastructure on site, in order to achieve aboveground sustainable SuDS that deal with the water close to where it falls, are easy to maintain and aesthetically attractive. This early in the process that should still be possible.

The assessment of the SuDS techniques that has been submitted as part of the FRA at the moment does not take into account the treatment steps that will be required from a water quality point of view. I would like to suggest to attach a condition regarding the design of surface water drainage scheme that does incorporate the water quality side. This is extra important since the site is located in a sensitive hydrogeological setting.

CONCLUSION - I believe that at the moment insufficient information has been submitted to fully appreciate the impact that the development will have. However, with the potential that this site seems to have for the implementation of SuDS I believe the lack of information is not sufficient reason to actually refuse the application. I believe that by attaching a condition to the permission, the concerns ventilated should be dealt with

12/0146/EIA

satisfactory. If you are minded to approve this application, then I would like to suggest to attach the following condition:

No development shall commence until an integrated scheme of foul drainage and surface water drainage, incorporating SuDS, has been submitted to, and approved in writing by the Local Planning Authority. Discharge of surface water from the site shall be limited to pre-development Brownfield Runoff levels, providing a 20 % minimum betterment. The plan submitted should satisfactorily demonstrate that the system is able to accommodate flows arising from the 1:100 year + 30 % climate change with methods for safely managing more extreme exceedance events. The system should provide an appropriate level of runoff treatment. A maintenance strategy must be developed, and agreed with the SuDS Approval Body, if then in existence, to facilitate the optimal functionality and performance of the SUDS scheme throughout its lifetime. The approved scheme shall be completed before the development is occupied.

- 3.18 Planning Policy Manager - The site in question is a 27ha, previously developed site to the south of Kidderminster Town Centre. The site is in a sustainable location and offers one of the largest regeneration opportunities within the District. The site has remained vacant since its closure in 2002 and therefore the proposal to bring the site back into productive use is to be welcomed, especially given the strategic importance of the site to the District's economy.

CURRENT DEVELOPMENT PLAN POSITION - This site was the subject of much discussion during the examination into the Council's Core Strategy. The Inspector made the following amendment to the Core Strategy with regard to the former British Sugar Site:

"This site provides a large opportunity to provide new industry and employment opportunities. However, due to viability concerns it may be necessary to consider a mixed use approach as part of the Site Allocations and Policies DPD to deliver this potential, including a significant area of residential"

This wording was therefore included in the final version of the Adopted Core Strategy and provides the context for considering a mixed use approach to the redevelopment of the site.

However, although the potential to consider a mixed use approach is provided for in the Core Strategy, it is worth noting that the current allocation for the site as set out within the Saved Policies of the Adopted Local Plan is as an employment site and therefore the application would need to be considered as a departure.

Notwithstanding the above, it is important to understand the policy position in terms of how the site has been considered through the Council's Site Allocations and Policies DPD (SAL&P). The SAL&P document is currently at pre-submission publication stage, meaning that it is quite advanced in its

12/0146/EIA

preparation (having already undergone Issues and Options and Preferred Options consultations). Given the advanced stage of the plan, it is considered that some material weight can be afforded to the policies contained in the plan, in line with paragraph 216 of the National Planning Policy Framework. In this instance the policy proposed for the British Sugar site does have some outstanding objections, although these representations have helped to shape the current pre-submission document. Therefore, on balance, it is considered that the emerging policy position should be considered in determining this application but should not be afforded 'full weight', due to the outstanding objections received at Preferred Options stage.

The emerging policy framework for this particular site identifies the following:

Provide a mixed use development incorporating a significant number of residential units (C2/C3), (approximately 320 dwellings) and employment generating uses (approximately 12 ha) including:

1. B1, B2 and B8 development
2. Ancillary commercial uses
3. Community Facilities (Use Class D1)
4. Tourism (inc. Hotel) and non town centre leisure uses (Use Class D2)

Subject to sequential test and impact of the proposals being considered and a comprehensive masterplan being agreed.

Therefore, the outline planning application currently being determined is considered to be broadly in line with the emerging policy for this site, as it seeks to provide a mix use development. Further detail on each of the proposed uses is considered in turn below.

DETAILED COMMENTS ON THE PROPOSED APPLICATION

EMPLOYMENT USE - It is considered that the proposed implementation of new Employment land should be welcomed. The proposal is considered to be in line with Adopted Core Strategy Policies DS02 and CP08, which specifically identify that *"major new employment development will be located within the urban area of Kidderminster particularly within the Stourport Road Employment Corridor"* which is where the former British Sugar site lies.

Furthermore, the delivery of new employment floorspace within the south Kidderminster area is an ambition of the Council, and has been widely supported through the ReWyre initiative and work undertaken on a proposed Local Development Order. There is some concern, therefore, that the proposed land set aside for employment development (B1, B2, B8) is only 4ha. However, it is understood that other proposed uses on the site will be economic generating uses, and this is broadly welcomed, and considered to be in line with the aims and objectives of the NPPF which seeks to promote sustainable development.

12/0146/EIA

There is also some concern that the majority of the (B1, B2, B8) employment space identified is to be developed in phase 2 of site development, especially as the focus of the Adopted Core Strategy is based on a mixed use site delivering the industry and employment opportunities that this site could provide. Therefore it will be important that the remainder of the site, Part B, retains the outlined focus on providing new employment floorspace.

There will need to be appropriate safeguards included to ensure the compatibility and co-location of the employment land and the proposed new residential uses on the site.

Overall, the proposed employment use identified (in phase A and B) is supported, and is considered to be broadly in line with adopted and emerging policy.

RESIDENTIAL DEVELOPMENT / CARE HOME - The proposed residential development is in line with the provisions in the Core Strategy and the emerging Site Allocations and Policies DPD. However, of the 250 dwellings proposed on site only 12% of these are identified as being affordable. A robust viability assessment will be required to justify why this site could not provide for 30% affordable housing in line with Adopted Core Strategy policy CP04: Providing Affordable Housing.

The Care Home element of the proposal is considered to be broadly in line with adopted planning policy. Core Strategy Policy CP05 identifies that new developments should incorporate a range of different type of housing to meet the local housing need. Part of this local need centres on the provision of care facilities. The "Worcestershire extra care housing strategy 2012-2026" was produced in early 2012 and the study looked at the need for extra care facilities within Worcestershire up until 2026. Within Wyre Forest it is estimated that a total of 892 new extra care units will be required by 2026 and this proposal would assist in meeting some of this target. Furthermore, the proposed location is sustainable and could offer good access to amenities. This part of the proposal is also considered to be in line with local planning policy, which identifies that the Council will support schemes which "*assist older and vulnerable people to live securely and independently in sustainable locations with access to local services*" (CP05: *Delivering Mixed Communities*)

RETAIL USES - A1 – Convenience Store.

Part of the outline application seeks consent for a small retail unit.

Discussions with the agents for the site have identified that they would like to have a store of 300sqm.net rather than the 250sqm.net which is permitted through local policy. As retailing is defined as a town centre use, a sequential test has been produced to accompany the application.

The sequential test identifies that "*The net area of the store is likely to range between 200 to 300 sq m. As such, it would function as a local convenience shop that would serve the immediately surrounding local population.*" It is clear from the proposal that the store would be for top-up shopping needs

12/0146/EIA

and the applicants have identified that the store would be a maximum of 300sqm. Net.

It is considered that a small convenience store to meet the top up shopping needs of the new community that will exist within this location could be appropriate. This is mainly because it will be developed to meet the needs of the new residential/business area, which could generate “*new convenience goods expenditure of over £1,000,000*”. Therefore, it is considered that the retail development would complement the other uses proposed within this location and the slight increase in floorspace (50sqm above the locally set threshold) is unlikely to have a significant impact on the town centre and would be there to serve a new population of residents and workers.

It is considered that the unit should be conditioned to restrict the floorspace (so that it doesn't exceed 300sqm.net) to ensure that it is only a top-up shopping facility and that no further retail expansion is permitted.

FOOD AND DRINK USES - Uses associated with food and drinks are also classed as town centre uses and therefore need to be considered taking this into account.

The sequential assessment submitted to accompany this application identifies the following: “*Whilst pubs, cafes and restaurants are identified as a main town centre use under the NPPF, they represent a use that is typically found in numerous locations within urban and rural areas reflecting the historic role and nature of the local drinking and eating establishment. As such, it is not unreasonable to suggest that a common sense approach to the delivery of new facilities should also seek to support this localised distribution and recognise that food and drink venues are an important day to day facility for residential and workforce populations.*”

This approach is generally agreed with, in so much that a number of estates within the proximity of this site have (or have had) a pub as part of the community – highlighting that it is not only a use associated with the town centre. It is considered that this element of the proposal will (like the A1 element) meet the needs of the new residents/businesses that will be living/operating from the site once developed. Like the A1 retail use it is considered that this element of the proposal should be conditioned to restrict the development to the size submitted as part of the outline (557sqm)

HOTEL - The proposed development seeks to include a hotel as part of the mix of uses. This element of the proposal would appear to tie in well with the ambitions of developing tourism within the District, and is in broad conformity with the Council's approach to supporting Tourism, as identified in the Core Strategy. There are tangible links between this element of the proposal and the potential new railway halt and the development of both initiatives would be in conformity with Core Strategy Policy CP10, which identifies that the strategy is to support the local tourism industry through “*Supporting sustainable proposals that improve the quality and diversity of existing tourist*

12/0146/EIA

facilities, attractions, accommodation and infrastructure...new developments should incorporate sustainable transport links wherever possible.”

As a hotel is considered to be a town centre use this has also been subject to a sequential assessment undertaken by the applicants. The assessment identifies a number of sites within sequentially preferable locations and subsequently rules these locations out for a number of reasons. It should be noted that some of these sites may come forward in the future for hotel development, as part of a wider/larger comprehensive development. It should also be noted that two new hotel developments have occurred in relatively central locations within Kidderminster over the last couple of years and it is considered that the proposed hotel use within this location would be for a slightly different market and purpose.

Therefore, given that the hotel is proposed to meet a need for this particular development, and given the importance placed on supporting tourism in the local economy within the Council’s development plan, it is considered that a hotel, as part of the wider development of this site, would be appropriate.

RAILWAY HALT - The proposals include reinstating a railway halt on the site. This is supported and considered to be in conformity with Core Strategy Policy CP03: Promoting Transport Choice and Accessibility. This policy specifically identifies that *“future proposals for employment development, particularly along the Stourport Road Employment Corridor, should have regard to the possibility of utilising the existing rail infrastructure for the sustainable movement of freight and to provide sustainable transport links”* The proposal is also in line with the Site Allocations and Policies Preferred Options Policy on the former British Sugar Site, which states that *“proposals for this site must...fully consider the potential for connection to the Severn Valley Railway. Development Proposals should seek to incorporate the railway and as a minimum safeguard the potential to create a direct link for passengers and/or freight.*

Therefore, this element of the proposal is fully supported.

LINK ROAD - The development of the site would enable the first phase of the Hoo Brook Link Road to be developed. The Hoo Brook link road is a strategic priority for the Council and its development is specifically identified in Core Strategy Policy CP03 – which identifies that *“the following infrastructure schemes will be sought to support regeneration during the plan period...provision of a new A451/A449 Hoobrook link road.”*

The proposed new link road is therefore in conformity with the Adopted Core Strategy. It is understood that the detailed line of the road is currently being considered further. However, the strategic aim of implementing the road is provided for in local policy and is supported, subject to detail.

OTHER ELEMENTS OF THE PROPOSAL - On the whole, the other elements of the proposal are in line with adopted or emerging development plan policies. The provision of 6.19ha of new Green Infrastructure is welcomed and is

12/0146/EIA

considered to be in line with Core Strategy Policy CP13 that outlines *“New development will be required to contribute positively towards the District’s green infrastructure network.”* It is considered that this site has attempted to achieve a balance between new development and new Green spaces and it is considered that this has been achieved conceived in the design proposals.

The ‘incidental’ play areas and open space provision of almost 5ha is also fully supported and provides good outdoor recreational provision for the potential new community that would live in the area.

It is disappointing to note that the sports pitches will not be brought back into productive use. However, it is understood that these pitches have been inaccessible for 10 years and therefore no longer contributed to pitch provision within the District. However, the area of land is still to be retained for leisure purposes and in the future could provide pitch provision again, if a suitable maintenance agreement was implemented.

It is considered that links to the Staffordshire and Worcestershire Canal could be made more of a feature. This would be in line with Core Strategy Policy CP15: Regenerating the Waterways and would enable the site to link in with the existing sustainable transport network that the canal provides.

PROPOSED DESIGN/LAYOUT - The proposed design of the site is considered to be generally well thought out and provides a destination in its own right. The connectivity around the site appears to be well conceived and the tree-lining of the proposed link road, along with the inclusion of focal squares is also welcomed. This enables the road to be treated as a space in its own right and offers an attractive welcome as people enter and exit the site. The development appears to provide an active frontage onto the link road as well as the smaller estate roads.

The proposed location of uses is considered to be well thought out with the more heavy industry located next to the railway, with the more sensitive noise receptors (residential dwellings) located primarily in the ‘quieter’ part of the site. The inclusion of a main pedestrian and cycle link that exists through the middle of the site is also supported. It would be good to see further detail regarding potential links through to the canal, thereby linking to another sustainable transport route.

From an initial view, the proposed uses included within the PADHI zone appear to be compatible with the standing advice provided by the Health and Safety Executive

- 3.19 Arboricultural Officer - I have no objection to the proposed development and the removal of the trees, highlighted within the Arboricultural Report to facilitate the development. The loss of T1 (Sweet Chestnut) is regrettable, but there is plenty of scope on the site to mitigate for the loss of this tree and the all the others that require removal.

12/0146/EIA

The Arboricultural Report states that we would be looking for a detailed method statement, which I would insist on once full applications start to be submitted, ideally at the application stage or at the very least through conditions. Details of type and locations of fencing will also need to be submitted which will need to be in accordance BS5837:2012.

The proposed landscaping scheme looks very impressive, however a more detailed plan will need to be included within a full application. Tree species choice isn't very inspiring and will need to be much more imaginative and there will need to be a 5 year management and establishment plan in place to ensure the landscaping establishes successfully. Details on stock type and planting techniques will also be required.

As long as these concerns are dealt with at full application phase I am happy to recommend approval for the outline permission of this site.

3.20 Neighbour/Site Notice/Press Notice - Two letters of objection have been received raising the following concerns:

- Already there is chronic gridlock, commuting by car will be nigh on impossible during peak times;
- Increased vehicles movements generated by Phases 1 and 2 would only exacerbate the already overcrowded traffic along Stourport Road and Worcester Road from the bus garage to the viaduct island. It is already a nightmare for any of our customers seeking to come from the Stourport direction to get to our premises on the Hoobrook Industrial Estate; and
- We would strongly ask that you consider completing this link road during the first phase of the development, to make the development more attractive, alleviate congestion and improve access to and the viability of business currently on Hoobrook Industrial Estate

4.0 Officer Comments

4.1 The consideration of the current application is divided into the following topic areas:

- Planning Policy Framework
- The principle of the development
- Highways
- Landscape, visual amenity and green infrastructure
- Biodiversity
- Drainage and Flood Risk
- The Impacts of Noise
- Land Contamination
- Air quality
- Impact upon heritage assets
- Sustainable Design
- Section 106 Agreement

12/0146/EIA

PLANNING POLICY FRAMEWORK

- 4.2 The development plan is formed by the following documents:
- National Planning Policy Framework (NPPF);
 - Regional Spatial Strategy (RSS) for the West Midlands Region (2008);
 - saved policies of the Worcestershire Structure Plan 1996 – 2011 (2001);
 - saved policies of the Wyre Forest District Local Plan (2004);
 - Wyre Forest District Council Core Strategy (2010);
 - Draft Site Allocations and Policies Development Plan Document (2011).

PLANNING FOR GROWTH MINISTERIAL STATEMENT (23/03/11)

- 4.3 In addition to the above is the Minister of State for Decentralisation's statement given last year in which he outlined the Government's expectation that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy. The statement also advised that Local Planning Authorities should ensure that they give appropriate weight to the need to support economic recovery, and that applications that secure sustainable growth should be treated favourably.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 4.4 The NPPF was published on 27th March 2012 and replaced the previous suite of Planning Policy Statements and Planning Policy Guidance notes. The NPPF is a material planning consideration. The Framework reinforces the presumption in favour of sustainable development and advises that proposals which are in accordance with the development plan should be allowed to go ahead without delay. The core planning principles of the NPPF drive sustainable economic development to deliver homes, business and industrial units and the effective use of previously developed land for mixed use developments.

REGIONAL SPATIAL STRATEGY

- 4.5 The planning system is currently undergoing reform. It remains the Government's intention to revoke the Regional Spatial Strategy (RSS), however the information and evidence base of the RSS is still a material consideration as is the decision to revoke it. It is for Local Planning Authority's to consider how much weight they attach to either in their consideration of planning applications.
- 4.6 The RSS provides a long term land use and transport planning framework for the region and identifies the general distribution of new development.
- 4.7 Policy UR2 seeks to encourage local authorities and other agencies to bring forward local regeneration policies and programmes in a number of settlements outside of the Major Urban Areas, one of those settlements listed is Kidderminster.
- 4.8 Policy CF3 sets out the levels and distribution of housing across the whole region.

12/0146/EIA

- 4.9 Policy CF4 seeks to optimise the opportunities for recycling land and buildings for new housing development and for re-using redundant employment land and premises in urban areas.
- 4.10 Policy CF5 sets out how local authorities should plan for the provision of affordable housing.
- 4.11 Policy PA1 identifies that where growth opportunities are provided emphasis should be given to locating development where it can serve the needs of regeneration areas.
- 4.12 Policies QE1 and QE2 seek to promote the restoration and enhancement of degraded areas whilst Policy QE3 pays attention to providing new developments which secure a high quality of townscape, urban form, building design and urban spaces through the use of architecture, urban design and landscape design. Policy QE4 focuses on urban green space and advises that they should be of a high quality.
- 4.13 The protection, conservation and enhancement of the historic environment are advised by Policy QE5.
- 4.14 Policy QE7 seeks to protect, manage and enhance the region's biodiversity and nature conservation resources.
- 4.15 Policies T1 to T5 highlight the need to introduce measures to reduce the need to travel, expand travel choice, tackle congestion, improve safety and protect the environment. Policy T3 specifically encourages the provision of greater opportunities for walking and cycling.

WORCESTERSHIRE COUNTY STRUCTURE PLAN

- 4.16 Policy CTC9 requires development to demonstrate that it would not cause the pollution of surface water or groundwater
- 4.17 Policy CTC17 seeks to preserve regionally or locally important archaeological remains or where preservation in situ cannot be justified to record those parts of the site that may be destroyed or altered
- 4.18 Conservation Areas, their setting and features within them are identified as important by Policies CTC19 and CTC20. These policies seek to ensure their protection and enhancement.

ADOPTED LOCAL PLAN (2004)

- 4.19 Until such time as the policies with the Site Allocations and Policies DPD have been adopted there still remain relevant policies within the Adopted Local Plan which have been saved and are material to the consideration of the current application.
- 4.20 The British Sugar site lies within an area allocated for employment purposes under the site specific Policy E3. Use classes B1, B2 and B8 are highlighted

12/0146/EIA

as being acceptable. The Policy also seeks to retain the existing playing fields and advises an appraisal of the potential for connection to the rail network for freight

- 4.21 Policy D.4 requests a detailed tree survey where necessary with clear justification for the felling of trees.
- 4.22 The detailed design of boundary treatment and landscaping schemes are the subjects of Policies D.10 and D.11.
- 4.23 Policy D.12 seeks to include the provision of public art within major developments.
- 4.24 A detailed contaminated land survey which identifies remedial measures is requested by Policy NR.2 where contamination is known to exist or is suspected. Development will not be allowed where it will either cause or increase pollution of watercourses and groundwater resources, or where the fundamental ground conditions render a site unsuitable for the development proposed.
- 4.25 Policy NR.11 seeks to ensure that the noise generated by developments do not adversely affect nearby sensitive locations. It promotes the use of appropriate attenuation measures where necessary.
- 4.26 Proposals for development likely to need external lighting are required, by virtue of Policy NR.12, to include details to demonstrate that light spillage is minimised, there would be no adverse impact upon residential amenity or areas of nature conservation importance or protected species.
- 4.27 Policy CA.1 seeks to preserve or enhance Conservation Areas and their settings or views into or out of these areas. It states that particular regard will be paid to the relevant Conservation Area Character Appraisal.
- 4.28 Policy CA.6 refers to areas outside of designated Conservation Areas which have special character and appearance. Within these areas of value to built heritage, development should preserve or enhance their character and appearance and demolition of buildings which contribute positively to the area will be resisted.
- 4.29 Policies AR.2 and AR.3 recognise the importance of sites containing archaeological remains of regional, county or local importance and their settings. Development that would have a direct or indirect adverse effect will not be permitted unless there are no reasonable alternative means of meeting the need for the development or the reason for the development outweighs its archaeological importance. The latter policy requires the submission of field evaluation and appropriate mitigation measures.
- 4.30 The information necessary to accompany a planning application which would affect an area known for its nature conservation value is explained in Policy NC.7. This includes mitigation plans.

12/0146/EIA

- 4.31 According to Policy LR.1 proposals for development which would lead to the loss or reduction of open space except in exceptional circumstances will not be allowed.
- 4.32 Policy LR.9 supports the above by stating that playing fields and sports pitches will be safeguarded except where the proposal is for minor development such as car parking or changing rooms or where alternative or improved provision of at least equivalent community benefit is made available.
- 4.33 Proposals for out of centre retail proposals are the subject of Policy RT.5 which refers to the requirement to meet retail need and sequential tests.
- 4.34 Policy RT.6 identifies local centres within the District, including the Stourport Road local centre. The reasoned justification explains that they perform a vital role for local communities.
- 4.35 Policy RT.8 explains that other than for those retail uses subject to specific policies in the Plan, proposals for retail development outside the towns and villages will not be allowed.
- 4.36 Developments which include provision for the sale of food and drink are the subject of Policy RT.13. The Policy advises that such uses would be permissible in town and local centres; however this is subject to the proposal not having a serious affect on residential amenity or crime and disorder.
- ADOPTED CORE STRATEGY (2006 – 2026)
- 4.37 The Core Strategy, adopted in December 2010, highlights the key issues and challenges facing the District both now and in the future up to 2026 and it shapes these into a Vision and Objectives for the District's future development. The development objectives include the provision of market and affordable housing; the growth and diversification of the District's economy; the conservation and enhancement of the District's heritage assets; and the improvement of air quality.
- 4.38 The Strategy sets out five strategic core policies relating to the broad location of future development, the role of the District's settlements and the phasing and implementation of new development. There are then a further fifteen policies to deliver the development strategy which are grouped together into four themes.
- 4.39 The strategic policies which explain the development strategy for the District are labelled DS01 to DS05. Policy DS01 advises that provision needs to be made for 4000 dwellings and 44 hectares of employment land between 2006 and 2026. These figures are consistent with the soon to be revoked RSS. The Core Strategy states that the Council considers that it has sufficient local evidence and support to justify retaining these figures.
- 4.40 Policy DS01 states that new development will be concentrated on brownfield sites firstly within the boundary of the Kidderminster Central Area Action Plan,

12/0146/EIA

then secondly on major brownfield sites within the urban areas of Kidderminster and Stourport.

- 4.41 The British Sugar site is identified within Policy DS02 as a key opportunity for tourism and employment development.
- 4.42 DS05 refers to the phasing of housing and employment development over the plan period to provide a total of 4,000 houses.
- 4.43 The first theme is entitled 'Adapting to and Mitigating Against Climate Change'. Policy CP01 states that consideration will be given to the design, layout, siting and orientation of a proposed development together with the proposed construction methods and materials in order to deliver a sustainable development which maximises energy conservation and reduces waste.
- 4.44 Policy CP02 refers to flood risk and advises that new development should incorporate a sustainable urban drainage system (SuDS).
- 4.45 Policy CP03 promotes an integrated transport system and enhancing accessibility. In doing so the Policy acknowledges that development proposals should have full regard to the traffic impact on the local highway network and provide a travel plan to demonstrate that accessibility by all modes of transport has been fully considered. Furthermore the Policy advises that developers must take account of the Worcestershire Local Transport Plan and where appropriate contributions will be sought to support transport infrastructure schemes which will assist regeneration. The provision of the Hoobrook Link Road is acknowledged as a strategic aim. Finally this policy refers to the need to take the impact of a proposed development on air quality into account.
- 4.46 The next theme is entitled 'A Desirable Place to Live'. The provision of affordable housing is the subject of Policy CP04 which states that the District Council will aim to deliver an annual average of 60 units during the plan period up to 2026. Furthermore the Policy seeks to secure the provision of 30% on sites of 10 or more dwellings within Kidderminster.
- 4.47 The British Sugar site is located within the Stourport Road Employment Corridor as identified within Policy CP08. The Policy states that major new employment development will be located here. The reasoned justification states that the application site is perhaps the most important site for future redevelopment within the corridor and potentially has strategic importance to the District and the wider sub-region.
- 4.48 'A Good Place to do Business' is the title of the next theme. Support is given to safeguarding, maintaining and enhancing the vitality and viability of the existing retail centres by Policy CP09. The Policy is in line with the NPPF by advocating a sequential approach for the location of new retail development and it directs such proposals to Kidderminster town centre first. The reasoned justification goes onto advise that neighbourhood retail centres will

12/0146/EIA

be safeguarded for retail use, whilst within the existing centres those areas of retail decline will be carefully considered.

- 4.49 Kidderminster is identified as the strategic centre for new tourist development in Policy CP10; however in the reasoned justification it is acknowledged that outside of the town centre but within built up areas further opportunities may arise.
- 4.50 The final theme is entitled 'A Unique Place' and the creation of successful places is encouraged by Policy CP11 which seeks to ensure that developments connect sensitively to their surroundings, improve sustainable transport, take into account heritage assets, provide well planned streets and spaces, present active frontages, secure private areas and buildings which are capable of future adaptation. Proposals must reflect design quality.
- 4.51 Through Policy CP13 the existing green infrastructure within the District is recognised. All new development will be expected to provide open space where technically feasible.
- 4.52 CP14 states that new development will be required to contribute towards biodiversity by enhancing opportunities within the site or by making a contribution to off-site projects. In addition proposed developments must include measures to ensure that they have a positive impact on the ability of species to migrate. The opportunity to increase biodiversity by conserving and enhancing existing trees is recognised.

DRAFT SITE ALLOCATIONS AND POLICIES DPD

- 4.53 The Draft Site Allocations and Policies DPD allocates areas of land for particular uses to meet the requirements set out in the Adopted Core Strategy. It includes Development Management Policies which apply across the whole of the District and are used for determining planning applications. The Draft DPD is set out under the same headings or themes as the Adopted Core Strategy and it reiterates the Development Strategy.
- 4.54 It was published for a second stage of consultation in May 2011. This second stage is referred to as the Preferred Options Stage and therefore represents the Council's preferred sites for allocation. The publication draft is due to go out for consultation next month in July 2012.
- 4.55 Policy 1 directs residential development to a list of identified sites. The British Sugar site is outlined for 300 plus dwellings with a suggested time period of 2016 to 2021.
- 4.56 The required level of affordable housing is set by the Adopted Core Strategy at 30% of the total number of dwellings proposed. Where such a level cannot be achieved Policy 3 advises that the applicant must provide a full viability assessment which demonstrates why it is not viable.
- 4.57 Policy 5 supports the provision of extra care housing provision providing that it is sited appropriately.

12/0146/EIA

- 4.58 Policy 9 identifies specific sites for employment uses over the plan period with the British Sugar site allocated for approximately 12 hectares of employment land, the largest within the District. The Policy advises that these identified sites, along with those areas proposed to be safeguarded for continued employment use, should enable the District to maintain and attract businesses within the area and provide a balanced portfolio of sites into the future.
- 4.59 Policy 10 acknowledges that large scale retail developments should be targeted towards Kidderminster as the strategic centre within the District. It sets out the sequential approach for retail proposals of more than 250 sq.m net floorspace and the necessity to demonstrate compliance with the sequential test and impact test in accordance with the NPPF and the now superseded PPS4. There is a permissive approach towards small scale development to provide flexibility to existing retailers and to promote appropriate community shopping facilities.
- 4.60 Policy 13 is entitled 'Supporting Major Tourist Attractions' and as such advises that proposals that enhance the role and function of the Severn Valley Railway (SVR) will be supported. It states quite clearly that proposals to link the SVR other sites along the route will also be fully supported.
- 4.61 According to Policy 14 development should safeguard and enhance the existing cycle route network, not adversely affect bus priority routes and provide shared surfaces with an emphasis on connected and legible layouts which give priority to pedestrians over vehicles.
- 4.62 The Adopted Core Strategy establishes the principle of the Hoobrook Link Road to facilitate the regeneration of the British Sugar site. Policy 16 seeks to ensure that the route of the Hoobrook Link Road is safeguarded and that development along or adjacent to the safeguarded route should not prejudice its future delivery. Furthermore the Policy states that where practicable development will be expected to contribute towards delivery.
- 4.63 The reasoned justification for Policy 17 states that the British Sugar Site has the potential for rail freight connection as it adjoins the SVR line which was once used for rail freight. The existing infrastructure has the potential to be upgraded to provide rail freight services to industry within the area.
- 4.64 The implementation of SuDS schemes is promoted by Policy 19.
- 4.65 Policy 22 seeks to safeguard the existing green infrastructure network and ensure that new developments provide adequate children's play space. The interests of nature and biodiversity conservation must be taken into account on all land within and outside of designated sites. Policy 23 advises that any development which would have a detrimental impact will not be permitted unless there are no reasonable alternative means of meeting the need for the development nationally and the reasons for the development outweigh the nature conservation value of the site itself.

12/0146/EIA

- 4.66 Policy 24 refers to Heritage Assets and requires that any development proposal affecting the District's heritage assets or their setting should demonstrate how these are to be protected, conserved and where appropriate enhanced.
- 4.67 Policy 25 seeks to achieve development which is of the highest design quality. In attempting to do so it seeks to ensure that development demonstrates compatibility with a list of 16 criteria. These include concentrating the most active uses or entrances on main thoroughfares and focal points; promoting accessibility by non-car modes; prioritising the safeguarding of existing green infrastructure and maximising opportunities for the provision of new green infrastructure; and incorporating existing trees.
- 4.68 Finally Policy 26 seeks to ensure that proposed landscaping schemes and boundary treatment are appropriate.
- 4.69 The second part of the Draft DPD provides detailed policy guidance on specific sites within the District. The British Sugar site is identified within the Stourport Road Economic Corridor (SREC) which lies within the South Kidderminster Business and Nature Park and has its own site specific policy. Within the SREC Policy 31 seeks to ensure that existing employment sites are retained and enhanced and opportunities to develop new businesses and economic ventures are taken.
- 4.70 Specifically with respect to the British Sugar site, the reasoned justification to Policy 32 states that, *"One of the key sites within the Stourport Road Employment Corridor (SREC), and the District as a whole, is the redevelopment opportunity of the former British Sugar site. The Adopted Core Strategy identifies this area as a large opportunity site to provide new industry and employment opportunities, along with a significant area of residential development."*
- 4.71 The acceptable land uses for the site outlined within the Policy are as follows:

1. Approximately 12ha of employment land (B1-B8)
2. A mixed use development incorporating a significant number of residential units (C2/C3), (approximately 320 dwellings) and employment generating uses that could include
 - i. Ancillary commercial uses
 - ii. Community Facilities (Use Class D1)
 - iii. Tourism (including Hotel) and non town centre leisure uses (Use Class D2)

Subject to sequential test and impact of the proposals being considered and a comprehensive masterplan that embraces the latest urban design thinking being agreed.

- 4.72 The Policy goes onto explain that proposals for this site must:

12/0146/EIA

- a. Safeguard the line for the proposed Hoobrook Link Road and provide on-site and off-site measures to mitigate against any adverse transport impact, including access to the local road network.
 - b. Fully consider the potential for connection to the Severn Valley Railway. Development proposals should seek to incorporate the railway and as a minimum safeguard the potential to create a direct link for passengers and/or freight.
 - c. Provide for cycle and footpath networks throughout the site to enable connections to be made to this site and to other adjacent areas.
 - d. Provide appropriate sports pitch provision by either improving the existing facilities or providing compensatory provision.
 - e. Provide a comprehensive green infrastructure network, which connects and complements important adjacent wildlife areas and utilises existing habitats.
 - f. Ensure that development safeguards and enhances the adjacent Staffordshire and Worcestershire Canal Conservation Area and Wilden Marsh SSSI.
 - g. Seek to maximise the connectivity of the site to nearby centres and attractions including Kidderminster Town Centre, Stourport-on-Severn, the Canal and Severn Valley Railway
 - h. Investigate the potential for a 'land-mark' development.
 - i. Make full use of the site's strategic position on the edge of the Stour Valley.
 - j. Ensure that contamination issues are fully considered and mitigated against.
 - k. Have full regard to the HSE zone (in association with the Ashland Chemical works) that affects the site and locate uses accordingly.
- 4.73 Notably the Policy allows a mix of uses, not just employment uses, and the reasoned justification explains that the site was the subject of discussions during the examination into the Adopted Core Strategy where the Inspector concluded that a mixed use development, comprising significant residential development, would be the best future use of the site.
- 4.74 The potential for a connection to the SVR network is also acknowledged and the opportunity for the movement of passengers and or freight although it should be ensured that new operations would not adversely affect one of the District's key tourism assets. The opportunity of providing new cycle and pedestrian links is also recognised whilst appreciation is also given to the Worcestershire and Staffordshire Canal Conservation Area and the Wilden Marsh and Meadows SSSI.
- 4.75 The Policy finishes with a development concept plan which indicates an illustrative layout incorporating the possible uses.

RE-WYRE PROSPECTUS

- 4.76 The Re-Wyre Initiative was launched in September 2009 with the publication of the Regeneration Prospectus for Kidderminster. Its publication meets the aspirations of Policy UR2 of the RSS which seeks to encourage local authorities and other agencies to bring forward local regeneration policies and

12/0146/EIA

programmes in places such as Kidderminster. The Prospectus highlights the importance of four 'key action areas' for regeneration. One of these action areas is 'The Beet' or the former British Sugar site which is earmarked as a major employment site with a number of key opportunities including:

- Transport Opportunities;
 - Hoobrook Link Road
 - Severn Valley Railway Halt Station
 - Reduced congestion on the Stourport Road
 - Improvements in public transport
- Possibility of up to 2,000 jobs in industry and commerce;
- One of the largest employment sites west of Birmingham;
- Mixed use including business hotel and conferences; education; and car showrooms
- Environmental quality including waterside and a strong relationship with the adjacent Wilden Marsh SSSI and Staffordshire Worcestershire Canal.

THE PRINCIPLE OF DEVELOPMENT

- 4.77 The starting point, in terms of determining the acceptability of the proposed development at this location is the 2004 Adopted Local Plan, where the current allocation under Policy E3 is for employment purposes (i.e. B1, B2, B8). Hence the proposed residential, retail, hotel and crèche uses are contrary to this designation.
- 4.78 However as the Adopted Local Plan has been updated via the Local Development Framework so the proposed use of the site has been debated. Notably the Inspector who presided over the Core Strategy Public Inquiry accepted that uses other than employment may be permitted on the British Sugar site. Therefore the reasoned justification to Policy DS02 reads, *"Possibly the most important site to be allocated under this DPD with regard to the regeneration of Kidderminster is the former British Sugar site. This site provides a large opportunity to provide new industry and employment opportunities. However, due to viability concerns it may be necessary to consider a mixed use approach as part of the Site Allocations and Policies DPD to deliver this potential, including a significant area of residential."*
- 4.79 This justification forms part of the Adopted Core Strategy which then led to the emerging policy of the Draft Site Allocations and Policy DPD. Site specific Policy 32 allows up to 320 dwellings, ancillary commercial uses, community facilities, tourism uses including a hotel and non town centre leisure uses.
- 4.80 The Adopted Core Strategy has allowed consideration of a mix of uses, and this document is given significant weight. The Draft Site Allocation and Policies DPD also allows a range of uses and, whilst it is emerging policy and is not an adopted DPD, it is also given significant weight. Furthermore it is considered that the NPPF supports the proposed development and again this

12/0146/EIA

is a material planning consideration. As the emerging policy acknowledges, the British Sugar site is a strategic site for not only the District but the wider region, it is a brownfield site which has been vacant for 10 years and there is a wish to see this site developed to bring economic regeneration to this part of the District.

- 4.81 The Adopted Core Strategy advises that there may be viability concerns associated with a scheme that only encompasses employment uses. This is evident insofar as the proposed Section 106 Agreement falls significantly short of the required 30% of affordable housing outlined in adopted Policy, and this is based on a combination of commercial and residential land values which are traditionally higher than land uses associated with B1, B2 and B8 uses. There are also obviously significant costs associated with the implementation of the link road, and the provision of this infrastructure is again supported by Adopted Core Strategy, emerging DPD Policy and the Re-Wyre Regeneration Prospectus.
- 4.82 It is therefore considered that the principle of developing the site for a mix of uses is acceptable. However according to Policy 32 of the Site Allocations and Policies DPD the commercial uses are only acceptable providing that they meet a sequential test and impact test.
- 4.83 The proposed A1 retail floorspace would technically be classed as out of centre. The nearest centre is further north along Stourport Road as identified in the Adopted Local Plan. As the proposed floorspace is above the threshold of 250 sq. m. net set by Policy RT8 of the Adopted Local Plan and Policy 10 of the Site Allocations and Policies DPD a retail assessment has been submitted.
- 4.84 The agents have advised that the proposed net floorspace would be between 200 to 300 sq.m and as such would function as a local convenience store that would serve the immediate surrounding local population. It is advised that the store is likely to be a lunchtime destination for the extensive existing workforce within the area and will serve employees and residents generated by the proposed development. The agents estimate that the proposed residential units would generate new convenience goods expenditure of over £1million which would be more than sufficient to support a local store, and there is adequate need for the store. It is considered that due to the scale of the proposed development which would only be marginally above the threshold, and its location within the context of the British Sugar site as a whole, the impact upon existing centres would be minimal and the location is sequentially acceptable. As paragraph 5.23 of the Draft Site Allocations and Policies DPD indicates, *“Throughout the retail section of the document, a number of policies have regard to a threshold of 250 sqm (net). This permissive approach towards small scale development is a local initiative to provide flexibility to existing retailers and to promote appropriate community shopping facilities.”*

12/0146/EIA

- 4.85 In addition to the A1 retail floorspace, other food and drink retail floorspace is proposed under use classes A3, A4 and A5. Again according to national planning guidance these are considered to be town centre uses. The submitted retail assessment indicates that such uses are important day to day facilities for residential and workforce populations, and that the proposed mixed use nature of the site would create a need for such uses. In terms of their location it is considered that due to the floorspaces of the proposed uses and the need of the future occupiers of the site these retail uses would not have a significant detrimental impact upon Kidderminster or the Stourport Road local centre. Furthermore the agent considers that there are no suitable or available sites within the neighbouring local centre
- 4.86 The proposed hotel use is another town centre use according to national planning guidance. As Annex C to PPS4 (which has not be superseded by the NPPF) acknowledges, hotels serve different markets and therefore not all hotels have to be directed towards town centres, many serve rural tourist pursuits and business functions. The submitted assessment indicates that the recent hotel developments at Park Lane and Weavers Wharf serve visitors to the town centre. However in contrast the siting of the proposed hotel within the application site would serve the existing and proposed employment area and their visitor requirements.
- Furthermore taking a longer term view there is the potential for the proposed hotel to offer accommodation to tourists, possibly attracted to the SVR and Safari Park. The agents also advise that there are no sequentially preferable sites which are suitable, available and viable.
- 4.87 Another matter, again related to the use of the site is the loss of a previous playing field. Part of the application site is allocated under Adopted Local Policies LR1 and LR9 as a playing field which should be safeguarded except in exceptional circumstances when equivalent or improved compensatory provision is made in a suitable location. In addition, Adopted Local Plan Policy E3 and Policy 32 of the Site Allocations and Policies DPD, which are both specific to the British Sugar site, are relevant in so far as the former refers to the retention of the existing playing fields and the latter indicates that the redevelopment of the site should provide appropriate sports pitch provision by either improving the existing facilities or providing compensatory provision.
- 4.88 It is known that there was at least one laid out football pitch to the south of the application site which was available for the public to hire at the time that the British Sugar site was in operation. There was also a bowling green. However it is understood that the use of the pitches ceased in around 2002 and since that time these facilities have been allowed to become overgrown and closed to the public. According to the Open Space Audit (2002) the application site lies in an area titled Kidderminster West where there is currently a deficit of outdoor sports facilities of approximately 17.11 hectares. Sport England, as a statutory consultee has submitted an objection as it does not consider that the recent lack of use of the site for sport should be taken as an indication of a lack of local demand for such provision, and that the level of

12/0146/EIA

housing proposed will in itself generate increased demand for formal sports facilities.

- 4.89 In response the application site is currently redundant and this part of the site has not been in sporting use since approximately 2002. There is currently no public access and it is very unlikely that the site will be brought back into use. Therefore while it is allocated as a playing field in the Adopted Local Plan and the Draft Site Allocations and Policies DPD, in reality this is not its current use or its likely future use. Furthermore as an aside, because it was not publicly available at the time of the Playing Pitch Strategy (2012) it will not add to the deficit of sports pitches within Kidderminster as it was not included in any of the calculations. In addition although it will not be formally laid out it is proposed be available for public use. As explained later in the report this part of the application site is proposed to fall within a larger area of open space to be maintained by the Council as part of the Section 106 Agreement.
- 4.90 It is considered that the proposal, whilst not providing a laid out pitch will be an improvement on the existing situation in an area which is very close to the Minster Road Outdoor Sports Area which contains a number of sports pitches. Whilst Sport England have objected it is not considered that it should be given such weight as to refuse the application and prevent the redevelopment of the site.
- 4.91 In conclusion, with respect to the proposed range of uses it is considered that whilst it is far wider in range than the Adopted Local Plan envisaged the proposed mix is acceptable. Whilst the proposed B1, B2 and B8 uses will all create employment it should also be acknowledged that the additional commercial uses will also create employment within a ward which is the second most deprived ward in Worcestershire and in the top 10% of the most deprived wards nationally. The Oldington and Foley Park ward has high levels of worklessness. Data from December 2011 found that 12% of the population were seeking work. The proposed town centre uses are considered to meet the retail impact and sequential assessments to accord with local and national policy. Meanwhile, notwithstanding the objection from Sport England the proposed publicly accessible informal open space is considered appropriate provision to replace the inaccessible former sports pitch.

HIGHWAYS

- 4.92 The application is in outline form and the only matters to be determined at this stage are firstly the principle of the proposed uses and secondly access in terms of the two proposed points of access off Stourport Road; the alignment of the spine road, which will form part of the Hoobrook Link Road; and the points of access off the spine road to the individual development plots.
- 4.93 The main point of access into the application site is in a very similar position to the existing access with a secondary access sited approximately 100m north. It is proposed that a right hand turn facility is incorporated within Stourport Road to allow easier access into the site from the Stourport direction. The proposed site layout indicates the provision of a railway halt

12/0146/EIA

and associated car park with an illustrative layout showing 60 car parking spaces.

4.94 The submitted ES includes a Transport Assessment (TA) which considers the potential impact from road traffic from the proposed development. The methodology used to forecast the traffic impact of the fully operational site was discussed with the Highway Authority. The Authority's Saturn model was agreed to be used to model the effects of the proposed development with an agreed base assessment year of 2012 and a future year assessment of 2022. Using the trip generations for the site the Saturn model was used to assign the trips via the proposed access locations to the surrounding highway network. The model takes account of all of the relevant committed developments within the study area and the Highway Authority have used the model outputs to identify the junctions where the development is considered to have an impact.

4.95 The TA has considered the potential impact of traffic at the following junctions:

A451 Stourport Road / British Sugar Southern Access (Main Site Access) - predicted to operate with no significant queue related problems;

A451 Stourport Road / British Sugar Northern Access (Secondary Site Access) - predicted to operate with no significant queue related problems;

A451 Stourport Road / A4535 Sutton Road - presently operates at capacity and the proposed development will marginally increase queues. However, all queues can be accommodated within the available links without blocking any major upstream junctions. It is also noted that the junction is constrained on all sides by either residential properties or park land, with limited spare highway land available for further improvements and as a result of the above constraints junction improvements would have little or no real benefits. It is therefore concluded that the ability of the junction to operate at optimum capacity is limited by the constrained nature of the A451 Stourport Road itself. It is also likely that the completion of the Hoobrook Link Road would reduce traffic flows through the junction by removing some of the traffic which is presently travelling north-south on the A451 Stourport Road in order to access east-west routes;

A451 Stourport Road / Sutton Park Road - junction presently operates at capacity and the proposed development will marginally increase queues. The proposed development does not add turning traffic to this junction and thus the junction will continue to operate in the same manner with the proposed development traffic on the network. The Hoobrook Link Road, of which the proposed development delivers an important component, should help to address the above issues;

A451 Stourport Road / Goldthorn Road - junction generally operates with little or no queue related problems. The change in queues in the PM peak without and with the development is considered to be minimal;

12/0146/EIA

A451 Stourport Road / Walter Nash Road (E) - the junction operates well within its queuing capacity and operates with minimal delays or queues in both peak periods;

A451 Stourport Road / Walter Nash Road (W) - the proposed development has minimal impact on the operation of the junction.

- 4.96 Whilst the agents consider that the TA has demonstrated the ability of the existing infrastructure to accommodate anticipated traffic generation, the delivery of an important part of the Hoobrook Link Road is also highlighted. The Hoobrook Link Road, which is the subject of on-going work being undertaken by the Highway Authority and their consultants creates the potential for a number of trips that currently use the A451 Stourport Road between the site and the Ringway and on to the Comberton Road, Birmingham Road and Stourbridge Road corridors to be diverted away from the A451 Stourport Road between the site and north to the Ringway. The agents have advised that the site access proposals associated with the development have been developed with the capability for future signalisation if this is required to accommodate the completion of the link road.
- 4.97 With respect to public transport, walking and cycling the TA advises that the nearest northbound bus stop is located within 110m and the nearest southbound bus stop is located within 50m of the proposed site entrance. Furthermore there are 101 buses (two way) during the daytime on a weekday, and 20 buses (two-way) on a weekday evening and 137 two way buses passing the frontage to the site on a Saturday. The nearest passenger rail station to the site is Kidderminster at a distance of approximately 3km. The Stourport Road has segregated pedestrian footways and cycle ways within the vicinity of the site and a national cycle network route is also present to the east of the site running north south along the River Stour.
- 4.98 Discussions have taken place with WCC over the scope to improve pedestrian, cycle and bus linkages in the area. Whilst no bus measures are deemed to be required a footpath cycleway is proposed through the site to connect Stourport Road to the west to the largest area of proposed residential development to the east. In addition it is also proposed to provide a signalised pedestrian crossing across the Stourport Road to the south of Clee Avenue to enhance pedestrian connectivity. Attention should also be drawn to the proposed provision of a rail halt. The agents have advised that the possibility of reopening the Severn Valley Railway halt at the site for passenger use has been investigated with Severn Valley Railway and WCC. The applicants are, *“prepared to provide sufficient space for this vision to be facilitated but the delivery of this rests with Severn Valley Railway. [The applicants are] working closely with Severn Valley Railway to promote the rail halt for pedestrian use to ensure the development enables this future aspiration for commuter travel from the site to be achievable”*. The agents have advised that the operators of the Severn Valley Railway have indicated that there is potential in operating a peak time commuter service which could significantly enhance rail connectivity to the site from the National Rail Network.

12/0146/EIA

- 4.99 At the time of report preparation the final comments from the Highway Authority are awaited. The Authority has previously requested further information on trip generation rates, more details about the proposed railway halt and its associated vehicular trips, further assessment of the capacity of particular junctions, additional information about sustainable access and a more detailed travel plan together with amendments to certain technical drawings. This information has been forwarded to the Highway Authority as part of the Addendum to the ES and the Authority's response is anticipated prior to Committee.

LANDSCAPE, VISUAL AMENITY AND GREEN INFRASTRUCTURE

- 4.100 The ES incorporates an assessment of the potential impact of the development upon the landscape and views into the site from a study area extending to some 2.5km from the centre of the site. The assessment of the landscape and visual effects considers the range of potential effects arising from the development both during the construction and operational phases.
- 4.101 The assessment has principally examined views which would be observed from public locations though it has considered private views from residential properties. Notably there is no public access across the site. A tow path runs alongside the Staffordshire and Worcestershire Canal which is found along the eastern boundary of the site. The only other public rights of way within the study area are 1km to the west of the site within the Rifle Range Nature Reserve.
- 4.102 The visual assessment has considered the short term effects at a date 1 year after development completion, before the proposed soft landscape mitigation has taken effect and the longer term effects 15 years after the completion of the development following the establishment and maturity of the landscaping.
- 4.103 The landscape character of the area was classified nationally by the Countryside Agency in 1996 as part of the Severn Sandstone Plateau where key components include prominent urban fringes and the Staffordshire and Worcestershire Canal.
- 4.104 Worcestershire County Council's Landscape Character Assessment (2004) identifies the site and its surrounding as within the Kinver Sandlands where the sandstone gives rise to a gently undulating topography, mildly dissected by narrow valleys.
- 4.105 In visual terms, it is considered that the site is well contained from the east, with views limited by varied topography and vegetation along the canal corridor. From the north there are views from the Severn Valley Railway corridor; in the west there are views from the existing urban area; and from the south, views are generally limited as a consequence of the existing vegetation and associated built form.

The impact upon the landscape has been illustrated within the assessment by a series of winter and summer photographic panoramas taken from outside the site but looking into it following locations:

12/0146/EIA

- 1) Canal corridor (north east site corridor, eastern bank of canal 50m from the application site boundary)
- 2) Canal corridor (south east site corridor, eastern bank of the canal 55m from the application site boundary)
- 3) Hoobrook Public footpath (which runs between and to the rear of the residential area of Hoobrook, 480m from the application site)
- 4) South west corner of the site (on the application site boundary looking NE across site)
- 5) Stourport Road Opposite Existing Site Entrance (on western side of A451, approximately 20m from application sit boundary)
- 6) North west corner of the site (where the A451 crosses the SVR line)
- 7) Neville Avenue (approximately 330m from the northern site boundary)
- 8) Brinton Park (approximately 1km north looking southwards)
- 9) Walter Nash Road East (approximately 300m west of the site)
- 10) Clent Hills (taken from a public footpath approximately 11km north east of the site)

4.106 The assessment acknowledges that during the construction phase that there would be a gradual deterioration in views, however the visual effects would be temporary and local in scale. The impact upon short distance views are assessed as being moderate to substantial.

4.107 Following completion of the proposed development, views towards and of the site would change due to the introduction of new residential and commercial buildings; highways infrastructure including lighting and signage; car parking including LGV's and coaches; open space and new landscaping including infrastructure planting; vehicular traffic; and lighting during hours of darkness.

4.108 The assessment concludes that from the 10 viewpoints listed above there would only be an adverse effect on the view from the Hoobrook public footpath which lies to the east at a distance in excess of 400m, and this is described as a minor adverse effect and will be mitigated by planting. The effects upon the other 9 viewpoints range from negligible to major beneficial.

4.109 It is considered that whilst it is acknowledged that the proposed development would have a significant effect upon the appearance of the site the impact upon visual amenity accords with Adopted and emerging policy.

4.110 The ES also contains an Illustrative Landscape Masterplan and a Green Infrastructure (GI) plan, parts of which coincide with the proposed layout plan which indicate areas of existing planting which are shown to be retained. Worcestershire Wildlife Trust and the County Council have commented that insufficient information has been submitted which explains how the different parts of the GI plan would function. The agents have responded with the following:

Wooded knoll – close to the site entrance is a mound of mature trees including several mature sweet chestnut trees. This area provides part of a green link from north to south through the site. It is an area where informal

12/0146/EIA

access is likely to be deterred and where there is opportunity for biodiversity enhancement.

Green Buffer to Stourport Road – this is likely to be an average of 5 – 10m in width. The existing conifers are proposed to be removed. The primary function of the buffer is to screen and visually contain the proposed development.

West – East Link – this corridor will vary between 5 and 8 metres in width and extends from the commercial element in the north western part of the site to the spine road. The primary function of this link is to enable pedestrian movement from the Stourport Road to the spine road and beyond. It is anticipated that the link would also extend through the residential area to the south west of the spine road to the top of the canal embankment however the layout of the residential area is not known at this stage.

North – South Green Corridor – this corridor is likely to be between 10 and 12 metres wide and follows for the most part the alignment of an existing concrete retaining wall. It is proposed to retain the wall and introduce swathes of native shrub planting interspersed with groups of native tree planting. There will be public access along the corridor and it will form a link between the vegetation along the railway line to the north and the wooded knoll. Another north south link is shown on the GI plan connecting the informal open space and kickabout area adjacent to the southern boundary through to the northern boundary, through the residential element of the current application site known as phase 1 and beyond through phase 2. Again it is hoped that such a link would be provided, and whilst a suitably worded condition will ensure that a play area is provided within the residential area the detailed layout of this part of the site is unknown.

Wooded Embankment to Eastern boundary – the existing vegetation to the embankment which measures between approximately 40 to 70m in width is proposed to be retained to provide a green link through the site adjacent to the canal. This area would be accessible to the public and it is proposed that a cycle way / pedestrian route is included which would begin from the former football pitch and end at the north of the site.

- 4.110 Agreement has been reached in principle to the adoption of the wooded embankment to the eastern boundary and the wooded knoll by the District Council. It is proposed that the cost of maintaining these areas of open space for a period of 15 years are met as part of the Section 106 Agreement.
- 4.111 It is considered that the retention of those areas of landscaping as shown on the GI plan and illustrative landscape masterplan would contribute positively to the existing green infrastructure assets and network to comply with Policy CP13 of the Adopted Local Plan and Policy 32 of the Draft Site Allocations and Policies DPD.

12/0146/EIA

BIODIVERSITY

- 4.112 Three Sites of Special Scientific Interest (SSSI) are located within a 2 km radius of the site.
- Wilden Marsh and Meadows SSSI (100 m east);
 - River Stour Flood Plain SSSI (400 m south); and
 - Devil's Spittleful SSSI (800 m west);
- 4.113 In addition, there are two Local Nature Reserves (LNR) within 2km of the site:
- Burlish Top LNR (1 km west); and
 - Spennells Valley LNR (1.2 km east); a woodland nature reserve.
- 4.114 There are three Special Wildlife Sites within 1 km of the site:
- Staffordshire and Worcestershire Canal (immediately east);
 - River Stour (100 m east);
 - Vicarage Farm Heath (850 m west);
- 4.115 The ES incorporates an Extended Phase 1 ecological survey and the site has been surveyed for habitats together with reptiles, breeding birds, water vole, bats, badgers and otters.
- 4.116 The existing habitats on site comprise of:
- buildings and hard standings to the west of the site where vegetation has established;
 - tall ruderal vegetation largely located in the centre of the site;
 - semi-improved grassland located to the south of the site on the site of the previous football pitch;
 - four main areas of woodland the largest of which extends along the eastern boundary of the site adjacent to the canal dominated by oak with frequent hazel, hawthorn, silver birch, elder, white poplar and aspen;
 - scrubland located particularly around the northern and western boundaries of the site and within the external walls to some of the buildings; and
 - individual trees located within areas of woodland. There are also a few individual mature trees, especially around the perimeter of the site. These predominantly comprise sweet chestnut with the occasional oak
- 4.117 Evidence of reptiles, breeding birds, bats and badgers were found on site and whilst no holts or evidence of otters accessing the site were found it is considered that there is the potential for otters to use the woodland in the east of the application site as a resting site.
- 4.118 The ES provides an assessment of the potential impact of the development upon biodiversity during both the construction and operational phases. The assessment predicts that, during the construction phase there would not be a significant impact upon the designated SSSI's and SWS's due to the separation distances maintained from the application site. There is however the potential for the construction of the development to have an impact upon the existing woodland habitat, reptiles, breeding birds, bats, and badgers.

12/0146/EIA

- 4.119 To mitigate these impacts within the construction phase the applicants propose to submit a Construction Environmental Management Plan (CEMP). The CEMP would include measures to retain the existing vegetation along the site boundaries, reduce run-off, noise and dust impacts caused during the demolition and construction period. The CEMP would also include a reptile, bat and badger method statement to mitigate any harm to these existing protected species. It is envisaged that these method statements include such actions as providing no go exclusion zones and the translocation of reptiles, restricting the use of artificial lighting to reduce the impact upon commuting bats and undertaking a pre demolition survey for bats and a pre- construction survey for badgers.
- 4.120 The CEMP would be accompanied by a detailed soft landscape plan developed in conjunction with a suitably qualified ecologist at the reserved matters stage to retain and enhance the existing habitats and trees on site during the construction phase. Furthermore it is proposed that a planning condition to ensure that any tree removal is undertaken outside of the bird breeding season.
- 4.121 Post construction the assessment predicts a potential impact upon the existing woodland habitat within the site as a result of public access, upon the retained reptiles as a result of domestic cats although it is not perceived that it would be significant, upon bats as a result of light spillage and possibly upon otters due to the potential for drainage from the development to affect the water quality of the canal.
- 4.122 In order to provide mitigation and enhancement post construction the applicants are proposing to submit a 10 year Habitat Management Plan (HMP). This would focus on maintaining and enhancing the site for wildlife. The plan would focus on the areas of woodland and the railway embankment and include measures to control public access to more sensitive areas.
- 4.123 The HMP would secure the management of the retained habitats on site. It could indicate suitable planting to offset the impact of cat predation, and provide areas which are not accessible to the public to retain areas suitable for otters. It is proposed that the submission and implementation of the HMP be controlled via condition.
- 4.124 Both Natural England and Worcestershire Wildlife Trust (WWT) have objected to the proposals on the basis that the protected species surveys are inadequate (WWT have now removed their objection). The agents have responded to the objections and consider that the ecological value of the application site has been overestimated by the consultees, they state that "*It appears that confusion has arisen in some cases because of the recent changes in the site conditions, which are no longer like the conditions apparent in the aerial photographs. The aerial photographs available on-line (e.g. Google Earth) show the site prior to a series of remediation works, including vegetation clearance and building demolition) which has left much of the site devoid of vegetation with low potential to support protected species*". The agents have submitted recent photographs of the site and additional

12/0146/EIA

explanation as to why the number of reptile and bat surveys, perceived by the consultees to be low, was undertaken in proportion to the potential of the site to support these existing protected species. At the time of report preparation comments in response to the reconsultation process are awaited.

DRAINAGE AND FLOOD RISK

- 4.125 The Environment Agency's (EA's) indicative flood map shows the whole site is located in Flood Zone 1 and classifies the superficial drift geology underlying part of the site to be a 'Secondary A' aquifer and the bedrock to be a Principal Aquifer. The ES reports that there were formally nine settling ponds on site which were associated with the operation of the former British Sugar Factory. The ponds primarily discharged into the River Stour although there was also a connection via overground pipes to a further British Sugar operated site adjacent to Wilden Lane to the east of the site. The ponds no longer contain any water and no existing connections to watercourses or the former Wilden Lane site have been identified.
- 4.126 The drainage strategy which forms part of the ES describes the ground and surface water resources and Flood Risk present at the site. The strategy, whilst not being detailed, assesses the effects on water quality and hydrology which are likely to arise from the demolition, construction and operational stages of the proposed development. It is also supported by a Flood Risk Assessment (FRA) which states that British Waterways has confirmed that overtopping on the canal occurred in the vicinity of the site in 2007 as a result of the River Stour overtopping into the canal. However given that the levels on the site are significantly greater than the level adjacent to the canal, the FRA considers that there was little likelihood that the site was affected by flooding during this event.
- 4.127 Since previous occupation, significant elements of the site have been demolished and it is assumed that any existing drainage arrangements are redundant or disconnected and are no longer functional. The site is, therefore, currently believed to drain via surface runoff following the topography of the land surface.
- 4.128 In terms of the effects on water resources resulting from the construction phase of the proposed development it is considered that there could be an impact from suspended solids, oils and hydrocarbons, concrete and cement products, metals, sewage and other pollutants and hazardous materials generated during the construction process. In addition, during the operational phase there is the potential for any spillage of hydrocarbons, or other potential pollutants, to migrate downwards into the groundwater due to the likely permeability of underlying geology. A significant spill could therefore have a major adverse impact on groundwater quality given that the site overlies a Major Aquifer and a Zone 3 Groundwater protection Zone.
- 4.129 To mitigate against the potential impacts during the construction phase, the ES explains that the development would be undertaken in accordance with the EA's Pollution Prevention Guidance Note and the British Standard Control of Practice for Earthworks. Furthermore in order to minimise increases in

12/0146/EIA

surface water runoff rates caused by compaction of soils, the movements of larger vehicles could be restricted around the site by creating particular haul routes for them to follow thus reducing the areas which is affected. Additionally before being discharged from the site, water from dewatering operations on the construction site should be passed through a silting basin and be treated to allow suspended solids to settle out and remove contaminants.

- 4.130 Once the development has been completed an increase in impermeable surfaced area on the site would reduce infiltration rates and increase surface water runoff thus leading to less recharge of the groundwater. However the FRA indicates that the reduction in infiltration as a result of the proposed development is not considered likely to have a significant effect on groundwater recharge. It is therefore considered that the impact of the completed development would be negligible.
- 4.131 Given the outline nature of the planning application, the application does not propose detailed drainage design, and therefore it has not been determined if the site will discharge surface water to ground, surface watercourse or sewer. It is however proposed that foul drainage from the completed development will be connected to the existing system. However, although the final discharge outfall will not be determined prior to additional consultation to be undertaken as part of the detailed drainage design, the proposed development will be committed to reduce surface water discharge to an equivalent rate to existing discharge. In order to demonstrate that this can be achieved, a conceptual drainage strategy has been developed. National and Local planning policies promote the use of SUDS which aims to:
- mimic, or better, the surface water regime on site that is present prior to development;
 - protect and enhance water quality; and
 - encourage natural groundwater to recharge to cause minimal change to the hydrological and hydrogeological profile on site and in the surrounding area.
- 4.132 There are a number of SUDS measures which are considered to be feasible for the application site:

Pipe and tank storage - it is considered likely that the trunk sewer network required to service the proposed development would provide sufficient attenuation to accommodate storm events with up to a 5 year return period within the drainage network without any significant backing up of pipework.

Soakaways - four soakaway tests were undertaken. Based on conservative infiltration rates, it is likely that discharge of surface water to ground would be achievable, if acceptable in terms of ground contamination.

Filter strips and swales – swales, which are commonly shallow vegetated channels, offer temporary storage of surface water and water quality treatment before discharge to the next stage of the surface water drainage strategy. Swales could be used in conjunction with or in place of infiltration

12/0146/EIA

devices ensure sufficient attenuation if provided to accommodate at least the 30 year event within the drainage network with no flooding of the site.

Permeable paving - some areas of the site's car parking and hardstanding areas could be constructed with a porous sub-base which would provide attenuation before either discharge to ground or to sewer at a reduced rate. This is, however, subject to the depth of groundwater and infiltration rates.

4.133 The FRA concludes that, on the basis of the proposed conceptual drainage strategy, a suitable drainage strategy which meets the requirements of national guidance, Severn Trent Water and the Local Planning Authority is feasible and should not therefore prevent the redevelopment from being readily achievable.

4.134 Worcestershire Wildlife Trust (WWT) and the Environment Agency (EA) have objected to the scheme on drainage grounds, (although WWT have since removed their objection). In particular the EA does not agree with the benchmark figure used to ascertain existing and potential run off surface water run off rates. They acknowledge that different SUDS methods could be feasible but would expect to see an integrated approach to mitigating runoff for the overall site and consideration be given to how the site will be sub-divided and feed into an overall drainage strategy. Meanwhile WWT have commented that they require more detail relating to SUDS prior to determination to fully consider the potential opportunities to enhance the Green Infrastructure of the site.

4.135 The agents have responded to these comments by stating that, "... *the preferred strategy is to discharge surface water run off to the River Stour using a piped crossing of the Staffordshire and Worcestershire Canal, which, although not in use, remains in-situ.*

However this strategy will be re-assessed as part of the detailed design, following further consultation with Wyre Forest District Council and Severn Trent Water. In particular, the feasibility of elements of the site adjacent to the Stourport Road to discharge to the Severn Trent Water sewer will be assessed." Again the agents reiterate that it is feasible for a range of SUDS techniques to be used on site and in a worst case scenario it would be feasible for the total attenuation volume to be accommodated within one or several drainage basins on-site, incorporated into landscaped areas, subject to approval.

4.136 At the time of report preparation further comments from the EA are awaited. It should however be acknowledged that the Council's Watercourse Officer considers that with the potential that this site has for the implementation of SuDS, the lack of information would not be a sufficient reason to refuse the application. The Officer considers that by attaching a condition to the permission the concerns should be dealt with satisfactorily.

12/0146/EIA

THE IMPACTS OF NOISE

- 4.137 The noise assessment submitted as part of the ES comprises baseline noise surveys, an indicative consideration of the impact of noise from construction together with possible mitigation if required, an assessment of noise on the proposed residential development together with recommendations for mitigation, and an assessment of the effects of noise from traffic generated by development.
- 4.138 The agents were advised that it would be prudent to first assess the Firs Industrial Estate and Foley Industrial Estate as there are additional key noise sources in these areas, and secondly assess the impact upon the housing areas off Wilden Lane as the nature of the topography in the area allows for the considerable transfer of noise to the residents.
- 4.139 Baseline noise levels were monitored at various locations in and around the site in August 2011:
- Position 1 - 5m from the A451 Stourport Road adjacent to the area of proposed residential development;
 - Position 2 - 4m from the boundary with the Severn Valley Railway and the Foley Industrial Estate to the north;
 - Position 3 - 2m from the boundary with the Vale Industrial Estate to the south of the development site;
 - Position 4 - on the eastern boundary approximately 130m from the vehicle dismantlers to the east of the site;
 - Position 5 - 3m from the boundary with the Vale Industrial Estate to the south (further east than position 2); and
 - Position 6 - 2m from the boundary with the Lisle and Foley Industrial Estate to the north, 20m from the Severn Valley Railway.
- 4.140 The baseline survey information found that the highest noise levels arose at the western section of the site closest to the A451 Stourport Road.
- 4.141 The ES acknowledges that construction plant operating on the site would have the potential to affect existing dwellings located immediately adjacent to the site, although this potential effect would only arise along the western boundary of the site where new development would be constructed opposite existing dwellings located along Stourport Road. However, the existing dwellings would be approximately 40m or more from the closest construction works and also separated from the works by Stourport Road, which represents a dominant local noise source that would tend to mask the majority of the construction noise. In addition, in practice, the main construction activities such as ground excavation works and new build construction are likely to take place slightly further into the site, or only affect a very limited number of dwellings for a short period of time at any given moment. Distances to the identified sensitive residential areas off Wilden Lane to the east are significant (>400m) such that significant construction noise or vibration effects are not expected. However in order to mitigate against the potential for noise during the construction phase the agent

12/0146/EIA

indicates that a code of construction practice would be developed and implemented to minimise, amongst other things, noise and vibration.

- 4.142 The noise measurement data has been used to define Noise Exposure Categories (NEC) across those parts of the site where residential development is proposed. On the basis of the sample noise measurements taken it is deemed to be necessary to position all new dwellings 22m or more from the edge of the Stourport Road to ensure that the impact of noise from traffic is acceptable. Furthermore for those residential plots and the proposed hotel development closest to the highway it is recommended that the windows be fitted with a specific level of double glazing.
- 4.143 With respect to noise from the SVR and industrial estate to the north, it is estimated that the closest residential dwellings to the railway line would be approximately 70m. However the separation distance together with the intervening commercial development, as shown in the proposed layout plan, is considered would mitigate against harmful impact and therefore no specific mitigation measures are proposed. Similarly noise from the Vale industrial Estate to the south would be attenuated by the proposed intervening B2/B8 development adjacent to the southern boundary of the site or by the proposed buffer zone provided by the open space adjacent to part of the southern boundary, which would result in new residential development being sited approximately 120m from the Industrial Estate. On this basis, it is considered that the operations of the southern industrial estates will likewise not adversely affect the proposed residential development and no specific noise mitigation measures are deemed to be required.
- 4.144 At Position 4 close to the eastern boundary, the ambient noise level included noise contributions from the distant scrapyards to the east. However, the distant scrapyards noise was not a dominant source, and the overall noise was a mix of all ambient sources, including distant traffic and other distant industrial sources. On this basis, the noise assessment considers that the proposed new residential development along the eastern edge of the application site would not require any specific noise control measures in order to satisfy all relevant noise standards.
- 4.145 The proposed commercial uses within the new development would in some locations lie close to the proposed residential development. It is acknowledged that new commercial development can often have the potential to generate noise, especially if they operate at night-time when background noise levels are at their lowest. Therefore, it is proposed that appropriate regard to plant noise would be given during the detailed design of the development and appropriate noise control measures would be incorporated where necessary to ensure that operational noise levels remain within acceptable levels to ensure that it would not give rise to complaints from any existing dwellings or new dwellings within the development. The design of noise control measures would also take account of traffic movements associated with the new commercial developments.

12/0146/EIA

- 4.146 The traffic flows prepared by the traffic engineers on behalf of the applicants have been used to establish noise changes adjacent to the local roads as a consequence of the development. The traffic flows are estimated with and without development in 2012, and 2022. Compared to a baseline situation in 2012 without development, the situation in 2012 with the proposed development is estimated to result in a noise increase of 1.2 dB(A) along Walter Nash Road (east). Similar results have been estimated for all of the other surrounding road links in 2012 and 2022. This noise change lies below the threshold of perceptibility and therefore the ES advises that the calculations show no significant noise impact due to the development.
- 4.147 Worcestershire Regulatory Services have commented that concern is raised at the proximity of the proposed industrial uses in the centre of the site to the proposed residential areas and the potential for noise to adversely affect the amenity of the proposed residential occupiers. On this basis a condition has been requested which would require the submission of a noise assessment to ascertain the cumulative impact of the proposed noise emitting plant and machinery associated with the industrial premises on the proposed residential properties; with a scheme to mitigate against any adverse impacts implemented prior to the first occupation of the residential development. In reality however this suggested condition would not achieve the desired effect. The timing of the development of the individual plots, the detailed layout and orientation of the buildings within the plots and their proposed use whether that be B1, B2 or B8 is at this stage unknown. It is likely that different parts of the site will come forward in a piecemeal way and therefore the cumulative impact of the whole of the industrial development will remain unknown until such time as it is completed.

Following this comment Worcestershire Regulatory Services further commented that the layout be reconsidered, however this site has been earmarked within the emerging LDF for a mix of uses for over three years during which time no objections have been received to the consultations undertaken by colleagues in Planning Policy. With a scheme of this size (19 hectares / 250 dwellings) it is inevitable that areas of residential development will be sited next to proposed industrial premises. At the time of report further comments are awaited.

LAND CONTAMINATION

- 4.148 The submitted ES also includes an assessment of the impact and effects upon geology, soils, groundwater and surface water associated with the scheme. The assessment is based upon a review of desk studies and a Ground Investigation. The GI comprised the excavation of 25 trial pits, the sinking of 12 window sample holes, the sinking of 9 cable percussion boreholes and the drilling of 3 rotary open boreholes.
- 4.149 The results of the GI include an indication of the potential risk to human health and a mean value test has demonstrated that there is a statistically relevant potential risk due to the presence of arsenic within the shallow made ground deposits. Concentrations of carbon dioxide and methane have also been identified within a number of boreholes. As such the ES suggests that

12/0146/EIA

remedial work to protect site occupiers is likely. Predicted remedial measures include the application of a clean cover of sub-soil and topsoil placed in garden and soft landscape areas and the provision within some buildings of protection from the ingress of ground gases through the construction of gas protection measures within their floor slabs.

- 4.150 The ES also advises that a Site Waste Management Plan (SWMP) should be produced by the main contractor prior to the commencement of the project which sets out actions for the recycling, recovery, re-use and disposal of each waste stream. It also suggests the submission of a Construction Management Plan (CMP) to consider the appropriate handling of materials on site during construction.
- 4.151 Worcestershire Regulatory Services have commented that the investigation undertaken to date provides a satisfactory work in progress and advise that a condition be attached to any approval which would require further exploratory work with associated mitigation measures. The EA have objected stating that overall the investigation appears cursory and that the sampling regime carried out seems inappropriate to adequately characterise the site. The agents, in response have stated that, *“The approach taken by [the applicant] was that the scope of the site investigation carried out to date....should be sufficient to establish the principal of development and to determine the main development constraints with regard to contamination and ground gases etc.....it has always been recognised that additional work would be required at Stage 2..... In this respect the Stage 2 works scope envisages increasing the number of borehole / trial pit locations to accord with the size of the site, and to include the existing floorslabs within that investigation. In addition, additional rotary boreholes will be installed at the downstream side of the site to quantify any risks associated with the former lagoon area and the ground gas monitoring program will be expanded to ensure that all former lagoon areas are covered and that a range of atmospheric conditions are accommodated.”*
- 4.152 A Stage 2 scope of works has been submitted and comments from the EA are awaited.

AIR QUALITY

- 4.153 The proposed development lies approximately 2km southwest of the existing Air Quality Management Area (AQMA) at Horsefair along the A451 and approximately 4km west of the AQMA at Bewdley. The ES reports that due to the separation distances both of the AQMA's would not be directly affected by, nor directly affect the two existing designated air quality areas. Consequently the ES considers that as such the location is acceptable for residential development.
- 4.154 The impact of the development upon air quality is likely to come from dust during construction, odour and traffic emissions. Areas of existing residential development which lie closest to the application site are located on the west side of the A451 Stourport Road and to the north of the Lisle and Foley Industrial Estate. It is therefore considered that the potential exists for dust

12/0146/EIA

particles released during the initial construction phases of the development, most particularly during site preparation and earthworks to affect the occupiers of these properties. In order to mitigate any impact the agent has suggested the submission of details to ensure that that dust from the site during the construction phase is controlled. This could involve the sheeting of vehicles transporting materials to or from site, the use of water sprays and the avoidance of dry-sweeping during extended periods of dry weather and the storage of materials away from sensitive receptors where possible. The overall effect of construction on ambient air quality is considered to be a moderate short-term temporary effect that will only affect those few dwellings closest to the development site, on the west side of Stourport Road.

- 4.155 The ES considers that the impact of odours would be most prevalent upon the proposed residential occupiers located within the site during the operational phase of the development. The potential odour exposure on the development site has been assessed from nine positions during site surveys undertaken in August 2011. Some odours were identified on the southern boundary of the site emanating from the adjacent chemical works. However, these are considered to be localised to the proposed non-sensitive development adjacent to the southern boundary and would not extend to those areas of new residential development sited further into the site, even under favourable wind conditions. In addition for the majority of the survey period no odours were detected from the water treatment works and therefore it is considered that it would not adversely affect the amenity of occupiers and users of the proposed development. The ES advises that the proposed buffer zone comprising B2/B8 uses and open space along the southern boundary would adequately separate the proposed sensitive residential uses from the source of chemical odours in the Vale Industrial Estate. The separation distances between the proposed new dwellings and the water treatment works would likewise allow any odours to undergo dispersion and dilution such that adverse effects on local amenity would not be expected. The ES concludes that no mitigation measures are considered to be necessary.
- 4.156 The traffic flows prepared by the traffic engineers on behalf of the applicant have been used to establish air quality changes adjacent to the local roads with and without the development in 2012, and 2022. It is considered that changes to road traffic emissions and would be most prevalent during the operational phase of the development. The ES concludes that the changes due to road traffic emissions from traffic generated by development are very small and insignificant; it that the traffic would not have any adverse impacts on ambient air quality for either the proposed dwellings, or for the current dwellings located adjacent to the existing road network. No mitigation measures are considered to be necessary.
- 4.157 No objections have been received from Worcestershire Regulatory Services and it is considered that the proposals meet the guidance of Policy CP03 of the Core Strategy and the NPPF.

12/0146/EIA

IMPACT UPON HERITAGE ASSETS

- 4.158 The ES also considers the direct and indirect impact of the proposed development upon heritage assets on, and near the application site in order to assess the likely potential effects of the proposed development. First there are no designated heritage assets comprising Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Registered Battlefields on the application site. However the Staffordshire and Worcestershire Canal Conservation Area aligns the site's eastern boundary and falls partially within the site itself.
- 4.159 Outside but near to the application site is the Grade II listed ornamental fountain located 800m to the north of the site. In addition there are two locally listed buildings within the wider search area. These are Foley Park First School located approximately 435m to the north and the war memorial on Chester Road South located approximately 590m to the east of the site.
- 4.160 The ES considers that whilst there would be no direct or indirect impact on any designated archaeological heritage assets or on their settings there would be a direct impact on the Staffordshire and Worcestershire Canal Conservation Area. Notably the ES indicates that this would be a positive impact on the Conservation Area and its setting as it is proposed to maintain and enhance the currently unmanaged woodland which falls within the Staffordshire and Worcestershire Canal Conservation Area along the eastern side of the site.

The screening will also ensure that the Conservation Area, which lies at a significantly lower level than the site itself, continues to be separated from any modern development, so preserving its character, colour and interest throughout the year. The Conservation Area includes one 'landmark building' close to the site which is the viaduct carrying the Severn Valley Railway over the canal. There would be 'snapshot' views from this landmark building into the site, particularly towards the areas of higher ground at the centre of the site and vice versa. However, it is considered that the proposed development would transform a derelict industrial landscape which at present detracts from the character and appearance of the Conservation Area and subsequently preserve views to, from and along this designated heritage asset.

- 4.161 There are also two focal points within the Conservation Area and close to the site: the Falling Sands Bridge and a sluice. The ES explains that they will not be affected by the proposed development as views to and from the Conservation Area and site are protected and restricted by existing screening. There are no other listed buildings or other buildings of interest within the Conservation Area that would be affected by the proposed development.
- 4.162 Due to the extensive landscaping and ground reduction which has taken place across the site during the 20th century the ES states that the proposed development is highly unlikely to impact on as yet to be discovered archaeological heritage assets.

12/0146/EIA

- 4.163 Both English Heritage and the Council's Conservation Officer have raised no concerns with respect to the proposed scheme and it is considered that the proposals accord with Policies LB1, LB5, CA1 of the Adopted Local Plan, CP11 of the Core Strategy, 24 and 32 of the Draft Site Allocations and Policies DPD.

SUSTAINABLE DESIGN

- 4.164 There is a dedicated chapter within the ES relating to the sustainable development issues pertaining to the proposed development. It responds to current and emerging national and local guidance on sustainable development issues and sets out an approach to ensure an environmentally friendly, energy efficient and subsequently highly sustainable new development.
- 4.165 This an outline application and therefore the proposed layout of the site and the design of the individual buildings is not known or to be approved at this stage. However in accordance with national and local policy the ES explains the ethos behind the term sustainable development and how its objectives could be incorporated within the development of the site.
- 4.166 The types of renewable energy and low carbon technologies which are currently available on the market are described and consideration is given as to whether their use on the British Sugar site is a realistic prospect. The possibilities for the use of solar power, ground source heat pumps, air source heat pumps, and combined heat and power are discussed and have not been ruled out however there are circumstances which may restrict their use on site. The ES indicates that on the basis of the average local wind speed in the vicinity domestic wind turbines would not present an optimal source of renewable energy for development on this site. Furthermore given the installation costs and the space required for a biomass facility, it is considered that biomass is not a practical solution for individual dwellings on this site. Again in respect of non-domestic buildings, due to the low hot water demand and the absence of cooling demand the use of biomass is not considered to be appropriate and combined heat and power schemes are unlikely to be viable for commercial schemes given that they do not have a constant requirement for hot water and heating.
- 4.167 The ES reports that the applicants, *"... recognise and acknowledge that they have a responsibility to ensure that the environmental impacts of their development are minimised and are well managed, where they cannot be avoideda number of sustainability objectives [are] set out for the proposed development with the aim of achieving sustainable development, including high quality design within an attractive setting"*. These objectives are listed below:
- to provide a sustainable development which relates well to the existing residential and employment areas, which would reduce the need to travel;
 - to provide a high quality development which responds to and respects the local townscape and landscape character, whilst establishing its own distinctive identity;

Agenda Item No. 5

- to provide a safe and desirable development with optimal living conditions which promotes social inclusion;
- to provide a range of dwelling types whilst contributing to affordable housing;
- to provide a range of employment building options;
- to provide high quality accessible green spaces;
- to provide a safe and attractive residential area with easy access linkages and movement through, to and from the site for pedestrians and cyclists with the aim to reduce the need to travel by car;
- to protect and, wherever possible, enhance the natural environment;
- to provide a sustainable drainage strategy and protect and where possible enhance water quality at the site.
- to facilitate sustainable waste management practices during both the construction and operational phases of the development;
- to promote water efficiency through the installation of low flow appliances;
- to create an energy and resource efficient development to reduce emissions associated with the proposals, and
- to promote the sustainable use of resources in the construction of the development.

4.168 The ES lists a series of practical measures to achieve the aim of reduce, reuse and recover which could be utilised in the detailed design of the employment and residential buildings and also the retail and service buildings across the site. These are:

- to orientate buildings in a manner to ensure they use a minimum amount of energy and utilise solar gain;
- possible exceedance of Building Regulations Part L which set maximum limits for CO2 emissions from buildings and provide minimum efficiency standards for fabric and building services;
- use of materials with a fabric thermal performance at the development which would ensure UValues are equal or lower than those required by Building Regulations;
- Installation of appropriate standards of insulation will improve the ability of a property to retain heat energy;
- Installation of energy efficient lighting will be installed in all homes and externally where provided to meet Building Regulations minimum standards;
- Installation of only A rated energy saving appliances or above in the new dwellings and within all the commercial buildings;
- direct sub-metering of substantive energy uses within the office and industrial buildings to allow the effective monitoring of energy consumption and thereby enable occupiers to take appropriate measures to reduce energy consumption;
- the provision of adequate space for each new house and apartment building to store the recycling containers provided by the local authority;
- provision for garden composting;
- provision within each residential unit with an internal demand management device for monitoring the use of water to encourage efficient use of this resource; and
-

12/0146/EIA

- provision of a ‘Home User Guide ‘to each occupier to explain the quantified environmental benefits to be gained from effective use of particular features such as energy, transport and water usage.

4.169 These possible measures are in addition to the provision of a Construction Environmental Management Plan (CEMP) with the aim of minimising waste and optimising the use of reclaimed materials and promoting recycling.

4.170 The current application is in outline form and the plots and the design of the individual buildings is unknown. Furthermore it is envisaged that the individual plots will be sold off to developers who will have their own preferences and priorities in terms of the design and use of the buildings.

It is however considered reasonable to impose a condition which builds upon the principles promoted within the ES to ensure that the subsequent reserved matters applications for the individual plots provide details to ensure that the objectives are sustainable development are met. It is considered reasonable and in accordance with national and Core Strategy Policy, in particular Policy CP01, that details are submitted relating to the use of green technologies, with this expression to refer to the possible use of renewable energies, low carbon technologies, energy efficient materials and appliances, the prudent use of natural resources and recycling both during the construction and operational phases.

SECTION 106 CONTRIBUTIONS

4.171 A development of the scale proposed may, according to the SPD on Planning Obligations, require contributions towards the following:

Affordable housing	✓	30 dwellings (12%) proposed
Open space	✓	A total of 5.53ha of informal open space is proposed. A significant part of this total is proposed to be adopted and maintained by the District Council
Children’s play facilities	✓	A neighbourhood Equipped Area for Play (NEAP) is proposed within the larger residential area
Biodiversity	x	This is to be provided on site via a Habitat Management Plan which can be conditioned
Sustainable Transport	x	Comments from the Highways Authority are awaited however it is anticipated that a contribution would not be necessary. There is however likely to be a requirement for a Microprocessor Optimised Vehicle Actuation (MOVA) to increase the capacity of the junction with Walter Nash Road West.
Education Provision	x	No contribution required, capacity within the existing school system to accommodate the number of pupils arising from the proposed

		development
Public Realm	x	To be provided on site by virtue of the new development

4.172 Notably the provision of 12% affordable housing falls significantly below the Policy requirement of 30%, however in accordance with Adopted and emerging policy the applicants have submitted a viability assessment to demonstrate why a higher percentage cannot be achieved. At the time of report preparation the submitted assessment is being analysed by external consultants to ascertain whether it is based on robust assumptions. A more detailed explanation of the Section 106 proposal will be provided on the update sheet following completion of the analysis and the receipt of comments from the Highway Authority.

5.0 Conclusions and Recommendations

5.1 The former British Sugar site is one of the largest employment sites to the west of Birmingham and the current application provides the opportunity to realise the long standing ambition to bring this brownfield vacant site back into economic use. Whilst, according to the Adopted Local Plan it should only be used for industrial uses it is considered that sufficient weight can be attached to emerging LDF Policy and to the NPPF to allow the mix of uses proposed. Whilst the proposed loss of the former playing field is regrettable, it is acknowledged that the pitches have not been in use for approximately 10 years and the provision of a significant area of informal open space which is available for public use is considered would provide compensatory provision.

5.2 Whilst there are a number outstanding queries raised by the Environment Agency and Natural England relating to protected species, contamination and drainage it is considered that there is the potential to resolve these issues and bring forward a development that is visually acceptable and provide sufficient enhancement of the existing biodiversity on site. Furthermore whilst final comments from the Highways Authority are still awaited there are no objections in terms of the impact upon air quality and heritage assets.

5.3 To reiterate, the current application is in outline form only with appearance, scale, layout and landscaping all to be determined at the reserved matters stage. It would however provide the first part of the Hoobook Link Road, a strategic transport infrastructure scheme which, it is anticipated, would provide the stimulus for economic regeneration within this part of Kidderminster.

5.4 The recommendation is therefore for **delegated APPROVAL** subject to:

- i. no objections from the Highway Authority;
- ii. no objections from the Environment Agency;
- iii. no objections from Natural England;
- iv. no objections from Worcestershire Regulatory Services;
- v.
- vi. 12/0146/EIA

- vii. the signing of a satisfactory Section 106 Agreement as confirmed on the update sheet; and
- viii. conditions as listed below (and which may be altered and expanded).

1. Approval of plans
2. Submission of reserved matters
3. Submission of Construction Environmental Management Plan
4. Details of Landscape Infrastructure Plan and Implementation
5. Habitat Management Plan and Implementation
6. Phasing of construction of link road
7. Phasing of footpath / cycleway
8. Drainage strategy
9. Maximum floorspace – A1, A3, A4, A5
10. Hotel Maximum 100 bedrooms
11. Care home maximum size
12. Submission of site levels
13. Demolition outside bird breeding season
14. Pre – construction badger survey
15. No dwellings sited closer than 22m to Stourport Road
16. Tree retention
17. Tree protection
18. Programme of building recording
19. Provision of Neighbourhood Equipped Play Area
20. Maximum number of people within buildings on southern boundary
21. Provision of TA for railway halt if no. of spaces exceeds 60
22. Provision of site waste management plan
23. Provision of Construction management plan
24. Reserved matters to provide details of sustainable principles
25. Highways
26. Worcestershire Regulatory Services
27. Environment Agency

Notes

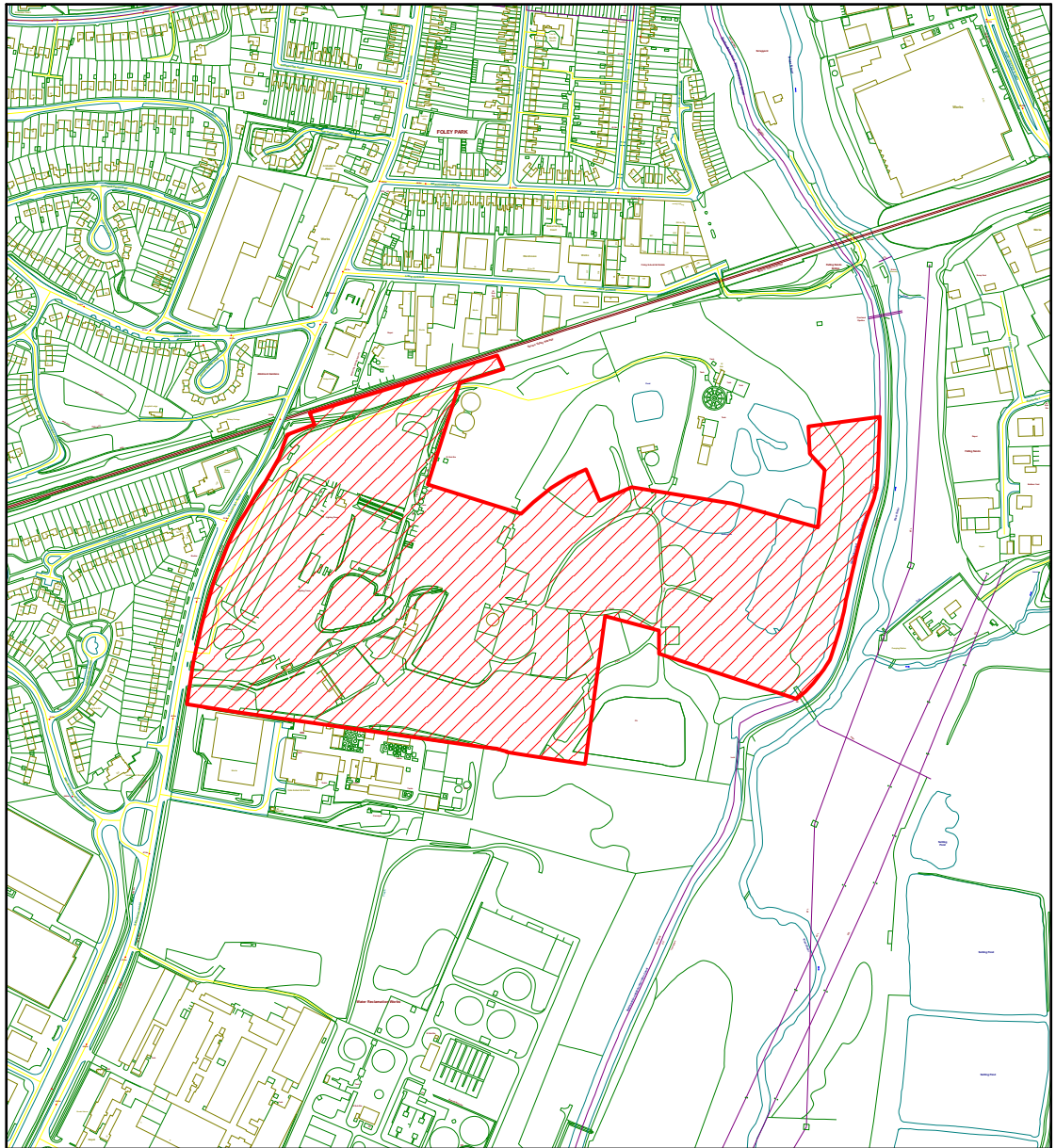
- A Protected species
- B Highways
- C Pedestrian and GI link expected through residential area to provide link west to east through site.

Reason for Approval

Whilst, according to the Adopted Local Plan the application site should only be used for industrial uses it is considered that sufficient weight can be attached to emerging LDF Policy and to the NPPF to allow the mix of uses proposed. It is considered that the proposed retail uses would not have a significant harm upon the town or nearby local centre. Whilst it is acknowledged that the development would result in the loss of former playing fields, the provision of a significant area of informal open space which is available for public use is considered to provide adequate compensatory provision. It is considered that the proposals pay due regard to sustainability, land contamination the impact upon heritage assets, air quality, drainage, biodiversity and the amenity of existing and

12/0146/EIA

proposed residential occupiers, and that due to the vegetation which is to be retained and the proposed layout the scheme is acceptable. Furthermore it would enable the provision of appropriate green infrastructure. It is therefore considered that it accords with the development plan policies listed at the top of the report.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Former British Sugar Site
Stourport Road
Kidderminster**



Duke House, Clensmore Street, Kidderminster, Worcs. DY10 2JX. Telephone: 01562 732928. Fax: 01562 732556

Agenda Item No. 5

Application Reference: 12/0245/TREE **Date Received:** 24/04/2012
Ord Sheet: 386571 279189 **Expiry Date:** 19/06/2012
Case Officer: Alvan Kingston **Ward:** Blakedown and Chaddesley

Proposal: Remove one oak tree at front of property

Site Address: THE SPINNEY, WAGGON LANE, KIDDERMINSTER, DY103PN

Applicant: Mr C Sharratt

Summary of Policy	D.4 (AWFDLP) CP14 (AWFCS)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The tree within this application is one of a number of mature trees located on land to the front of The Spinney, which is a rural property situated on Waggon Lane, Ismere.
- 1.2 Due to its rural location the area is very well furnished with trees, hedges and area of woodlands.

2.0 Planning History

- 2.1 None relevant

3.0 Consultations and Representations

- 3.1 Churchill and Blakedown Parish Council – Objection received. The Parish Council is concerned that a gate pillar has been built in a position that means that a protected tree is affected to the extent that its removal is sought. The Parish Council consider that this new access/gate pillar and the tree are within the area of the “Worcester Ancient Rides” and, therefore, the access and pillar encroach on to the highway land. The Parish Council suggest that the tree should not be felled, but the pillar should be relocated.
- 3.2 Ward Members – No representations received

12/0245/TREE

4.0 Officer Comments

- 4.1 The proposed work is to fell a Common Oak (*Quercus robur*), which is one of a number of mature oaks situated within a linear woodland on land to the front of The Spinney, Waggon Lane, Ismere.
- 4.2 The application tree is within a Woodland Tree Preservation Order, which incorporates all the trees within the woodland, no matter of age or species. As a result there are many trees surrounding the oak within this application.
- 4.3 Based upon a visual inspection, the tree within this application could be two trees growing together or one double stem tree. Either way they have grown as one large tree and have grafted together at around 1m up the stem.
- 4.4 The main reason for the proposed work is due to the applicant having a new gate pillar constructed next to the tree as part of a new entrance to his property. Unfortunately the pillar was built so close to the tree that when the tree sways in the wind it is touching the pillar.
- 4.5 It might be argued that the applicant should have considered this eventuality prior to having the pillar constructed. However, notwithstanding this issue, the condition of the tree is such that the double stem/two trees growing together presents a potential weak point.
- 4.6 As the tree is within a linear woodland that runs parallel with Waggon Lane and does have a potential weak point, I feel the works are acceptable as I would have been likely to recommend approval had an application been submitted to fell the tree prior to the construction of the gate and pillars.

5.0 Conclusions and Recommendations

- 5.1 I am very sympathetic to the objections by the Parish Council with respect to the removal of the oak tree within this application. However some of the points made by the Parish Council are not relevant to this case.
- 5.2 It has been suggested that the access and pillar have encroached onto highways land. Although there may be a case to answer for this, it has no bearing on the application to fell the Oak tree. The tree is clearly on the applicants land and I can only comment on the acceptability of whether to works are reasonable or necessary.
- 5.3 It has been questioned as to whether the construction of the new wall and fencing requires planning permission. I am unable to comment on this within the confines of an application to undertake tree works. This mater is being assessed separately by the Planning Enforcement and Implementations Officers.
- 5.4 The Parish Council has suggested that the construction of the wall and gates are within "Worcestershire Ancient Rides". Although this may be the case I do not feel it has an influence on whether to allow permission to carry out the

12/0245/TREE

proposed works to fell the tree. Although it might be viewed that the applicant has gone the wrong way around the planning system, as the tree is not one of the better specimens within the woodland, it is considered that its removal is acceptable as long as a replacement tree is planted in a suitable location to mitigate for the loss of the tree.

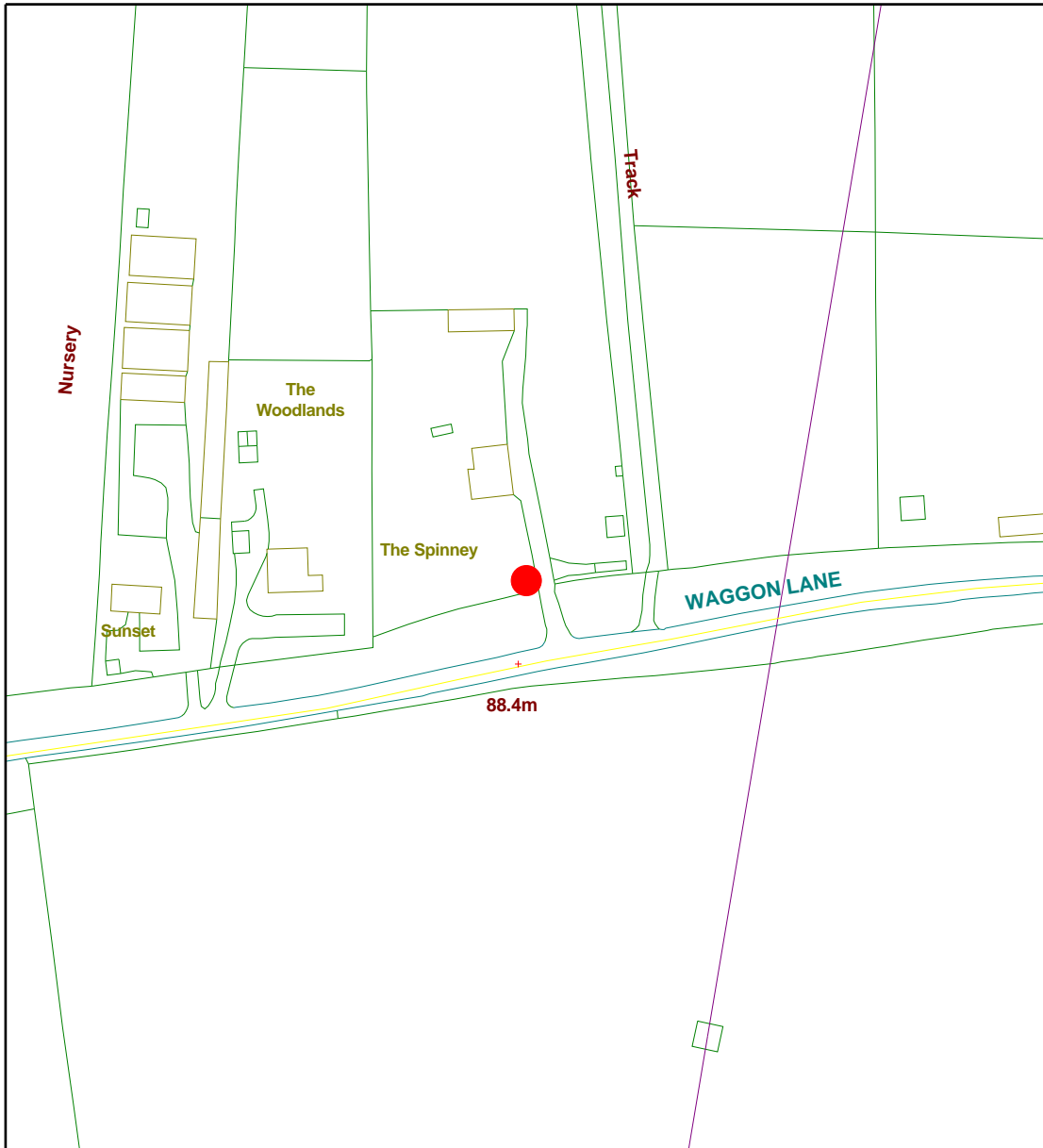
5.5 It is therefore recommended that **APPROVAL** be granted, subject to the following conditions:

1. TPO1 (Non-standard Condition '2 year restriction of Consent Notice'.)
2. C16 (TPO replacement trees); tree (the next planting season) (*Quercus robur*) (14-16 cm girth at 1.5 metres up the stem) (in a location to be agreed).
3. C17 (TPO Schedule of Works)

Schedule of Works

Only the following works shall be undertaken:

Fell one twin stem Common Oak



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

The Spinney
Waggon Lane
Kidderminster DY10 3PN



Duke House, Clensmore Street, Kidderminster, Worcs. DY10 2JX. Telephone: 01562 732928. Fax: 01562 732556

Agenda Item No. 5

Application Reference:	12/0247/FULL	Date Received:	25/04/2012
Ord Sheet:	382092 271964	Expiry Date:	25/07/2012
Case Officer:	Paul Round	Ward:	Mitton

Proposal: Change of use to Gypsy Caravan Site to create maximum 15 pitches, amenity blocks and service road.

Site Address: UPPER MOOR SMALLHOLDING, TIMBER LANE,
STOURPORT-ON-SEVERN, DY139LU

Applicant: Mr Loveridge

Summary of Policy	H.2, H.9, H.14, H.16. NR.13, GB.1, GB.6, LR.8, TR.17 (AWFDLP) DS01, DS04, CP02, CP06, CP11, CP12, CP13, CP14, (AWFCS) SAL.DPL1. SAL.DPL2, SAL.DPL7, SAL.DPL8, SAL.10, SAL.CC1, SAL.CC2, SAL.UP1, SAL.UP2, SAL.UP5, SAL.UP7 (emerging SAP DPD) D.12, D.17, D.38, D.39, RST.3 (WCSP) CF2, CF3, CF5, QE1, QE2, QE6 (WMRSS) Sections 4, 6, 7, 9, 10, 11 (NPPF) Planning Policy for Gypsy Sites (March 2012) Companion Guide to PPS 9 Good Practice Guide Planning for Biodiversity & Geological Conservation – (March 2006) Practice Guide to PPS 25 - Development & Flood Risk – (March 2010)
Reason for Referral to Committee	'Major' planning application
Recommendation	REFUSAL

1.0 Site Location and Description

- 1.1 The site forms a 0.657ha piece of agricultural land situated on Timber Lane north of the viaduct, that forms part of the Leapgate Country Park, which separates the Mitton Gardens development from the open countryside. The River Stour wraps around the northern and eastern boundaries of the site.
- 1.2 The site is within the Green Belt and is identified by the Environment Agency as being within Flood Zone 3.
- 1.3 The site is accessed via an existing gateway from Timber Lane and leads to a dilapidated building. The boundaries of the site are well vegetated although the site can be clearly seen from Public Rights of Way including the viaduct. A large electricity pylon sits at the entrance to the site.

12/0247/FULL

- 1.4 The application seeks to establish a Gypsy Site on the land accommodating up to 15 pitches with associated roadways and amenity buildings.

2.0 Planning History

- 2.1 WF.0792/79 – Residential Caravan : Approved (temporary until 30.10.77)
- 2.2 WF.0024/78 – Residential Caravan : Approved (temporary until 31.1.79)
- 2.3 WF.0250/84 – Residential Caravan and Calf Pens : Approved (caravan temporary until 3.7.85)
- 2.4 WF.0524/85 – Agricultural Workers Caravan : Approved (temporary until 3.7.86)
- 2.5 WF.1042/85 – Temporary Residential Caravan : Refused
- 2.6 WF.0805/86 – Agricultural Workers Caravan : Refused
- 2.7 WF.0897/86 – Residential Caravan : Approved (temporary until 30.5.87)
- 2.8 WF.0560/87 – Three Bedroom Bungalow : Refused
- 2.9 WF.0836/87 – Caravan : Refused
- 2.10 WF.0037/88 – Two Residential Caravans for One Gypsy Family : Refused; Appeal Dismissed
- 2.11 WF.0621/89 – One Residential Caravan for One Gypsy Family : Refused
- 2.12 WF.0056/90 – One Residential Caravan for One Gypsy Family : Refused; Appeal Allowed (on agricultural grounds) conditional to Agricultural Occupancy (temporary until 31.8.94)
- 2.13 WF.0065/95 – Retention of Mobile Home : Refused
- 2.14 WF.0400/95 – Retention of Mobile Home : Refused
- 2.15 Breach of Condition Notice served requiring removal of caravan; complied by 19.10.95

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Object and recommend refusal
The proposal is considered to impact adversely on the Green Belt, highway arrangements are not considered to be satisfactory and the requirements to fulfil needs for Gypsy Caravan Sites until 2017 which appear to have been fulfilled already.

12/0247/FULL

- 3.2 Highway Authority – Access to the application site is from the Hartlebury Road via a modern housing estate which is designed to maintain slow speeds by using bends and tight junction radii. The application proposes 15 pitches for caravans up to 32ft long and these would need to be delivered on a long vehicle. In order for a large vehicle to successfully negotiate the bends and junctions it is considered that this will not be possible without overriding the pavements and that the angle of the bridge relative to the Timberland Way will prevent access for larger vehicles. This will have a detrimental impact on pedestrian safety and result in structural damage to the pavements and kerbing.

Timber Lane is a narrow road and does not allow 2 vehicles to pass side by side, the addition of 15 pitches will see a greater level of traffic flow which will conflict with the opposing traffic flow. The road is therefore considered to be unsuitable for the day to day traffic movements that will be associated with this development. This will result in conflict between vehicles some of which will have to reverse into oncoming traffic which has limited forward visibility.

The applicant has not demonstrated access to the site is possible for the caravans the applicant expects to be present, and the access road is of an unsuitable width to allow for increased levels of two way flow. I consider that this application will have an adverse impact on the highway network.

- 3.3 Environment Agency –
FLOOD RISK

The site is located within Flood Zone 3 (1% high probability) of the River Stour, based on our Flood Zone Map.

The applicant has submitted a Flood Risk Assessment (FRA) by Julian Barnett Architect (dated 23 April 2012), which includes a detailed topography compared against our modelled river levels, to determine the flood risk for the site. The FRA has used the modelled node upstream of the site, quoting 21.9m AOD as the 1% (100 year) model level and including a 300mm allowance for climate change (i.e. 22.2m AOD). The general levels across the site appear to vary between 22.2m and 22.8m AOD based on the topographical survey. The FRA concludes that the proposed pitches are located within Flood Zone 2 with vehicular access within Flood Zone 3. This ties in with our LIDAR (Light Detection and Ranging) information for the area and our latest flood model outlines. Note - From the ground level data, it is clear that the site has been raised out of the floodplain. However, we would accept that this is unlikely to have occurred within the last decade.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

As the application is for caravans intended for permanent residential use, the proposed development would be considered as a 'highly vulnerable' use in Table 2 of the Technical Guidance to the NPPF. A 'highly vulnerable' use within Flood Zone 2 requires the Sequential and Exception Tests to be passed (Table 3).

12/0247/FULL

SEQUENTIAL TEST

Paragraph 101 of the NPPF requires decision-makers to steer new development to areas at the lowest probability of flooding by applying a 'Sequential Test'. It states that 'Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'.

The FRA looks at the need for additional pitches within your District and refers to your Council's recent policy work, undertaken to inform potential site allocations for Gypsies and Travellers within your emerging Site Allocations and Policies document. As part of the Gypsy and Travellers site allocation work, we have provided comments to your Planning Policy Team in relation to flood risk and the Sequential Test. Therefore, in this instance, we would advise that you are satisfied on the Sequential Test requirement, in consultation with your Planning Policy Team and with reference to our previous comments.

Providing you are satisfied on the Sequential Test requirement, then we would provide the following comments on the FRA.

FRA REQUIREMENTS (EXCEPTION TEST)

In considering potential impacts on flood storage and flow routes, it is accepted that the proposed development has been sited outside of the 1% plus climate change floodplain. The FRA has also considered safe development requirements, confirming that the finished floor levels would be set no lower than 22.8m AOD, in allowing for a 600mm freeboard above the 1% plus climate change flood level.

The FRA has also considered the provision of a safe pedestrian access route in acknowledging that the vehicular access to the site would be affected by a 1% plus climate change flood event. We accept that the depths of flooding on the adjacent road would be relatively shallow based on the information submitted (in the range of 300mm) and be short in distance. However, we note from the FRA that the applicant proposes to infill a small area to gain access onto the adjacent railway embankment footpath and away from the site during a 1% plus climate change event.

RESIDUAL RISK

In considering residual risk, the FRA has indicated that each property will be required to prepare a flood plan to mitigate for residual risk to the vehicular access. We would recommend that your Emergency Planners are consulted on this application. In line with PPS25, we would not comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency would be limited to delivering flood warnings to occupants / users once they sign up to the Flood Warnings Service. We would refer you/the applicant to the PPS25 Practice Guide (December 2009), Figure 7.2, for further information.

12/0247/FULL

SURFACE WATER RUN-OFF

Given the scale of the proposed development we would not comment in detail on the surface water drainage proposals, but would advise the use of Sustainable Drainage Systems. Limited information has been provided regarding the surface water drainage of the site, although there is a reference to the use of permeable pavements. For further surface water management guidance please refer to our West Area Flood Risk Standing Advice, in consultation with your Land Drainage (Floods) Team.

ADVICE NOTE

Opportunities for Improvements to the River Stour

We would have liked the FRA to have considered opportunities for flood risk betterment, in line with the policy aims of the NPPF Technical Guidance (Table 1) and in meeting the aspirations of your Council's Core Strategy i.e. Policy CP02 'Water Management', CP13 'Providing a Green Infrastructure Network' and CP15 'Regenerating the Waterways'.

In particular, unit 15 of the proposed development is within close proximity of the edge of river, just within the 8m easement normally required for access for maintenance/improvement works. We would advise the removal of plot 15 and the use of soils from this area to build up the access route adjacent to the former railway bank, as proposed to allow for the safe pedestrian access.

This would offer continuity for the river corridor and improved flood flow routes, in mitigating for the historic land raising in this area. It would also allow for a greater buffer strip and opportunities to enhance the biodiversity and water quality of the river corridor (for information, the River Stour is currently classified as poor ecological status under the Water Framework Directive (WFD). The Stour is currently failing on a number of parameters, including phosphates and invertebrates, which has led to the overall poor classification. The WFD objective is to improve the status of the water body to achieve overall good status by 2027).

FOUL DRAINAGE

In line with the Table in Schedule 5 (as amended by us) and in accordance with Article 16 - (1) (c) of the Town and Country Planning (Development Management Procedure) Order 2010, the Environment Agency (West Area) has no comments to make with regard to foul drainage, in respect of this application. You might seek the completion of the 'Foul Drainage Assessment Form' for your consideration.

CONTAMINATED LAND

In line with our consultation checklist, the Environment Agency (West Area) has no comments to make with regard to contaminated land on this application. You are advised to seek the comments of your Environmental Health/Public Protection Team.

- 3.4 Planning Policy Manager – The application site is located on Timber Lane within Stourport-on-Severn. The site is currently an underused smallholding and the whole of the site is located within the Green Belt.

12/0247/FULL

Due to the nature of the proposal, the following policies are considered most relevant to the determination of this application:

- NPPF – Planning policy for traveller sites
- Core Strategy – CP06: Providing accommodation for Gypsies, Travellers and Travelling Showpeople
- Site Allocations and Policies – Publication Version – Policies for Gypsies and Travellers

These are all discussed in turn below.

NATIONAL PLANNING POLICY FRAMEWORK – PLANNING POLICY FOR TRAVELLER SITES
The Government released a new National Planning Policy Framework (NPPF) in March 2012. The NPPF did not include policies relating to Gypsies and Travellers but instead a separate policy paper was published that is to be read in conjunction with the NPPF: ‘*Planning policy for traveller sites*’. This policy paper provides the relevant national policy framework in which to consider proposals for Gypsy and Traveller sites, such as the one proposed at Upper Moor Smallholding.

The national policy for Traveller sites includes a number of aims that authorities should follow, a selection of these are as follows:

- *to ensure that local authorities make their own assessment of need;*
- *to encourage authorities to plan for sites over a reasonable timescale;*
- *that plan making and decision taking should protect Green Belt from inappropriate development;*
- *to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites; and*
- *for local planning authorities to have due regard to the protection of local amenity and local environment.*

The policy also provides, in section H, guidance for determining planning applications for traveller sites. In this section the framework provides a number of criteria to consider when determining planning applications for Traveller sites, as follows:

Local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

- a) the existing level of local provision and need for sites*
- b) the availability (or lack) of alternative accommodation for the applicants*
- c) other personal circumstances of the applicant*
- d) that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites*
- e) that they should determine applications for sites from any travellers and not just those with local connections*

12/0247/FULL

Criteria a, b and d are discussed further in the comments relating to local policy provided in subsequent sections of this officer response. In terms of criteria c and e, in this instance the proposal is from a family with local connections and the circumstance of the applicant should be understood and factored into the decision making process.

The national policy also identifies, at paragraph 24, the following:

When considering applications, local planning authorities should attach weight to the following matters:

- a) effective use of previously developed (brownfield), untidy or derelict land*
- b) sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness*
- c) promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children*
- d) not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community*

The application site is not in conformity with criteria a) but it is considered that the application is in general conformity with elements of the remaining criteria as soft landscaping is provided and the opportunity for a healthy lifestyle could be provided for by the semi-rural location. However, the site does not provide play areas for children and although there are no high walls/fences the location of the proposed site would potentially mean that the occupants were isolated from the rest of the community.

Furthermore, the current application site is located within the West Midlands Green Belt and as such would appear to run contrary to the aims of the national policy on traveller sites, which is clear at paragraph 14 that *“Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.”*

Despite the change in National Policy, it is clear that the Government's objective remains for local planning authorities to meet the needs of Gypsies, Travellers and Travelling Showpeople through the identification of land for sites, with the focus of this being through locally generated policy. The local planning policy framework is discussed in more detail in the subsequent section.

LOCAL POLICY – CORE STRATEGY

Policy CP06 of the Adopted Core Strategy provides the policy framework for providing accommodation for Gypsies, Travellers and Travelling Showpeople at a local level. In considering new sites for Gypsies, a number of criteria are provided and these should be satisfied in order for an application to be compliant with the Core Strategy.

12/0247/FULL

In this particular instance there is concern about this site meeting a number of the identified criteria. The site is not a previously developed site and therefore does not conform to the sequential approach advocated in the policy. There is also a concern that the site is located within the flood zone and therefore is not in conformity with criteria 5 of Policy CP06.

Therefore, given that the site is located within the Green Belt and the flood zone it needs to be assessed whether or not there are other material considerations that are sufficient to allow a departure from the plan – this is in line with the National planning policy for Traveller Sites which identifies at para 20 that “*applications should be determined in accordance with the development plan, unless material considerations indicate otherwise*”. In assessing this application one of the main material considerations is the requirement for Gypsy and Traveller pitches to be provided in line with identified need.

As outlined previously, despite the change in National Policy, the Government’s objective remains for local planning authorities to meet the needs of Gypsies, Travellers and Travelling Showpeople through the identification of land for sites, with the focus of this being through locally generated policy.

In order to ensure that the District Council was meeting its requirement to allocate sufficient sites and due to the potential sensitivities and difficulties in identifying new sites for Gypsies, Travellers and Travelling Showpeople, consultants Baker Associates were appointed to undertake a study in 2011. The results of this were used as the basis for a consultation exercise to allocate sufficient sites to meet identified need, which was undertaken in September 2011, with a further round of consultation undertaken in February 2012.

The results of these two rounds of consultation were that a number of suggested sites were dismissed from further consideration and other sites put forward as being suitable to meet the identified need within the District. The results of the consultation and the sites being proposed mean that the District will have ensured that the requirement up until 2017 has been met. However, the longer term indicative need will still need addressing, and this will need to be informed by an update to the Gypsy and Traveller Accommodation Assessment, which is anticipated to be undertaken in 2013/14.

LOCAL POLICY – SITE ALLOCATIONS AND POLICIES DPD

The Site Allocations and Policies (SAL&P) DPD is currently at pre-submission publication stage. In line with paragraph 216 of the NPPF, the policies contained in the SAL&P can therefore be afforded an element of weight. This is because the plan is at an advanced stage and the policies contained within it, relating to Gypsies and Travellers, are considered to be in conformity with the national policy on sites for Travellers. The policies do not have any unresolved objections currently and were subject to consultation and Council scrutiny earlier in the year.

12/0247/FULL

The SAL&P document contains a number of policies relating to sites for Gypsies, Travellers and Travelling Showpeople. The document also reaffirms the current position in terms of identifying the sites that will meet the need up until 2017, which includes a review of sites that have been given planning permission since 2006 as well as highlighting the sites to be allocated to meet the residual need.

It should also be noted that the emerging policy contained within the Site Allocations (Policy DPL10) specifically identifies that planning permission will only be granted for new Travellers sites where...*"the site does not fall within the Green Belt."* This current application is within the Green Belt and so would be contrary to the emerging Site Allocations and Policies DPD, which is a material consideration as identified by paragraph 216 of the NPPF.

CONCLUDING COMMENTS

It is considered that, overall, a balance needs to be struck between the requirement for new sites for this particular ethnic group and the other material planning considerations, which in this instance include the Green Belt and Flood Zone location in which the application lies and the fact that the Council has undergone a comprehensive process to allocate sufficient sites to meet the identified need up to 2017. Overall, it is considered that there are a number of constraints associated with developing this particular site and these need to be considered in light of the work already undertaken to identify sites to meet the identified need. It is, however, recognised that the longer term indicative provision has not currently been met and the policies contained in the Site Allocations and Policies identify that sites will have to come through the Development Control process to meet the longer term need, when required.

3.5 Strategic Housing Services Manager –

FLOOD RISK

The FRA quotes Table D2 of PPS25 – this has now been superseded by Table 2 of the technical Guidance to the National Planning Policy Framework. The actual guidance is in essence the same: Permanently occupied caravans are classed as highly vulnerable and development should not be permitted in Floodzone 3 at all; development should only be permitted within Floodzone 2 if the Exception Test is passed.

It is therefore very important to have the opinion of the Environment Agency regarding the Floodzones. According to the Flood Map the site lies within Floodzone 3. However, the FRA states that it is known from the topographical survey the site is above the 1 in 100 year flood level of 21.90 m, with the exception of the most northerly point and the vehicle junction with Timber Lane. That would mean that the majority of the site is located within Floodzone 2, but with the vehicle access / exit in Floodzone 3. I disagree with the conclusion of the FRA that states on page 7 "The site lies outside FZ3, with the majority of the site in FZ1, but with the access road outside the site in FZ2".

12/0247/FULL

The EA will hopefully advise if they agree that the majority of the site is located within Floodzone 2. With the majority of the site being located in Floodzone 2, it is up to the Council to judge if this development passes the Exception Test. For the Exception test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific FRA must demonstrate that the development will be safe for its lifetime taking into account the vulnerability of its users (see Section 102 of the NPPF).

FLOOD RISK MITIGATION MEASURES

Dry vehicle access and exit from the site cannot be achieved during a 1:100 year event. According to the FRA the access road level is 21.60 m, which means that this road will be 60 cm under water during the 1:100 year flood. A new pedestrian access to the southwestern corner of the site is proposed.

The FRA states that the floor levels of the caravans will be set at minimum 22.80 m, 600 mm above the 1:100 year flood level (21.90 m) + 300 mm allowance for climate change.

SURFACE WATER DRAINAGE SYSTEM

The FRA states that all storm water will go to soakaways or will be connected to the outfall pipe of the treatment plant and to discharge into the River Stour. I believe it is important that discharge into the Stour is limited to discharge levels before the development. Therefore a direct connection to the outfall pipe of the treatment plant should be avoided since this does not allow the discharge to be limited.

FOUL WATER DRAINAGE SYSTEM

The FRA states that the existing foul water drainage system will be replaced with a new Bio Disc treatment plant with an outfall taken into the River Stour via a non return valve, license to be obtained from the EA.

RECOMMENDATIONS

- Get confirmation of the EA regarding the Floodzone this development is located in
- Determine if this development passes the Exception Test
- If you are inclined to permit this development, then I would recommend attaching the following condition:

No development shall take place until a scheme of foul drainage and surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. Prior to submission of the scheme an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SuDS), and the results of this assessment shall be provided to the Local Planning Authority. Discharge of surface water into the Stour should be limited to pre-development levels. The approved scheme shall be completed before the development is occupied.

12/0247/FULL

- A condition should in my opinion also be attached regarding the floor levels of the caravans (minimum 22.80 m) and sufficiently anchoring the caravans to make sure they don't get washed away when the site floods.
- The need for a Flood Evacuation Plan can I expect not be conditioned in the planning permission, but I do feel that this needs to be incorporated in the actual site licence for this site. Especially since dry vehicle access and exit from the site cannot be achieved during a 1:100 year event.

3.6 Ramblers - We have no objection to the above proposal as it appears to have no material effect upon Stourport BW537 nor indeed any other footpath in the area. We ask however that you remind the applicants of their responsibilities

3.7 Countryside Conservation Officer - This application has come with a ecological assessment that concludes there are no obvious issues relating to biodiversity However there are a few issues that will need to be clarified and addressed prior to consent

The report concludes there are no protected species issues on site, (other than the possibility of nesting birds) but the site is surrounded by trees and immediately scheme could negatively impact on the river Stour wildlife corridor, including bats and otters. As such more details are required for the proposed lighting and how this is likely to effect bat populations.

Given the biodiversity value of the Stour wildlife corridor I we will also need some mitigation to protect this from the effects of increased disturbance.

3.8 Central Networks – No comments

3.9 Pipeline Authority – There are apparatus within the site.

3.9 Worcestershire County Council Countryside Services – The County own land adjacent to the site and will not permit flood escape route onto the viaduct.

3.10 Neighbour/Site Notice – 110 letters of objection have been received in addition to a 322 signatory petition raising the following issues:

- Access is unsuitable for caravans or large vehicles
- The number of vehicles trips associated will result in
 - Noise pollution
 - Air and Dust pollution
 - Additional risk of injury
 - Noise and disturbance to residents who are positioned close to road.
- No public Sewer or other services
- The estate roads is not designed for commercial vehicles and have not been adopted as yet
- Inappropriate Development in the Green Belt – contrary to local and national policy
- The development is within the Flood Plain

12/0247/FULL

- Impact on visual amenity of the countryside and the surrounding area.
- Concern over increased growth of the site.
- Site was not included within the Baker Report and sites in the green belt were dismissed. There is no need for more sites.
- Site is next to power lines
- Impact on numbers at local school.
- Impact on wildlife particularly SSSI and Local Nature Reserves
- Loss of property values

4.0 Officer Comments

THE PRINCIPLE OF DEVELOPMENT IN THE GREEN BELT

4.1 The site lies within the Green Belt. The Government in March this year published new guidance for dealing with Gypsy applications in the form of policy document "Planning Policy for Traveller Sites". Policy E of that document states that *"Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development"* Section 9 of the NPPF deals with Green Belts and replaces PPG2 reaffirming the stance *"As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt...Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt.* Local Plan policy GB.1 is in conformity with and mirrors this recent guidance. It should be noted that as part of the emerging policy contained within the Site Allocations and Policies DPD (Policy DPL10) specifically identifies that planning permission will only be granted for new Travellers sites where...*"the site does not fall within the Green Belt."* This document can be given weight in line with the NPPF guidance.

4.2 The Core Strategy policy CP06, which deals with the allocation of Gypsy and Traveller sites whilst not specifically excluding Green Belts does advocate a sequential approach seeking for sites with existing settlement boundaries on previously developed land.

4.3 The Core Strategy and Local Plan robustly set out the circumstances where development may be permitted within the open countryside outside areas identified through Policy H.2. The application site does not adhere to this policy framework.

4.3 It is therefore concluded that the use of this Green Belt site for a Gypsy Site is inappropriate and unacceptable in principle and contrary to the aims and objectives of both policy stance taken both at Local and National levels.

MATERIAL CIRCUMSTANCES TO BE CONSIDERED

4.4 The Planning Policy for Traveller Sites in Policy H gives five areas that Local Planning Authorities should consider and give weight to amongst other material circumstances. These are identified and discussed below:

- a) The existing level of local provision and need for sites

12/0247/FULL

Within Wyre Forest the Core Strategy adopted by the Council sets out the need for Gypsy Pitches within the District up to 2013. In addition as part of the Site Allocations and Development Plan Policies DPD the evidence base has set out targets until 2022. These are set out in the table below

Time Frame	Number of Pitches	Source
2006-2013	30	Adopted Core Strategy
2013-2017	5	RRS Phase 3 Interim Policy Statement Options Generation
2017-2022	15	Indicative Target included within the Phase 3 Policy Statement
Total	50	

These targets have been reduced following the approval of the following applications

Site	Number of Pitches	Allocation Remaining till 2013	Allocation Remaining till 2017	Allocation Remaining from 2017 to 2022
-	-	30	35	50
9 Broach Road (Meadow Caravan Park) Stourport on Severn	7	23	28	43
Land opposite the Gate House, Sandy Lane, Stourport on Severn	8 (not counted temp. 2 yrs)	23	28	43
Land Adj Nunns Corner, Sandy Lane, Stourport on Severn	2 (additional)	21	26	41
Saiwen, Lower Heath, Stourport on Severn	5	16	21	36
28/29 Sandy Lane, Stourport on Severn	6	10	15	30

12/0247/FULL

- The above table does not include the temporary site at Cursley Lane that expires in November of this year. An application to make this site a permanent site was refused in March 2012.

Consultation on Gypsy Sites
as part of the emerging Site Allocations and Policies DPD

A consultation on 7 potential sites was undertaken during October and November 2011. On 31st January 2012 the Council's Cabinet agreed to put forward to allocation the following sites for permanent gypsy pitches to be safeguarded as part of the Site Allocation and Policies DPD which is due to

be submitted to the Secretary of State in October 2012. The remaining 4 sites were discounted.

Site	Number of Pitches	Allocation Remaining till 2013	Allocation Remaining till 2017	Allocation Remaining from 2017 to 2022
<i>Carried forward from previous table</i>	-	10	15	30
Land Adj Nunns Corner, Sandy Lane, Stourport	8 (2 already counted above)	4	9	24
Saiwen, Lower Heath, Stourport	5 (already counted above)	4	9	24
The Gables Yard, Broach Road, Stourport	3	1	6	21

In addition, Cabinet on 31st January 2012 agreed to go out for a further consultation on three further sites, detailed below:

Site	Number of Pitches	Allocation Remaining till 2013	Allocation Remaining till 2017	Allocation Remaining from 2017 to 2022
<i>Carried forward</i>	-	1	6	21

Agenda Item No. 5

<i>from previous table</i>				
Land opposite the Gate House, Sandy Lane, Stourport	8 (Permanent)	+7	+2	13
28/29 Sandy Lane, Stourport	6 (already Counted)	+7	+2	13
1A Broach Road, Stourport	1	+8	+3	12

h
e above

e data demonstrates that the current level of provision and need within the District has been met through the Development Management and Policy Making Processes and that a 5 year supply can be demonstrated in line with current national guidance. It is clear that there is sufficient provision of Gypsy pitches until 2017; although a further 12 pitches will need to be found towards the end of the plan period. As such there is no present need to look for additional sites outside of the criteria set out in the Development Plan.

b) The availability (or lack) of alternative accommodation for the applicants
The Planning Statement from the Applicant's Agent identifies that "*The Applicants are owner occupiers of the Meadow Park site in Broach Road, Stourport on Severn...*" There is no other requirements for accommodation from any other parties as part of the submission.

c) Other personal circumstances of the applicant
No personal circumstances have been claimed as part of this application

d) Local Plan Policies for site allocation/provision
The Development Plan framework for dealing with Gypsy provision has been set out and explained above, concluding that the location of the site is unacceptable in principle.

e) Determination of applications for any travellers whether Local or not
This is noted, but does not apply to this application

12/0247/FULL

APPLICANT'S CASE

- 4.5 The case put forward by the Applicant's Agent centres on the lack of provision of pitches, claiming that 9 pitches are required before 2013 and 14 before 2017. These figures are disputed as demonstrated above. I am happy that the figures supplied within this report showing a 5 year supply are robust.

VERY SPECIAL CIRCUMSTANCES

- 4.6 Having considered the material circumstances in this case, there is nothing that provides a significant argument to positively consider the site for development or outweighs the harm to the Green Belt. As such, no very special circumstances exist.

VISUAL AMENITY OF THE GREEN BELT AND OPEN COUNTRYSIDE

- 4.7 The open countryside and Green Belt is clearly defined, separated from the residential area by the viaduct. The site forms part of the open setting of the locality rolling down to the Stour Valley and rising to Minster Road and Burlish Top beyond. Members will be aware that through the loss of policies LA.1 and LA.2 that the designation of the Landscape Protection Area was also lost. However, the County Council's work on the Landscape Character Assessment has identified this area as part of the Riverside Meadows landscape Character Type. One of the key characteristics of this landscape character type is that of the undeveloped pasture land. The assessment identifies need to conserve existing areas of pasture land and avoid building or road construction works.
- 4.8 Views of the site can be clearly obtained from far views including from the top of the viaduct. Although the site is partially screened, due to the open nature of the site and the number of pitches proposed the development will have significant adverse impact on the openness of the Green Belt and character of the Landscape. This will be further exacerbated due to the lack of control of the colour and style of the caravans or the associated paraphernalia with the units. No additional landscaping is proposed or landscape gain offered. The proposal will adversely affect the character of the landscape and the visual amenity and openness of the Green Belt.

HIGHWAY SAFETY

- 4.9 Timber Lane historically ran from Mill Road to the south, through to Manor Road to the north. As part of the Mitton Gardens residential development Timber Lane was integrated with the development allowing access from the north section of the development. The highways works involved with development blocked vehicular access to Timber Lane from Manor Road at the canal bridge. As such access to the site can only be gained from Mill Road via Millfields Drive, Evergreen Way, The Spinney, Leapgate Avenue and Timberland Way. This route has been designed to limit vehicular speeds and includes mini islands, tight bends and reduced junctions. In addition the transition between Timberland Way and Timber Lane is through the viaduct arch where due to restricted width two vehicles cannot pass, this width then continues onto Timber Lane.

12/0247/FULL

- 4.10 These factors have attracted a recommendation for refusal from the Highway Authority as set out above. There are two main strands to the refusal firstly in respect of not being able to bring the caravans to the site due to the road network and secondly due to the daily movement of vehicles associated with the 15 pitches. I agree entirely with the Highway Authority, the access to the site via the existing residential estate is wholly unacceptable and incapable of accommodating the associated vehicle movements or allowing access to the site for caravans. No additional information has been supplied to demonstrate that safe access can be achieved. I am satisfied that harm will be caused to highway safety as a result of this development.

FLOOD RISK

- 4.11 The whole site is shown on the Environment Agency's Flood Risk map as being within Flood Zone 3, this is unsurprising given its location adjacent the River Stour. A flood risk assessment and survey plan has been submitted with the application which demonstrates that the site has been raised outside the 1 in 100 year flood levels (zone 3) and as such the Environment Agency have agreed that the majority of site falls within Flood Zone 2, with the entrance within Flood Zone 3. To enable safe dry access a pedestrian route is proposed from the site to a point of higher ground on Timber Lane.
- 4.12 Caravans are judged as being a highly vulnerable use within flood risk areas. The National Planning Policy Framework continues the risk based approach adopted previously by PPS25, stating at paragraph 101 "development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding". The Planning Policy for Traveller Sites continues this theme urging Local Planning Authorities to ensure their policies do not locate sites in areas at high risk of flooding. In line with the technical guidance to the National Planning Policy Framework Caravan Sites within Flood Zone 2 need to be subject to sequential and exception test. "Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required" (paragraph 5). On the basis that it has been demonstrated that there is no immediate requirement for Gypsy pitches within the district and the current policy CP06 resists sites within Flood Zone 2 or 3, it is considered that it is a reasonable supposition that future site provision will be able to be found in line with policy. As such I do not consider at this time that the sequential test can be passed, and as a result the site is unacceptable in floor risk terms.

BIODIVERSITY AND PROTECTED SPECIES

- 4.13 The application was accompanied by a protected species survey which concludes that the site is of low ecological interest as it is mostly short grazed, heavily poached improved grassland or hard standing. This is not disputed by the Countryside Conservation Officer, although additional information is required to ensure future interests are protected and enhancements are made. Such information could be conditional and as such does not form an additional reason for refusal.

12/0247/FULL

NEIGHBOURS AMENITY

- 4.14 Residential properties exist to the north across the River Stour and to the south behind the viaduct. Whilst there will be changes to the existing situation visually, these are essentially to the character of the landscape and will not in my opinion cause significant harm to the residential amenities of the properties to the north. Those to the south as part of the Mitton Gardens estates will no doubt face additional traffic movements, however again I do not feel that such impact will cause a significant loss of residential amenity that could be substantiated on appeal.

OTHER ISSUES

- 4.15 Other issues have been raised by residents and whilst they have been taken into account they do not raise issues that could form the basis of a refusal in their own right. Members will be aware that loss of property values is not a matter for consideration as part of the consideration of a planning application, nor is perceived fear of lack of management of waste etc.

5.0 Conclusions and Recommendations

- 5.1 The proposed use of land for a Gypsy site is considered to be inappropriate development in the Green Belt and causing loss of openness. In addition due to the number of pitches and the position of the site harm would be caused to the character of the open countryside. The site lies in an established area of flood risk and it has not been demonstrated that this site is sequentially preferable particularly in view of the lack of need for Gypsy pitches at this moment in time.
- 5.2 It is therefore recommended that **REFUSAL** be given for the following reasons:
1. The site is located within the West Midlands Green Belt. The development is considered to be inappropriate within the Green Belt which is by definition harmful. There is further harm caused to the openness and appearance of the Green Belt. It is considered that there are no very special circumstances to justify this inappropriate development and as such the proposal is contrary to Policy GB.1 of the Adopted Wyre Forest District Local Plan, Policies D.12 and D.39 of the Worcestershire County Structure Plan, Policy SAL.UP1 of the emerging Site Allocations and Policies DPD and government guidance within National Planning Policy Framework and Planning Policy for Traveller Sites.
 2. Due to the topography of the area the site is readily visible particularly from Public Rights of Way and the Leapgate railway viaduct. The proposed development would detract from and harm the character of landscape and the visual amenity of the Green Belt in this rural location contrary to Policy GB.6 of the Adopted Wyre Forest District Local Plan, Policies CP06 and CP12 of the Adopted Wyre Forest Core Strategy, the aims of Policies QE1 and QE6 of the West Midlands Regional Spatial Strategy and Government guidance in National Planning Policy Framework.

12/0247/FULL

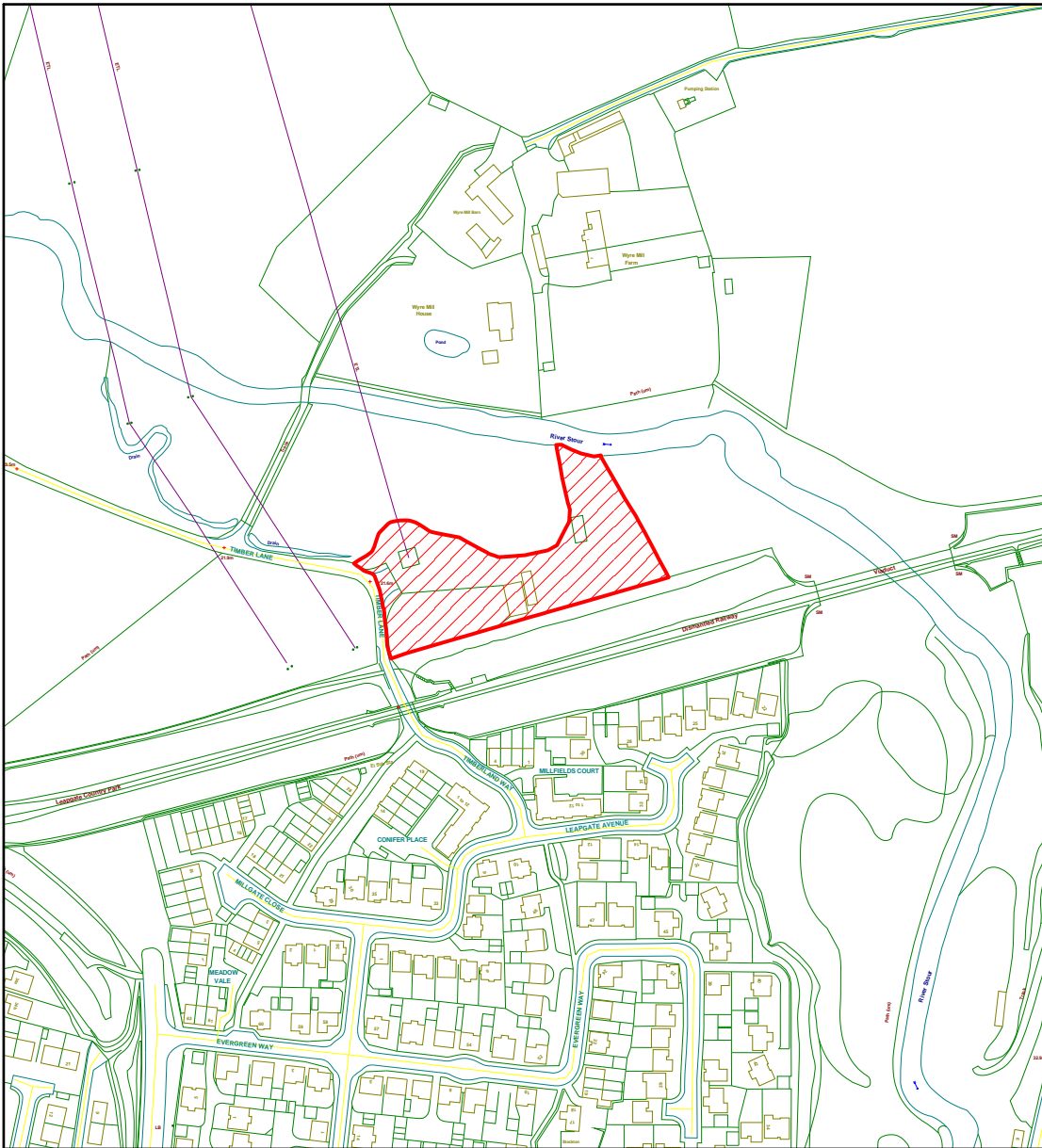
3. The location of the residential accommodation fails to accord with:
 - a. Housing Policies H.2 or H.9 of the Adopted Wyre Forest District Local Plan, or Policies DS01 or DS04 of the Adopted Wyre Forest Core Strategy, or policies SAL.DPL1 and SAL.DPL2 of the emerging Site Allocations and Policies DPD;
 - b. Gypsy Site Provision Policies contained within policy CP06 of the Adopted Wyre Forest Core Strategy and SAL.DPL10 of the emerging Site Allocations and Policies DPD, in that it is not sequentially preferable being within the Green Belt and there being no immediate need for Gypsy provision; or
 - c. Residential Caravans and Mobile Homes Policy H.16 of the Adopted Wyre Forest District Local Plan, Policy D.17 of the Worcestershire County Structure Plan and Policy SAL.DPL7 of the emerging Site Allocations and Policies DPD.

The above policies seek to guide residential development to appropriate locations. To approve the development at the location proposed would retain a solitary development which lies outside a settlement boundary and goes against planning policy which seeks to protect the Green Belt and open countryside.

4. Access to the application site is from the Hartlebury Road via a modern housing estate which is designed to maintain slow speeds by using bends and tight junction radii. The application proposes 15 pitches for caravans up to 32ft long and these would need to be delivered on a long vehicle. In order for a large vehicle to successfully negotiate the bends and junctions it is considered that this will not be possible without overriding the pavements and that the angle of the bridge relative to the Timberland Way will prevent access for larger vehicles. This will have a detrimental impact on pedestrian safety and result in structural damage to the pavements and kerbing. The proposal would therefore be unacceptable causing harm to highway safety contrary to policies CP03 and CP06 of the Adopted Wyre Forest Core Strategy, SAL.DPL10 and SAL.CC1 of the emerging Site Allocations and Policies DPD and national guidance in the National Planning Policy Framework.
5. Timber Lane is a narrow road and does not allow 2 vehicles to pass side by side, the addition of 15 pitches will see a greater level of traffic flow which will conflict with the opposing traffic flow. The road is therefore considered to be unsuitable for the day to day traffic movements that will be associated with this development. The development will result in a deterioration in and harm to highway safety contrary to policies CP03 and CP06 of the Adopted Wyre Forest Core Strategy, SAL.DPL10 and SAL.CC1 of the emerging Site Allocations and Policies DPD and national guidance in the National Planning Policy Framework.
6. The site has been demonstrated that it lies within an area of Flood Risk (Flood Zone 2), however it is considered that due to the lack of need of Gypsy pitch provision that the site is not sequentially preferable and it

12/0247/FULL

cannot be classed as an exception site. As such the proposal would result in an unacceptable provision of a site in a area of know flood risk contrary to policies CP02 and CP06 of the Adopted Wyre Forest Core Strategy, SAL.DPL10 of the emerging Site Allocations and Policies DPD and national guidance in the National Planning Policy Framework.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Upper Moor Smallholding
Timber Lane
Stourport DY13 9LU



Duke House, Clensmore Street, Kidderminster, Worcs. DY10 2JX. Telephone: 01562 732928. Fax: 01562 732556

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
10TH JULY 2012

PART B

Application Reference: 12/0236/FULL **Date Received:** 23/04/2012
Ord Sheet: 383846 277116 **Expiry Date:** 18/06/2012
Case Officer: James Houghton **Ward:** Broadwaters

Proposal: Proposed modification and extension of clubhouse plus installation of outdoor sports lighting

Site Address: KIDDERMINSTER TENNIS CLUB, BAXTER GARDENS, BIRMINGHAM ROAD, KIDDERMINSTER, DY102HD

Applicant: Mr T Hollis

Summary of Policy	D.18, NR.12, LR.1 (AWFDLP) CP11 (AWFCS) RST.12 (WCSP) QE.4 (WMRSS) Section 8 (NPPF)
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site is an established tennis club set within Baxter Gardens, an area designated as Public Open Space.
- 1.2 The application site contains a flat roofed club house, two tennis courts and a practice wall.

2.0 Planning History

- 2.1 WF/0598/01 – Erection of 3m practice wall with 1.8m screen wall : Approved 27/09/01.

3.0 Consultations and Representations

- 3.1 Highway Authority – No objections.
- 3.2 Countryside Conservation Officer – An ecology report has been prepared specifically for the proposed development. The report clearly states that a visual inspection has been carried out for protected species by an experienced ecologist. A particular emphasis was put on bats and badgers and no indications of presence were observed that could lead the ecologist to

12/0236/FULL

opine that further investigations would be needed. As such the Countryside Conservation Officer has no objections to the development proposed.

- 3.3 Worcestershire Regulatory Services (Environmental Health) – External artificial lighting should be compliant with current guidance produced by the Institute of Lighting Engineers. I would also recommend that luminaries with double asymmetric beams designed so that the front glazing is kept at or near parallel to the surface being lit are used to ensure minimum obtrusive light to nearby residential properties.
- 3.4 Neighbour/Site Notice – One letter of objection has been received. The objection is on the grounds that the improved facilities would result in an increase in traffic and increased noise.

4.0 Officer Comments

- 4.1 The applicant seeks approval for extensions to the existing club house and for the installation of flood lighting for the tennis courts.
- 4.2 It is proposed that the existing clubhouse is extended to the rear to provide improved changing facilities and storage. The existing covered area to the front of the clubhouse is to be enclosed to provide a viewing area.
- 4.3 The extensions to the club house are considered appropriate in terms of both scale and design. The extensions would offer no detriment to the amenity enjoyed by the occupants of neighbouring dwellings and would not result in the loss of usable public open space as the club house is within the fence which surrounds the tennis club.
- 4.4 The proposed flood lighting would be provided by a total of 12 no. lamps on nine posts. The posts would be a maximum of 7.3m in height, finished in holly green and the lights would be positioned parallel to the ground.
- 4.5 The proposed lighting columns and associated lamps are of a design specifically intended for the lighting of tennis courts and would appear appropriate within the context of the existing public open space. They would have no detrimental impact on the character of the area and, given its location, would have no impact on the street scene.
- 4.6 A light spill plan has been provided which demonstrates that the lighting proposed would have a negligible impact outside a radius of approximately 38m. The closest residential property is 64m away from the centre of the tennis courts and as such it is considered that there would be a minimal impact on the amenity enjoyed by the occupants of neighbouring dwellings.
- 4.7 It is accepted that the installation of the floodlighting will extend the hours of use of the tennis courts beyond the existing 08:00 to dusk potential use. Given the site's location and the separation distances between the tennis courts and the surrounding properties, allied to the minimal light spillage, it is

12/0236/FULL

considered that the applicant's request to extend the hours of use from dusk to 22:00 is acceptable.

5.0 Conclusions and Recommendations

- 5.1 The application relates to an established sports club located within a publicly accessible park. The relationship between the tennis courts and the surrounding residential properties is such that separation distances between the proposed lighting and the dwellings is acceptable. Added to which, the proposed lights and columns are of a specific design intended for tennis court illumination, and used widely, and are 'fit for purpose.
- 5.2 It is therefore recommended that this application be APPROVED subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B6 (Materials as approved plans)
 4. Lights not to be used between 22:00 and 08:00 hours.
 5. Light level at rear elevation of neighbouring properties not to exceed 1 lux.

Reason for Approval

The proposed development would be considered appropriate in terms of both scale and design. The extended club house is of an acceptable scale and design. The development as a whole would be considered to have no adverse impact on the amenity enjoyed by the occupants of surrounding residential properties and would not result in the loss or reduction of the Public Open Space. The development would accord with the provisions of Policies D.18, NR.12 and LR.1 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Wyre Forest Core Strategy (2010) and Section 8 of the National Planning Policy Framework.

Agenda Item No. 5

Application Reference: 12/0306/FULL **Date Received:** 21/05/2012
Ord Sheet: 387323 271040 **Expiry Date:** 16/07/2012
Case Officer: James Houghton **Ward:** Blakedown and Chaddesley

Proposal: Change of use of land for the storage and sales of HGV's. Steel framed storage building and hardstanding. Temporary building and associated drainage

Site Address: PLOT A RUSHOCK TRADING ESTATE, RUSHOCK, DROITWICH, WR9 0NR

Applicant: PM Commercials

Summary of Policy	GB.1, GB.2, GB.4 (AWFDLP) CP11 (AWFCS)) QE.6 (WMRSS) D.39 (WCSP) NPPF - Section 9 Site Allocations and Policies Publications (2012) - Section 18
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site is an area of open space in the north east of Rushock Trading Estate. The site is currently vacant but has clearly been used previously for some form of vehicle storage evidenced by previous aerial photographs of the site. It is bounded by a substantial berm along the north east edge of the site.
- 1.2 Rushock Trading Estate is within an area washed over by the West Midlands Green Belt but has been designated as a Major Developed Site in both the Adopted Wyre Forest District Local Plan and the emerging Site Allocations and Policies Publication and as such was deemed suitable for redevelopment under Annexe C of PPG2. PPG2 has now been superseded by the National Planning Policy Framework (NPPF).

2.0 Planning History

- 2.1 WF/0480/01 – Full General Regulations (Regulation 4): Renewal of outline planning permission for industrial/warehouse uses (within classes B1, B2 and B8) with associated landscaping on 4.185 hectares of land (5 areas) : Approved – 15/01/02.
- 2.2 WF/1135/04 – General Regulations (Regulation 4): Renewal of Outline Planning Permission for industrial/warehouse uses (B1, B2 & B8) with associated landscaping on 4.185 hectares of land (5 areas) –

12/0306/FULL

Approved : 20/12/04.

3.0 Consultations and Representations

3.1 Rushock Parish Council – Object to the development and recommend refusal. The Parish Council make the following statement:

“We have no objection to the change of use of the land for the storage and sales of HGVs or of the buildings proposed. We are, however, objecting to this application because there is no mention anywhere about the proposals for flood lighting on the site. It is well known that the residents of Rushock are sensitive to the destruction of rural environment by excessive lighting on this site and a Design Statement including the lighting details should have been included.”

3.2 Highway Authority – No objections.

3.3 Environment Agency – The Environment Agency would not provide comments normally as the site is in Flood Zone 1, the low risk Zone, and also not within Source Protection Zones 1 or 2. It is noted that the site falls within Source Protection Zone 3 so pollution prevention is important to ensure no impact on water supplies. Whilst the Environment Agency would not comment or provide conditions, sample conditions relating to the provision of bunding to any oil, fuel or chemical storage and the provision of oil interceptors have been provided which as a Council, you may wish to apply to any permission granted.

3.4 (Worcestershire Regulatory Services) Environmental Health – No adverse comments.

3.5 Watercourse Officer – Current use of this industrial open land and the site is surrounded by an earth bund. The proposal is to store and sell HGVs and for this purpose it is proposed to build a storage building (150 m²), a portacabin (56 m²) and a hardstanding area (m² nor specified). The WC and washing basin of the portacabin will discharge into a proposed septic tank. The effluent irrigation length is subject to a percolation test on site.

The application form states that surface water will discharge to a soakaway but no further details are submitted. Only clean, uncontaminated rainwater should be allowed to discharge to a soakaway. The fact that HGVs (30 parking spaces) will be stored on site introduces a pollution risk. Pollution can occur from discharges onto open ground and other porous surfaces or from drainage systems that soak into the ground (soakaways).

The details submitted regarding the surface water drainage system are insufficient to warrant planning approval and I hope that other consultees (Pollution Control and Environment Agency I assume?) will echo this. I believe others will be in a better position to advise regarding the need for designated washing bays, control measures such as oil separators and other additional pollution prevention measures.

12/0306/FULL

3.4 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 The applicant seeks approval for the change of use of a piece of currently unused land to the storage and sales of HGVs. In addition, it is proposed to erect a steel framed storage building, construct hardstanding, to add a temporary building and to provide drainage for the site.

4.2 The National Planning Policy Framework (NPPF) espouses a presumption in favour of sustainable development where this does not conflict with the provisions of other policies. The document also states, within Section 9, that within Green Belt land “limited infilling or the partial or complete re-development of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would have no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development” would constitute appropriate development.

4.3 Rushock Trading Estate is classified in both the Adopted Wyre Forest District Local Plan and the Emerging Site Allocations and Policies Publication as a Previously Developed Site in the Green Belt. As such Policy SAL.PDS1 of the Emerging Site Allocations and Policies Publication can be attributed some weight particularly as this Policy better reflects the aims and objectives of the National Planning Policy Framework. Policy SAL.PDS1 sets out the requirements for development of Rushock Trading Estate:

‘Within the Previously Developed area of Rushock Trading Estate development for employment uses (B1, B2 and B8) will be permitted.’

The policy also offers general criteria for developments on Previously Developed Sites in the Green Belt:

‘In order to protect the openness of the Green Belt, development proposals for Previously Developed Sites in the Green Belt should:

- i. Contribute to the achievement of the objectives for the use of land in Green Belts.
- ii. Not exceed the height of the existing buildings and other structures.
- iii. Not give rise to off-site infrastructure problems.

Design and landscaping of development should seek to minimise the impact on the Green Belt through:

- a. Not normally protruding above the existing development and trees.
- b. Using sensitive materials and colours.
- c. Providing extensive landscaping and tree planting to screen boundaries, where appropriate.’

12/0306/FULL

- 4.4 Rushock Trading Estate is currently allocated for uses within classes B1, B2 and B8. Whilst the storage of HGVs is a use falling within category B8 the sale of vehicles is a sui generis use. The use proposed would be considered appropriate given the context of the site and the existing uses within the locale.
- 4.5 The proposed development would be positioned behind a substantial berm which effectively obscures any view of the application site from the north and east. The west and south sides of the site are bounded by substantial industrial buildings which mask the site from view. The buildings proposed would have maximum heights of 2.9 metres and 5.9 metres and as such, would be lower than the adjacent building which is over 8 metres in height. Both the portacabin and the building would be finished in light grey which is appropriate in this industrial setting. It is not considered necessary to condition the provision of landscaping in this case.
- 4.6 The development proposed meets the requirements of the emerging Policy and would be considered to have no substantial impact on the character, appearance or openness of the Green Belt. The development would offer no detriment to the character of the area and would have no impact on the street scene.
- 4.7 The comments of the Watercourse Officer and the Environment Agency are noted and conditions relating to the provision of bunding around any stored oils, fuels or chemicals and requiring that oil interceptors are installed in any soakaway system should be added to any permission issued.
- 4.8 The comments of the Parish Council are noted but as the application makes no reference to the provision of external lighting it is not considered that a condition limiting lighting would be appropriate. A note should be added to any permission issued to ensure that the applicant is aware that no permission has been granted for lighting and that a separate application would be required if lighting is proposed in the future.

5.0 Conclusions and Recommendations

- 5.1 The proposed development has been assessed against both the existing Local Plan policies and the emerging Site Allocations and Policies, with particular reference to the NPPF and has been found to be acceptable.
- 5.2 It is therefore recommended that this application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B6 (Materials as approved plans)
 4. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank, plus 10%. If there is multiple tankage, the

12/0306/FULL

compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment.

NOTES

- A. Permission has not been granted for the provision of external lighting. Any floodlights or external lighting should form the subject of a separate planning application.
- B. Pollution Prevention: Developers should incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes giving advice on statutory responsibilities and good environmental practice, which includes Pollution Prevention Guidance Notes (PPG's) targeted at specific activities. Pollution prevention guidance can be viewed at:
<http://www.environment-agency.gov.uk/business/444251/444731/ppg/>

Reason for Approval

The proposed development would be considered appropriate in terms of both scale and design. The use would be considered appropriate given that the site is a previously developed site within the Green Belt, the industrial context of the site and that the buildings proposed would have no substantial impact on the character, appearance and openness of the Green Belt. The development would be considered to accord with the requirements of Policies GB.1, GB.2 and GB.4 of the Adopted Wyre Forest District Local Plan and Policy CP11 of the Adopted Wyre Forest Core Strategy (2010), Section 18 (Policy SAL.PDS1) of the Emerging Site Allocations and Policies Publication (2012) and Section 9 of the National Planning Policy Framework.

Wyre Forest District Council

Planning Committee Meeting 10 July 2012

List of Pending Applications

NB This list includes all applications upon which no decision has been issued, including applications proposed to be determined at this Committee

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
WF/0469/05	29/04/2005	24/06/2005	1 OX BOW WAY KIDDERMINSTER DY102LB	Full : Change of use of 3m strip of land, enclosure with timber fence - Variation to Conditions 11 and 12 of WF.222/94; Variation to Section 106 Agreement, 3 metre strip of land to rear of	The Owners of,	Paul Round
08/0034/LIST	17/01/2008	13/03/2008	20, 21 & 22 HORSEFAIR KIDDERMINSTER DY102EN	Demolition of 20, 21 & 22 Horsefair	Wyre Forest Community Housing	Paul Wrigglesworth
08/0035/FULL	17/01/2008	13/03/2008	20,21,22 & 23 HORSEFAIR KIDDERMINSTER DY102EN	Demolition of existing buildings and erection of 5 No affordable dwellings	Wyre Forest Community Housing	Paul Wrigglesworth

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
08/0445/S106	01/05/2008	26/06/2008	FORMER STOURVALE WORKS DEVELOPMENT OFF OXBOW WAY KIDDERMINSTER DY102LB	Variation of S106 Agreement to allow alternative access arrangements to Puxton Marsh and non-provision of on site play area.	Cofton Ltd	Paul Round
08/0495/FULL	19/05/2008	18/08/2008	THE OLD POST OFFICE SITE BLACKWELL STREET KIDDERMINSTER DY102DY	Retention/Refurbishment of Old Post Office frontage building, demolition to rear and construction of 54 apartments with undercroft parking.	Regal Executive Homes	Paul Wrigglesworth
08/0500/FULL	22/05/2008	21/08/2008	LAND AT CORNER OF THE TERRACE/TENBURY ROAD CLOWS TOP KIDDERMINSTER DY14 9HG	Erection of 12 dwellings with associated parking & access	Marcity Developments Ltd	Paul Round
09/0156/S106	03/03/2009	28/04/2009	TARN 1-16 SEVERN ROAD STOURPORT-ON-SEVERN	Variation of S.106 agreement attached to WF1208/04 to change tenure of affordable housing units	West Mercia Housing Group	Paul Round
09/0181/FULL	13/03/2009	08/05/2009	LOWER HOUSE BARN ARELEY LANE STOURPORT-ON-SEVERN DY130TA	Retrospective application for the retention of the use of land for inclusion within the residential curtilage including retention of the shed and decking	Mr B Young	Stuart Allum
09/0575/CERTE	12/08/2009	07/10/2009	30 MALHAM ROAD STOURPORT-ON-SEVERN DY138NR	Storage of motorcycles in own garage for use as motorcycle training establishment	Mr T Meola	Paul Round
09/0598/CERTE	21/08/2009	16/10/2009	STABLE COTTAGE FOXMEAD CALLOW HILL ROCK KIDDERMINSTER DY149XW	Use of existing former stable block building as a dwelling.	Mr & Mrs M Kent	Julia Mellor
10/0121/CERTE	10/03/2010	05/05/2010	THE ORCHARD WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104LY	Use part of site for the storage and sale of motor vehicles	MR N PERRINS	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
10/0181/CERTE	30/03/2010	25/05/2010	DOVEYS COTTAGE ROCK KIDDERMINSTER DY149DR	Use of land as residential curtilage associated with Doveys Cottage for a period in excess of ten years.	Mr Keith Billingsley	Paul Round
10/0472/CERTP	17/08/2010	12/10/2010	HORSELEY COTTAGE HOBRO WOLVERLEY KIDDERMINSTER DY115TA	Conversion of existing garage to form ancillary accommodation. Proposed garden store	Mr C Fortnam	Paul Round
10/0598/FULL	07/10/2010	02/12/2010	LAND ADJACENT TO 35 LONG ACRE KIDDERMINSTER DY102HA	Renewal of Planning Permission 07/0823 to erect a 3 No. bedroom dwelling	Mr S Milward	Paul Wrigglesworth
11/0146/FULL	10/03/2011	05/05/2011	50 STOURPORT ROAD BEWDLEY DY121BL	Part change of use of domestic property to day nursery for up to 16 children	Mrs K Hopkins	James Houghton
11/0309/FULL	25/05/2011	24/08/2011	1 FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE WORCESTER ROAD KIDDERMINSTER DY117RA	Change of use from wholesale cash and carry and storage and distribution use (Class B8) to bulky goods retail (Class A1), creation of egress onto Edwin Avenue and associated works	Arrowcroft (JB) Limited	Paul Wrigglesworth
11/0310/FULL	25/05/2011	24/08/2011	UNIT 1 FREDERICK ROAD AND LAND TO THE WEST HOO FARM INDUSTRIAL ESTATE WORCESTER ROAD KIDDERMINSTER DY117RA	Change of use from wholesale cash and carry (Class B8) to bulky goods retail (Class A1) and associated works	Arrowcroft (JB) Limited	Paul Wrigglesworth
11/0359/FULL	13/06/2011	08/08/2011	90 ST. JOHNS AVENUE KIDDERMINSTER DY116AZ	Rear first floor extension	Ms JULIE HOPKINS	Stuart Allum
11/0449/FULL	21/07/2011	15/09/2011	2 QUEENS ROAD STOURPORT- ON-SEVERN DY130BH	Variation of condition 3 of Planning Permission 10/0745/FULL to allow alternative extraction scheme to be installed	Mr S Gogna	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0458/FULL	27/07/2011	21/09/2011	THE SALON BROUGHTON COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Single storey extension to rear with internal modifications to create separate living accommodation; replacement of rear flat roof with pitched truss gable roof; single storey extension to side to provide entrance to flats	MISS V PAVLOVIC	Stuart Allum
11/0460/LIST	27/07/2011	21/09/2011	THE SALON BROUGHTON COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Single storey extension to rear with internal modifications to create separate living accommodation; replacement of rear flat roof with pitched truss gable roof; single storey extension to side to provide entrance to flats	MISS V PAVLOVIC	Stuart Allum
11/0464/LIST	29/07/2011	23/09/2011	236 WESTBOURNE STREET BEWDLEY DY121BS	Installation of satellite dish on chimney	Mrs J B Roberts	James Houghton
11/0534/RESE	23/08/2011	22/11/2011	FORMER CARPETS OF WORTH SEVERN ROAD STOURPORT-ON- SEVERN DY139EX	Redevelopment of the site to provide a mix of uses including Residential, Class A Retail Uses and Class B Employment (Reserved Matters following Outline Approval 09/0588/OUTL – Access, Appearance, Landscaping, Layout and Scale to be considered)	STOURPORT CORPORATION NV	John Baggott
11/0543/CERTE	31/08/2011	26/10/2011	SMITHS TURNING 5A WHITEHILL ROAD KIDDERMINSTER DY116JH	The use of an area of land as garden land	MR J CADDICK	Paul Wrigglesworth
11/0647/S106	02/11/2011	28/12/2011	SEVERN ROAD STOURPORT-ON- SEVERN	Variation of Section 106 agreement to enable a change to the timescale relating to the approval and implementation of Public Art	Tesco Stores Ltd	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0664/FULL	14/11/2011	09/01/2012	NEW HOUSE FARM BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JH	Variation of Condition 5 of Planning Permission WF/0193/01 (Restricting floodlighting) to now read "Floodlighting of the manege hereby approved shall be limited to three lights, fitted with cowls or hoods, fixed at height of 4.3m to the south elevation of the adjacent stable building (identified as Stable 1 on plan 3149/200) and shall not be operated during night-time hours 21:00 to 06:30" (Retrospective)	Mr J Raggett	James Houghton
11/0696/FULL	28/11/2011	23/01/2012	PARWELD LTD BEWDLEY BUSINESS PARK LONG BANK BEWDLEY DY122TZ	Proposed warehouse extension to existing factory (B8). New industrial unit (B1) and associated car parking	C PARKER INVESTMENTS LTD	Julia McKenzie-Watts
11/0740/CERTE	16/12/2011	10/02/2012	44 ROUSBINE CARAVAN PARK CALLOW HILL ROCK KIDDERMINSTER DY149DD	Residential occupation of unit 44 by Site Warden	Mr & Mrs Lunnon	Paul Round
12/0016/FULL	12/01/2012	12/04/2012	CONVEYOR UNITS LTD SANDY LANE TITTON STOURPORT-ON- SEVERN DY139PT	Extension to existing buildings to provide workshop and store (Use class B2/B8; Detached covered store (Use class B8); 5m high wall to boundary (Re-submission of 11/0109/FULL)	CONVEYOR UNITS LTD	Julia Mellor
12/0019/TREE	16/01/2012	12/03/2012	8 CAMPION WAY BEWDLEY DY121HW	Fell Lime Tree	Mrs C Lewis	Alvan Kingston
12/0035/FULL	23/01/2012	19/03/2012	THE HAULAGE YARD RIBBESFORD ROAD STOURPORT-ON-SEVERN DY130TF	Removal of existing buildings and erection of two commercial buildings	Grinnall Specialist Cars	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0075/FULL	09/02/2012	05/04/2012	THE SHRUBBERY NURSING HOME BIRMINGHAM ROAD KIDDERMINSTER DY102JZ	Erection of second and third floor extension over main building with first floor right side extension, reinstate front access/drive and associated car parking	Mr R Ephraims	Stuart Allum
12/0076/LIST	09/02/2012	05/04/2012	THE SHRUBBERY NURSING HOME BIRMINGHAM ROAD KIDDERMINSTER DY102JZ	Erection of second and third floor extension over main building with first floor right side extension, reinstate front access/drive and associated car parking	Mr R Ephraims	Stuart Allum
12/0093/FULL	20/02/2012	16/04/2012	THE UKRANIAN CLUB REAR OF 2 SION HILL KIDDERMINSTER DY102XS	Conversion of former licensed club building to two flats and the construction of a pair of two bed houses Conversion of existing building to bin and bicycle store	R Tomkins	James Houghton
12/0102/FULL	22/02/2012	18/04/2012	257 TENNYSON WAY KIDDERMINSTER DY103XH	First floor bedroom side extension over existing ground floor garage	Mr & Mrs Bayliss	Stuart Allum
12/0114/FULL	29/02/2012	30/05/2012	FORMER BLAKEDOWN NURSERIES BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JH	Proposed change of use from former Garden Centre / Nurseries with shop and office accommodation to residential use with 42 No. dwellings comprising of 7 bungalows, 33 houses and 2 flats together with parking.	Barratt West Midlands	Julia Mellor
12/3006/DEM	29/02/2012	28/03/2012	BLAKEDOWN SIGNAL BOX MILL LANE BLAKEDOWN KIDDERMINSTER DY103LF	Demolition of Blakedown signal box	Network Rail Infrastructure Ltd	Stuart Allum
12/0123/FULL	06/03/2012	01/05/2012	11 YORK STREET STOURPORT- ON-SEVERN DY139EF	Conversion of upper floor to form 2 No. flats	Mr M Crump	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0126/FULL	06/03/2012	01/05/2012	OAK TREE FARM KINLET ROAD FAR FOREST KIDDERMINSTER DY149UE	Proposed temporary dwelling/office	ROBERT TAYLOR ASSOCIATES	Julia McKenzie- Watts
12/0127/FULL	08/03/2012	03/05/2012	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Up grade of existing facility to include new floodlighting and fencing to pitch	KING CHARLES HIGH SCHOOL	James Houghton
12/0143/FULL	12/03/2012	07/05/2012	CAMBRIAN HOUSE RESIDENTIAL HOME 294-295 CHESTER ROAD NORTH KIDDERMINSTER DY102RR	Extension to existing care home to provide additional lounge space at ground floor and 4 No. bedrooms over at first floor	Mr S Pawar	Stuart Allum
12/0144/FULL	12/03/2012	07/05/2012	LAND ADJACENT TO 29 CASTLE ROAD COOKLEY KIDDERMINSTER DY103TH	Erection of wooden buildings for housing goats and hay and food store	Ms K Dalloway	James Houghton
12/0146/EIA	13/03/2012	03/07/2012	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER	An outline application for the redevelopment of the British Sugar Factory (phase 1), including access and Phase 1 link road with all other matters reserved, comprising: demolition of any remaining existing structures on site; residential development up to a maximum of 250 dwellings (class C3); employment development of up to 4 hectares (class B1, B2 and B8); retail development (class A1); restaurant/café/drinking establishment/hot food take away (class A3, A4 and A5); hotel (class C1); care home (class C2); extra care facility (class C2); crèche (class D1); a railway halt; access into site, ancillary roads, footpaths and cycleways; and open space	St Francis Group	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0155/FULL	15/03/2012	10/05/2012	LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG	Conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats	Mr D Allcock	Julia Mellor
12/0156/LIST	15/03/2012	10/05/2012	LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG	Internal and external alterations for the proposed conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats	Mr D Allcock	Julia Mellor
12/0172/FULL	15/03/2012	10/05/2012	ASHFIELD HOUSE SUGAR LOAF LANE IVERLEY KIDDERMINSTER DY103PB	Proposed Car Park at Ashfield House, Sugar Loaf Lane, Iverley, Kidderminster. Change of use from grassed area	Mr J Keown	Stuart Allum
12/0170/FULL	22/03/2012	17/05/2012	SWANCOTE BUNGALOW TANWOOD LANE BLUNTINGTON CHADDESLEY CORBETT KIDDERMINSTER DY104NR	Proposed new bungalow and garage	Mr M Titman	Stuart Allum
12/0198/FULL	02/04/2012	28/05/2012	PHILIP LOCKWOOD 71 COVENTRY STREET KIDDERMINSTER DY102BS	Change of use of ground floor office to one bed flat	Mr Philip Lockwood	Stuart Allum
12/0201/FULL	03/04/2012	29/05/2012	166 BEWDLEY HILL KIDDERMINSTER DY116BS	Internal conversion of three storey house into 3 x one bedroom flats (no external alterations) conversion of three garages to provide 3 x off road parking spaces at garages at 3 Pineridge Drive, Kidderminster	Mr & Mrs Barstow	Stuart Allum
12/0203/FULL	05/04/2012	31/05/2012	CHANTERS HOLLOW 26 WHITEHILL ROAD KIDDERMINSTER DY116JJ	Extension to existing garage with games room and study in loft	Mr J Bowen	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0220/ADVE	13/04/2012	08/06/2012	10 BRIDGE STREET KIDDERMINSTER DY101BN	2 no. internally illuminated signs, one on the building, one hanging double sided from ceiling of walkway	Raj Thakerar	Julia McKenzie-Watts
12/0221/FULL	13/04/2012	08/06/2012	17 LANSDOWN GREEN KIDDERMINSTER DY116PX	First floor side extension to side of dwelling to provide additional bedroom	Mr & Mrs Littleton	Stuart Allum
12/0224/FULL	16/04/2012	11/06/2012	RYE COTTAGE SPRING GROVE BEWDLEY BYPASS BEWDLEY DY121LQ	Insertion of new doors in brickwork to north elevation of dwelling	Mr & Mrs G MacDougall	Stuart Allum
12/0225/LIST	16/04/2012	11/06/2012	RYE COTTAGE SPRING GROVE BEWDLEY BYPASS BEWDLEY DY121LQ	Insertion of new doors in brickwork to north elevation of dwelling	Mr & Mrs G MacDougall	Stuart Allum
12/0234/FULL	20/04/2012	15/06/2012	UNIT 2 19 STOURBRIDGE ROAD KIDDERMINSTER DY102PN	Change empty vacant shop unit to A5 Hot food Takeaway (To provide Fish & Chip, Pies, Kebab's and Burgers)	Mr S Singh	James Houghton
12/0233/FULL	23/04/2012	18/06/2012	REAR OF HILLS FORD WORCESTER ROAD KIDDERMINSTER DY101JB	Proposed storage building	MTCR Marketing Ltd	Paul Wrigglesworth
12/0235/FULL	23/04/2012	18/06/2012	OFFMORE ROAD GARAGE 84 OFFMORE ROAD KIDDERMINSTER DY101SU	Demolition of two existing store buildings and rebuild two storage buildings	Mr I Meredith	Stuart Allum
12/0236/FULL	23/04/2012	18/06/2012	KIDDERMINSTER TENNIS CLUB BAXTER GARDENS BIRMINGHAM ROAD KIDDERMINSTER DY102HD	Proposed modification and extension of clubhouse plus installation of outdoor sports lighting	Mr T Hollis	James Houghton
12/0237/FULL	23/04/2012	18/06/2012	THE BUNGALOW ROCK MOOR FARM ROCK KIDDERMINSTER DY14 9SD	Single store rear extension for additional lounge and conservatory with garage conversion for bedroom	Mr J Morton	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0245/TREE	24/04/2012	19/06/2012	THE SPINNEY WAGGON LANE KIDDERMINSTER DY103PN	Remove one oak tree at front of property	Mr C Sharratt	Alvan Kingston
12/0247/FULL	25/04/2012	25/07/2012	UPPER MOOR SMALLHOLDING TIMBER LANE STOURPORT-ON- SEVERN DY139LU	Change of use to Gypsy Caravan Site to create maximum 15 pitches, amenity blocks and service road.	Mr Loveridge	Paul Round
12/0248/FULL	25/04/2012	20/06/2012	LOWER HOLLIN PENSAX ABBERLEY WORCESTER WR6 6AJ	Retention of playhouse and erection of detached garage. Internal alterations, replacement windows and rainwater goods and repairs to roof	Mr A Cox	James Houghton
12/0249/LIST	25/04/2012	20/06/2012	LOWER HOLLIN PENSAX ABBERLEY WORCESTER WR6 6AJ	Internal alterations, replacement windows and rainwater goods and repairs to roof	Mr A Cox	James Houghton
12/0260/LIST	27/04/2012	22/06/2012	13 SEVERN SIDE SOUTH BEWDLEY DY122DX	Take down existing brick garden wall adjacent Long Alley and rebuild as traditional brick cavity wall for length of proposed Garden Room Extension [PP Ref 11/0650/FULL & 11/0651/LIST] and addition of new small window to 2nd Floor Landing on rear elevation of main house.	Mr S Kocher	Stuart Allum
12/0266/CERTE	27/04/2012	22/06/2012	THE STABLES AT THE WOODLANDS WORCESTER ROAD CLEMENT STOURBRIDGE DY9 0HS	Lawful Development Certificate for an existing use or operation: Stables with self contained studio apartment above	Mr P Knowles	Paul Wrigglesworth
12/0262/FULL	30/04/2012	25/06/2012	1 WATERLOO ROAD BEWDLEY DY122JL	Convert flat roof to pitched roof, including extensions to bathroom and bedroom	Mr C Mountain	Julia McKenzie- Watts
12/0268/S106	04/05/2012	29/06/2012	MORGANITE ADVANCED CERAMICS BEWDLEY ROAD STOURPORT-ON-SEVERN DY138QR	Variation of S106 to allow revised affordable housing percentage (24%) and mix	Mr M Marsh	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0270/LIST	08/05/2012	03/07/2012	THE HORN & TRUMPET PARK LANE KIDDERMINSTER DY116TQ	Amendment to Listed Building Consent 08/0971/LIST	Mr R Whitehouse	James Houghton
12/0271/FULL	08/05/2012	03/07/2012	101 ABBERLEY AVENUE STOURPORT-ON-SEVERN DY130LY	Retention of balcony at first floor level	Mr R Bates	James Houghton
12/0275/FULL	08/05/2012	03/07/2012	FAR FOREST TENNIS CLUB CALLOW HILL ROCK KIDDERMINSTER DY149DB	Extension and reorientation of 2 tennis courts including resurfacing and replacement chain link fencing	Mr M Wright	James Houghton
12/0314/FULL	08/05/2012	03/07/2012	BAXTER UNITED REFORMED CHURCH BULL RING KIDDERMINSTER DY102AA	Disabled access and alteration to the front elevation	BAXTER UNITED REFORMED CHURCH	Paul Wrigglesworth
12/3011/AG	08/05/2012	05/06/2012	LAND AT BRICKYARD COTTAGE BLACKSTONE BEWDLEY DY121QD	Storage building	MR M HINKS	Paul Round
12/0273/FULL	09/05/2012	04/07/2012	WALLFLOWERS INTERIORS 28 BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103JN	Change of use of ground floor from A1 (retail) to D2 (personal training studio)	Mr C Gardner	Julia McKenzie- Watts
12/0277/FULL	09/05/2012	04/07/2012	THE OLD BAKERY THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Replace existing single storey flat roof extension with larger single storey extension incorporating pitched roof construction.	Mr B Stockford	James Houghton
12/0278/LIST	09/05/2012	04/07/2012	THE OLD BAKERY THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Replace existing single storey flat roof extension with larger single storey extension incorporating pitched roof construction.	Mr B Stockford	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0279/FULL	09/05/2012	04/07/2012	LAND OFF HOLLIES LANE KIDDERMINSTER DY115RW	Erection of wooden storage/amenity building to be used in conjunction with existing land use	Mr P Lawley	James Houghton
12/0280/FULL	10/05/2012	05/07/2012	69 CRUNDALLS LANE BEWDLEY DY121JN	Single storey front extension; first floor side extension with extensions to front and rear dormers; and single storey rear extensions	Miss A Norwood	Stuart Allum
12/0282/FULL	11/05/2012	06/07/2012	83 BEWDLEY ROAD NORTH STOURPORT-ON-SEVERN DY138PX	Erection of detached outbuilding with basement	Mr M Follett	James Houghton
12/0283/FULL	11/05/2012	06/07/2012	21 BIGBURY LANE STOURPORT- ON-SEVERN DY139JU	Proposed detached garage	Mr M Packer	Julia McKenzie-Watts
12/0284/FULL	14/05/2012	13/08/2012	O G L COMPUTER SERVICES GROUP WORCESTER ROAD STOURPORT-ON-SEVERN DY139AT	Part demolition of existing Customer Services Building and addition of new first floor over the same; Addition of new three storey wing to main office building ; and formation of additional parking areas and bridge link between both buildings.	O G L COMPUTER SERVICES GROUP	Paul Round
12/0285/FULL	14/05/2012	09/07/2012	41 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Single storey ground floor extension and a first floor extension to the rear of the property	Mrs E Handslip	Julia McKenzie-Watts
12/0286/FULL	14/05/2012	09/07/2012	106 LICKHILL ROAD STOURPORT- ON-SEVERN DY138SF	Proposed rear conservatory	Mr Lane	Stuart Allum
12/0287/FULL	14/05/2012	09/07/2012	109 THE GROVE STOURPORT-ON- SEVERN DY139ND	Proposed new roof construction over existing garage and hallway	Mr C Smith	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0309/FULL	14/05/2012	09/07/2012	ROUND HILL WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104LY	Change of use from a residential dwelling to a daytime nursery	Miss E Evans	Julia McKenzie- Watts
12/0288/TREE	15/05/2012	10/07/2012	2 SHELDUCK GROVE KIDDERMINSTER DY104EF	Reduce height of holly hedge (adjacent to 18 Greenfinch Close)	Mr S Riley	Alvan Kingston
12/0289/TREE	15/05/2012	10/07/2012	2 KINGFISHER GROVE KIDDERMINSTER DY104AG	Fell one Silver Birch	Mrs J Lynch	Alvan Kingston
12/0291/FULL	15/05/2012	10/07/2012	ALMA HOUSE PORCHBROOK ROCK KIDDERMINSTER DY149RZ	Single storey extension	Mr R Plant	Paul Round
12/0292/FULL	15/05/2012	10/07/2012	35 WOODTHORPE DRIVE BEWDLEY DY122RH	Two storey side and single storey rear extensions	Mr & Mrs T Evans	James Houghton
12/0293/FULL	15/05/2012	10/07/2012	LITTLE HOLLOWAY THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SD	Replacement of flat roof to bay window and porch with pitched roof	Mr & Mrs D Hislop	Julia McKenzie- Watts
12/0294/LIST	15/05/2012	10/07/2012	68 KIDDERMINSTER ROAD BEWDLEY DY121BY	Alterations to existing painted timber fixed light window to form painted timber french doors	Mr & Mrs T Willis	Stuart Allum
12/0295/TREE	15/05/2012	10/07/2012	23 THE CROFT KIDDERMINSTER DY116LX	Cut down a Common Yew, a Common Oak and an English Elm	Mr T Stevens	Alvan Kingston
12/0323/FULL	15/05/2012	10/07/2012	22 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	The erection of a new building to provide support accommodation in the form of 5 no. one-bed apartments, 1 no. two-bed apartments including communal space for tenants and occupants including staff sleep-over room.	Upward Consultancy	John Baggott

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0296/TREE	16/05/2012	11/07/2012	REDROW SITE (FORMER MORGANITE ADVANCED CERAMICS) BEWDLEY ROAD STOURPORT-ON-SEVERN DY138QR	Fell Horse Chestnut (T9)	Mr S Duffin	Alvan Kingston
12/0298/FULL	16/05/2012	11/07/2012	53 BLACKWELL STREET KIDDERMINSTER DY102EE	Single storey rear extension to shop	Mr Q Alam	James Houghton
12/0297/TREE	17/05/2012	12/07/2012	13 CORNWALL AVENUE KIDDERMINSTER DY115JF	Fell Sycamore Tree	Mr E Knight	Alvan Kingston
12/0335/FULL	17/05/2012	12/07/2012	18 DERWENT DRIVE BEWDLEY DY122PN	Conservatory to rear of the property	Mrs D Sherwood	Julia McKenzie-Watts
12/0300/FULL	18/05/2012	13/07/2012	26 MIDDLETON ROAD KIDDERMINSTER DY115EY	Proposed 3 bedroom detached dwelling	Mr K O'Reilly	James Houghton
12/0301/FULL	18/05/2012	13/07/2012	SION LODGE HILLPOOL KIDDERMINSTER DY104PG	Proposed extension and alterations to rear	Mrs J Hanlon	Julia McKenzie-Watts
12/0303/FULL	21/05/2012	16/07/2012	7 MALVERN VIEW WHITTALL DRIVE EAST KIDDERMINSTER DY117EQ	Extension to provide wet room for dependant relative, revision of previous approval 11/0350/FULL	Mr P Kautzner	Julia McKenzie-Watts
12/0304/FULL	21/05/2012	16/07/2012	19 KITTIWAKE DRIVE KIDDERMINSTER DY104RS	Erection of conservatory to the side elevation	Mr Arnott	Julia McKenzie-Watts
12/0306/FULL	21/05/2012	16/07/2012	PLOT A RUSHOCK TRADING ESTATE RUSHOCK DROITWICH WR9 0NR	Change of use of land for the storage and sales of HGV's. Steel framed storage building and hardstanding. Temporary building and associated drainage	PM Commercials	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0317/FULL	21/05/2012	20/08/2012	LUCY BALDWIN HOSPITAL OLIVE GROVE STOURPORT-ON-SEVERN DY138XY	Demolition of existing main building; construction of 37 new residential dwellings and change of use and conversion of existing lodge building into 4 residential dwellings to comprise 41 dwellings in total to be served via the existing access from Olive Grove; landscaping; car parking; earthworks to facilitate drainage and other ancillary works	Taylor Wimpey	Paul Round
12/0307/TREE	22/05/2012	17/07/2012	1 BEVERLEY COURT LICKHILL ROAD STOURPORT-ON-SEVERN DY138SB	Reduce canopy and thin out branches of a cedar in back garden	Mr T Ingham	Alvan Kingston
12/0308/TREE	22/05/2012	17/07/2012	2 BEVERLEY COURT LICKHILL ROAD STOURPORT-ON-SEVERN DY138SB	Crown lift a Scots Pine in back garden	Mr J Sheppard	Alvan Kingston
12/0311/FULL	22/05/2012	17/07/2012	TRIANGLE FIELDS STATION ROAD FAR FOREST ROCK KIDDERMINSTER DY149UD	Proposed extension to form 2 bedrooms and bathroom to existing bungalow	Mr & Mrs R Taylor	Paul Round
12/0313/FULL	22/05/2012	17/07/2012	ALTON HOUSE 56 HILLGROVE CRESCENT KIDDERMINSTER DY103AR	Erection of dwelling with associated works	Mr A Davis	James Houghton
12/0312/RESE	23/05/2012	22/08/2012	108 & 109 BEWDLEY HILL KIDDERMINSTER DY116JE	Reserved matters application for the design and external appearance of the buildings and landscaping following the granting of outline planning permission (08/0977) for the demolition of bungalow and erection of 13 dwellings and retention of 108 Bewdley Hill, Kidderminster	Bromford Group	Paul Wrigglesworth
12/0315/FULL	23/05/2012	18/07/2012	SIERRA LEONE 13 LOWE LANE KIDDERMINSTER DY115QR	Proposed single storey extension to the side	Mr B Peters	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0316/TREE	24/05/2012	19/07/2012	101 STOURPORT ROAD KIDDERMINSTER DY117BQ	Fell chestnut and reduce lower crown of Lime tree by 2.5 metres	Mrs K Donnell	Alvan Kingston
12/0318/FULL	24/05/2012	19/07/2012	125 ST. JOHNS AVENUE KIDDERMINSTER DY116AU	Two storey extension to side of existing dwelling, with single storey extension to the rear	Mr d Barnes	James Houghton
12/0319/FULL	24/05/2012	23/08/2012	HEATHFIELD SCHOOL WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER DY103QE	Phase 2 of school redevelopment. Single storey building comprising music room with 3no practice rooms and 2 changing rooms with associated showers, toilets and referee change	HEATHFIELD EDUCATIONAL TRUST	Paul Round
12/0320/FULL	24/05/2012	19/07/2012	2 WALKER DRIVE KIDDERMINSTER DY102YW	Porch to front elevation, side extension to former garage to form study	H Vickers	Julia McKenzie-Watts
12/0321/FULL	25/05/2012	20/07/2012	UNIT 2 GREENACRES LANE BEWDLEY DY122RE	Demolition of existing industrial unit and offices, and construction of a three bedroom detached house and associated works	Mr M Harding	James Houghton
12/0322/FULL	25/05/2012	20/07/2012	18 DOWLES ROAD KIDDERMINSTER DY117NU	Ground floor side extension to form disabled person's accommodation	Mr R Parker	Julia McKenzie-Watts
12/0324/ADVE	25/05/2012	20/07/2012	KWIK-FIT CHURCHFIELDS KIDDERMINSTER DY102JL	New illuminated and non-illuminated signage	KWIK-FIT PROPERTIES LTD	Julia McKenzie-Watts
12/0325/FULL	25/05/2012	20/07/2012	19 MILL ROAD STOURPORT-ON-SEVERN DY139BG	Construction of timber framed detached garage	Mr Robbie Whitehouse	James Houghton
12/0326/TREE	25/05/2012	20/07/2012	HASTINGS COURT CHURCH AVENUE STOURPORT-ON-SEVERN DY139DB	Fell two Leyland Cypress	Mr R Pomery	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0327/ADVE	28/05/2012	23/07/2012	NEW LOOK UNIT 10 WEAVERS WHARF KIDDERMINSTER DY101AA	2 No. internally illuminated and 4 No. non illuminated fascia signs, 2 No. illuminated projecting signs 4 No. vinyl panels to existing totem sign (fronting the Ringway)	New Look Group plc	Julia McKenzie-Watts
12/0328/FULL	28/05/2012	23/07/2012	PICKFORDS BUILDING COMBERTON HILL KIDDERMINSTER DY101QX	Reroofing of the building with Metaslate and replacement of the existing rainwater goods together with recladding of the lift shaft	Severn Valley Railway (Holdings) plc	John Baggott
12/0329/FULL	28/05/2012	23/07/2012	86/87 BLACKWELL STREET / WATERLOO STREET KIDDERMINSTER DY102ER	Use of building and for the sale of motor cars for a period of two years	Vita Investments Ltd	Paul Round
12/0330/TREE	29/05/2012	24/07/2012	6 HILLGROVE GARDENS KIDDERMINSTER DY103AN	Fell a Silver Birch	Mr K Thomas	Alvan Kingston
12/0331/FULL	29/05/2012	24/07/2012	47 MANOR ROAD STOURPORT-ON-SEVERN DY139DW	Demolition of original extension at side/rear and replacement extension	Mr G Taylor	James Houghton
12/0332/LIST	29/05/2012	24/07/2012	47 MANOR ROAD STOURPORT-ON-SEVERN DY139DW	Demolition of original extension at side/rear and replacement extension	Mr G Taylor	James Houghton
12/0333/FULL	29/05/2012	24/07/2012	10 BURLTONS TERRACE HIGH STREET BEWDLEY DY122DL	Construction of garage to side of property	Mr N Greenfield	Paul Round
12/0334/LIST	29/05/2012	24/07/2012	9 RAVEN STREET STOURPORT-ON-SEVERN DY138UU	Installation of multifuel flue liner to chimney at the rear of the property and wood burning stove	Mr E Campbell	James Houghton
12/0336/FULL	29/05/2012	24/07/2012	22 ELM GROVE STOURPORT-ON-SEVERN DY130NT	Proposed single storey rear extension, new roof over existing garage	Mr S Fletcher	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0337/FULL	29/05/2012	24/07/2012	2 HIGHFIELD ROAD COOKLEY KIDDERMINSTER DY103UB	Two storey side extension.	Mr & Mrs Pitt	James Houghton
12/3012/TE	29/05/2012	24/07/2012	BISSELL WOOD BISSELL PARK ESTATE DEANSFORD LANE HARVINGTON KIDDERMINSTER DY104ND	Proposed upgrade to existing equipment	Everything Everywhere & Hutchison 3G UK Ltd	Paul Round
12/0338/FULL	30/05/2012	25/07/2012	NEXT RETAIL LTD UNIT 17 WEAVERS WHARF KIDDERMINSTER DY101AA	Insertion of new windows to shop front	Mr J Wadcock	Julia McKenzie- Watts
12/0339/FULL	30/05/2012	25/07/2012	4 PARKLAND AVENUE KIDDERMINSTER DY116BX	Replacement of front porch	Goldstar Windows	Julia McKenzie- Watts
12/0340/FULL	30/05/2012	25/07/2012	THE HAWTHORNES NORTHWOOD LANE BEWDLEY DY121AS	Extensions to existing chalet and change to roof pitch	Mr G Payne	Paul Round
12/0341/FULL	31/05/2012	26/07/2012	OLD BEAR STOURBRIDGE ROAD KIDDERMINSTER DY102PR	Installation of car park lighting columns	Spencer Taverns Ltd	James Houghton
12/0342/FULL	31/05/2012	26/07/2012	26 WORCESTER ROAD SHENSTONE KIDDERMINSTER DY104BU	Demolition of existing house and erection of detached dormer bungalow and garage	Mr & Mrs Jones	James Houghton
12/0343/LIST	31/05/2012	26/07/2012	4 HIGH STREET BEWDLEY DY122DH	New Fascia sign and hanging sign (both non-illuminated)	Mrs G Mills	Julia McKenzie- Watts
12/0345/TREE	01/06/2012	27/07/2012	27 WHITEHILL ROAD KIDDERMINSTER DY116JJ	Various tree works	Mr R thompson	Alvan Kingston
12/0347/CERTP	01/06/2012	27/07/2012	FROG HALL COTTAGE HEIGHTINGTON BEWDLEY DY122XR	Two storey rear extension and single storey side extension	Mr B Norgrove	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0348/ADVE	01/06/2012	27/07/2012	24 VICAR STREET KIDDERMINSTER DY101DA	Internally illuminated fascia sign & internally illuminated projecting sign	Thomas Cook Group Ltd	Julia McKenzie-Watts
12/0344/FULL	06/06/2012	01/08/2012	HODGE HILL FARM BIRMINGHAM ROAD KIDDERMINSTER DY103NS	Rear extension and internal alterations to convert existing 6 No. Apartments / bed sits into 2 No. Dwellings	Broughton Developments Ltd	Julia Mellor
12/0346/FULL	06/06/2012	01/08/2012	COMMON FARM CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Existing buildings including stable block to be demolished and replaced with new stable and store	Mr Kulwant Singh Gora	James Houghton
12/0349/WCCR	06/06/2012	27/06/2012	BAXTER COLLEGE HABBERLEY ROAD KIDDERMINSTER DY115PQ	The construction of new Wyre Forest School, Weekly Boarding Unit, Early Hub, Science Block, Floodlit Artificial Grass Pitch and associated car parking and landscaping works	Worcestershire County Council	Paul Round
12/0350/TREE	06/06/2012	01/08/2012	4 PARKLAND AVENUE KIDDERMINSTER DY116BX	Fell a cedar tree in front of property	Miss N Harris	Alvan Kingston
12/0351/FULL	08/06/2012	03/08/2012	HIGHGATE HOUSE BACK LANE SHENSTONE KIDDERMINSTER DY104DP	Orangery to side elevation of property	Mr G Attwood	Julia McKenzie-Watts
12/0355/FULL	08/06/2012	03/08/2012	LAND AT EDWIN AVENUE HOO FARM INDUSTRIAL ESTATE WORCESTER ROAD KIDDERMINSTER DY117RA	24.00m high joint operator slimline lattice telecoms tower; one equipment cabinet; one meter cabinet; palisade fence compound; ancillary development	02 / Vodafone	Paul Round
12/0356/FULL	08/06/2012	03/08/2012	42 NEVILLE AVENUE KIDDERMINSTER DY117AJ	Erection of a single storey extension for use as kitchen, bathroom and lounge facilities	Mr & Mrs Turner	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0352/FULL	11/06/2012	06/08/2012	38 LICKHILL ROAD NORTH STOURPORT-ON-SEVERN DY138RP	New detached dwelling	Mr Dowty	Julia Mellor
12/0353/FULL	11/06/2012	06/08/2012	1 LICHFIELD STREET STOURPORT-ON-SEVERN DY139EU	Conversion of upper floors to form 2No. Apartments with external staircase	Mr W Ward	Julia McKenzie-Watts
12/0354/LIST	11/06/2012	06/08/2012	1 LICHFIELD STREET STOURPORT-ON-SEVERN DY139EU	Conversion of upper floors to form 2No. Apartments with external staircase	Mr W Ward	Julia McKenzie-Watts
12/0375/FULL	11/06/2012	06/08/2012	8 MALLORY DRIVE KIDDERMINSTER DY115DZ	Extending existing porch by 3sqm to extend hallway and create space for a downstairs WC and cloakroom. Roofing will change from flat to tiled pitched.	Mr P Lacey	Julia McKenzie-Watts
12/0357/FULL	13/06/2012	08/08/2012	42 MARLPOOL LANE KIDDERMINSTER DY115DD	Proposed rebuild of existing lean-to to provide enlarged kitchen and wc (single storey)	Mr & Mrs M Causer	Julia McKenzie-Watts
12/0358/FULL	13/06/2012	08/08/2012	CROSS BANK HOUSE CROSS BANK BEWDLEY DY122XB	Change of use of existing detached double garage to office (Retrospective)	Mrs M Howles	James Houghton
12/0359/LIST	13/06/2012	08/08/2012	BEWDLEY BRIDGE LOAD STREET BEWDLEY	Take down 5 no. heavily weathered stone pilasters and replace with like and clean and repaint cast iron bottle pilasters to Beale's Corner approach. Demolished cast iron railings along Riverside North to be taken from site, straightened and replaced as existing.	Worcestershire County Council	Paul Round
12/0360/FULL	14/06/2012	09/08/2012	OPPOSITE 59 WYRE HILL BEWDLEY DY122UE	Retrospective application for the installation of 1xBT DSLAM telecommunications equipment cabinet	BT Openreach	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0361/ADVE	14/06/2012	09/08/2012	CURRYS LTD CARPET TRADES WAY CROSSLEY RETAIL PARK KIDDERMINSTER DY116DY	1 No. New internally illuminated box sign to the front elevation	DSGI Ltd	Julia McKenzie-Watts
12/0363/FULL	14/06/2012	09/08/2012	LICKHILL PRIMARY SCHOOL ALMOND WAY STOURPORT-ON-SEVERN DY138UA	School extension and classroom modifications	LICKHILL PRIMARY SCHOOL	Paul Round
12/0368/LIST	14/06/2012	09/08/2012	DEBENHAMS SLINGFIELD MILL WEAVERS WHARF KIDDERMINSTER DY101AA	Change to lettering and position of lettering of sign on elevation fronting the Weavers Wharf car park	Mr A Borrow	James Houghton
12/0365/LIST	15/06/2012	10/08/2012	FRERE FELDE WOODROW LANE HARVINGTON KIDDERMINSTER DY104NA	Erection of single storey extension, additional chimney, two new windows and alterations	Mr J Savage	James Houghton
12/0366/WCCR	15/06/2012	06/07/2012	FRANCHE COMMUNITY PRIMARY SCHOOL CHESTNUT GROVE KIDDERMINSTER DY115QB	Two storey extension to existing school, consisting of toilets, group building and escape staircase	Worcestershire County Council	Julia McKenzie-Watts
12/0362/TREE	18/06/2012	13/08/2012	166 SUTTON PARK ROAD KIDDERMINSTER DY116LF	Fell Silver Birch (T7)	Mr P Webb	Alvan Kingston
12/0364/FULL	18/06/2012	13/08/2012	6 MALLORY DRIVE KIDDERMINSTER DY115DZ	Extension to the porch and pitched roof to create open canopy over garage door	Mr M Sireshek	James Houghton
12/0369/FULL	18/06/2012	13/08/2012	22 KIMBERLEE AVENUE COOKLEY KIDDERMINSTER DY103TN	Single Storey Rear and Rear Extension	Mr S Gellatly	Julia McKenzie-Watts
12/0370/FULL	18/06/2012	13/08/2012	24 KIMBERLEE AVENUE COOKLEY KIDDERMINSTER DY103TN	Single storey rear and side extension	Mrs E Dean	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0367/ADVE	19/06/2012	14/08/2012	DEBENHAMS SLINGFIELD MILL WEAVERS WHARF KIDDERMINSTER DY101AA	Change of lettering and position of sign on elevation fronting Weavers Wharf Car Park and change of sign on advertisement from rear ringway junction with Lower Mill Street	Mr A Borrow	James Houghton
12/0371/TREE	19/06/2012	14/08/2012	50 LOWE LANE KIDDERMINSTER DY115QN	Fell two Pine Trees	Mr D McCulloch	Alvan Kingston
12/0372/FULL	19/06/2012	14/08/2012	18 STAITE DRIVE COOKLEY KIDDERMINSTER DY103UA	Two storey side extension and porch	Mr Warrington	James Houghton
12/0373/FULL	19/06/2012	14/08/2012	17 CHAUCER CRESCENT KIDDERMINSTER DY103XF	First floor rear extension over existing ground floor. Ground floor rear and side extension and pitched roof over	Mr & Mrs Brakewell	James Houghton
12/0374/FULL	19/06/2012	14/08/2012	COMMON FARM CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Established farm with existing building including stable block to be demolished and replaced with new stable and store	Mr Kulwant Singh Gora	James Houghton
12/0377/FULL	19/06/2012	14/08/2012	THE OAKLANDS ST. JOHNS LANE BEWDLEY DY122QY	Conversion of garage to habitable space, plus extension to side	Mr C Byrne	James Houghton
12/0376/FULL	20/06/2012	15/08/2012	21-28 & 21A-28A QUEEN STREET KIDDERMINSTER DY102NJ	Application of external wall insulation and render system finish	Community Housing Group	Julia McKenzie- Watts
12/0378/FULL	20/06/2012	15/08/2012	1 - 20 VAWDREY CLOSE STOURPORT-ON-SEVERN DY130EH	Application of external wall insulation and render system finish	Community Housing Group	Julia McKenzie- Watts
12/0379/FULL	20/06/2012	15/08/2012	25 FRANCHE ROAD KIDDERMINSTER DY115AQ	Erection of conservatory to rear elevation	Mr Collins	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0381/TREE	20/06/2012	15/08/2012	32A RODEN AVENUE KIDDERMINSTER DY102RE	Fell a lime tree and a red cedar tree	Mr & Mrs A Attwood	Alvan Kingston
12/0380/FULL	21/06/2012	16/08/2012	20 MARLBOROUGH DRIVE STOURPORT-ON-SEVERN DY130JH	Proposed rear orangery and resite boundary fence	Mr Mansfield	James Houghton
12/0382/FULL	21/06/2012	16/08/2012	19 VICARAGE CRESCENT KIDDERMINSTER DY101ND	Single storey rear extension for sun room	Mr J Hash	James Houghton
12/0383/FULL	22/06/2012	17/08/2012	59 DOTTEREL PLACE KIDDERMINSTER DY104UD	Side ground floor extension	Mr D Hine	James Houghton
12/0384/TREE	25/06/2012	20/08/2012	BEECHFIELD 24 WHITEHILL ROAD KIDDERMINSTER DY116JJ	Fell Conifer	Mr J Parsons	Alvan Kingston
12/0385/TREE	25/06/2012	20/08/2012	151 SUTTON PARK ROAD KIDDERMINSTER DY116LH	Fell a Robinia	Mr R Stickland	Alvan Kingston
12/0386/FULL	25/06/2012	20/08/2012	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Single storey brick built flat roof extension to rear of exisitng sports hall to store furniture	KING CHARLES HIGH SCHOOL	Julia McKenzie- Watts
12/0387/CERTP	25/06/2012	20/08/2012	35 LARCHES ROAD KIDDERMINSTER DY117AB	The use of home for mentally handicapped people for use of home for children with problems (such as Attention deficit Hyperactivity disorders, Emotional or Behavioural problems or Autistic spectrum disorders) (24 hour support from staff over 3 shifts)	Pathways Care Group	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0388/FULL	25/06/2012	20/08/2012	FERNHALLS FARM GREENWAY ROCK KIDDERMINSTER DY149SH	Amendments to approved scheme, 12/0099, to allow alternative internal driveways with alterations to existing agricultural building to allow parking provision and storage	All Weather Developments Ltd	Paul Round
12/0389/FULL	25/06/2012	20/08/2012	BODENHAM ARBORETUM HOBRO WOLVERLEY KIDDERMINSTER DY115SY	Erection of lecture room / overflow cafe facilities	BODENHAM ARBORETUM	Paul Round
12/0390/LIST	25/06/2012	20/08/2012	BEGGARS ROOST 4 LAX LANE BEWDLEY DY122DZ	Proposed skylight to rear roof and retention of satellite dish to rear gable	Mr J Foley	Paul Round
12/0391/FULL	26/06/2012	21/08/2012	SUMMERDYNE CHAPEL LANE CALLOW HILL ROCK KIDDERMINSTER DY149XE	Erection of a hardwood painted conservatory	Mrs A Purnell	Julia McKenzie-Watts

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
10TH JULY 2012

Churchill and Blakedown Local Heritage List

OPEN	
DIRECTOR:	Director of Economic Prosperity and Place
CONTACT OFFICER:	Peter Bassett – Extension 2536 Peter.Bassett@wyreforestdc.gov.uk
APPENDICES:	Appendix 1 – Criteria and methodology for the Local Heritage List Appendix 2 – Results of Public Consultation with Officer Responses Appendix 3 – The Draft Local Heritage List for the Parish of Churchill and Blakedown Appendix 4 – The Amended Draft Local Heritage List for the Parish of Churchill and Blakedown

1. PURPOSE OF REPORT

- 1.1 To inform Members of the results of the public consultation on the draft Local Heritage List for the Parish of Churchill and Blakedown, and to seek adoption of the proposed final List.

2. RECOMMENDATION

- 2.1 **Members adopt the Amended Draft Local Heritage List for the Parish of Churchill and Blakedown as detailed in Appendix 4 of the report.**
- 2.2 **Members agree that the Director of Economic Prosperity and Place be given delegated authority to determine the final format and presentation of the Local Heritage List for the Parish of Churchill and Blakedown, including the detailed wording for the list descriptions.**

3. BACKGROUND

National Legislation

- 3.1 Section 12 of the National Planning Policy Framework (NPPF) published on 27th March 2012 sets out the Government’s agenda for Conserving and enhancing the historic environment. The NPPF states (para. 126) that “local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significant. The NPPF (para. 128) also states that “in determining applications [for development], local

planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting”.

- 3.2 This means that a local authority may recognise certain heritage assets as having heritage significance meriting consideration in planning matters. So for example where planning permission is being considered, the fact that a heritage asset appears on the Local Heritage List is a valid consideration when determining the outcome of that application.

District Policies and Objectives

- 3.3 Objective 33 of the Wyre Forest 3.3Adopted Local Plan (2004 is to “safeguard the particular characteristics of the District’s urban and rural environments that are unique, or commonly associated with the District.” This reflects the Council’s corporate plan objective of preserving our local heritage to enhance the cultural richness of the District. The Adopted Local Plan stated (para. 8.11), “that it is the District Council’s intention to compile a Local List of Buildings and Structures.”

Community Involvement

- 3.4 The Local List plays an important role in celebrating heritage that is valued by the community at the local level. To reflect the fact that heritage encompasses sites, places, archaeology and landscapes as well as buildings, the current English Heritage advice is that the Local List ought now to be referred to as The Local Heritage List.
- 3.5 The process of preparing a Local Heritage List allows local people to identify local heritage that they would like recognised and protected. It is also an opportunity for local authorities and communities to work in partnership to jointly identify heritage assets that are valued as distinctive elements of the local historic environment. Creating a Local Heritage List also helps to improve access to clear, comprehensive and current information about the historic environment at the local level through resources such as Historic Environment Records (HERs).
- 3.6 The Churchill and Blakedown Parish Plan has been adopted by Churchill and Blakedown Parish Council. In order to implement this, a Parish Plan Review Group (PPRG) has been set up and reports to the Parish Council. The PPRG held several public meetings in Blakedown to discuss a proposed Local Heritage List. Officers from the Economic Prosperity and Place Directorate of the Council were invited to contribute advice and guidance to these meetings. The result is the draft Local Heritage List for the Parish of Churchill and Blakedown which is attached at Appendix 3. This has been compiled using the revised selection criteria outlined in Appendix 1 and as contained in the latest English Heritage guidance.

4. KEY ISSUES

- 4.1 In order to be able to assess and justify heritage assets for inclusion on the Local Heritage List, on 18th April 2012 the Planning Committee

endorsed the adoption of revised selection criteria and methodology for inclusion on the Local Heritage List as outlined in Appendix 1. It should be noted that whilst a heritage asset need not meet all criteria, it should meet at least one, and needs to be of a definite quality and character.

- 4.2 A Local Heritage List provides clarity on the location of assets and what it is about them that is significant, guaranteeing that strategic local planning properly takes account of the desirability of their conservation. However, it is important to note that the Local Heritage List is a non-statutory list.
- 4.3 An initial survey of the Parish of Churchill and Blakedown was undertaken in conjunction with the Parish Plan Review Group. An initial draft Local Heritage List for the Parish of Churchill and Blakedown has been compiled following the revised selection criteria and consultation processes in the latest guidance from English Heritage and outlined in Appendix 1. This draft list has been the subject of a public consultation which ended on 11th June 2012. The responses arising from this consultation, together with the Conservation Officer's comments and recommendations are included in Appendix 2 of this report.
- 4.4 A total of 13 responses were recorded, through a medium of letters, emails and telephone calls. 3 letters and 2 emails contained objections to the proposals; 1 letter neither supported nor objected to the proposals but raised other issues such as access and privacy and 1 letter requested clarification of the heritage assets to be included on the list.
- 4.5 The objections ranged from concerns about the imposition of increased control over the heritage assets and how they are maintained; the fear of more onerous regulations and policies in the future; increased bureaucracy; the fear that inclusion on the list could result in uninvited persons seeking access to buildings or land; to arguments that alterations have reduced heritage assets significance and that inclusion on the list could affect saleability and property values.
- 4.6 Following the results of the public consultation, the Proposed Local Heritage List has been amended and now contains a total of 108 entries.

5. CONSULTATION

- 5.1 Following approval by the Planning Committee on 18th April 2012, a public consultation was undertaken commencing on Monday 30th April 2012, and was closed on Monday 11th June 2012.
- 5.2 The consultation consisted of a small pamphlet being sent to each of the owners and occupiers of all the proposed buildings on the draft List, outlining the proposals for the Local List of Buildings, and explaining the implications of inclusion. A web-version of the pamphlet, together with a complete list of the draft list was published on the Council's web-site. The draft List was also held in the Worcestershire

Hub in the Town Hall in Kidderminster for public reference, during the period of public consultation.

6. RELATED DECISIONS

- 6.1 In order to be able to assess and justify properties for inclusion on the Local List, a set of criteria were approved by the Planning Committee on 18th April 2012 and are included in Appendix 1 of this report. Approval was also given to undertake a public consultation on the draft Local List.

7. RELEVANT COUNCIL POLICIES AND STRATEGIES

- 7.1 The Local Heritage List is in line with the key Heritage aim of the Adopted Local Plan “to safeguard and enhance the distinctive historic environment of the District”.

8. WARDS AFFECTED

- 8.1 The Local Heritage List for the Parish of Churchill and Blakedown covers part of the Blakedown and Chaddesley Ward.

9. FINANCIAL IMPLICATIONS

- 9.1 There are no financial implications.

10. LEGAL AND POLICY IMPLICATIONS

- 10.1 There are no legal or policy implications.

11. RISK MANAGEMENT

- 11.1 There are no risk management issues

12. EQUALITY IMPACT ASSESSMENT

- 12.1 There are no equality impact issues.

13. OPTIONS

- 13.1 Officers are of the opinion that there are two potential courses of action for the Committee to consider as set out below.

- 13.2 Adopt the original unaltered draft Local Heritage List for the Parish of Churchill and Blakedown, included in Appendix 3.

- 13.3 The alternative and recommended course of action is to adopt the Local Heritage List included in Appendix 4, amended from the original draft list, as a result of the public consultation and further consideration by Officers.

14. CONSULTEES

- 14.1 Director of Community Assets and Localism

15. APPENDICES

- 15.1 Appendix 1: Criteria and methodology for the Local Heritage List
- 15.2 Appendix 2: Results of Public Consultation with Officer Responses
- 15.3 Appendix 3: The Draft Local Heritage List for the Parish of Churchill and Blakedown
- 15.4 Appendix 4: The Amended Draft Local Heritage List for the Parish of Churchill and Blakedown.

16. BACKGROUND PAPERS

- 16.1 There are no background papers.

REVISED CRITERIA AND METHODOLOGY FOR INCLUSION ON THE LOCAL HERITAGE LIST (formerly known as the List of buildings of local architectural and/or historic interest – The Local List)
WYRE FOREST DISTRICT

The following criteria should be used for assessing the suitability of a heritage asset for inclusion on the Local Heritage List. A property does not need to meet all criteria, but should be of a definite quality and character. Due to the numbers of undesignated heritage assets within the District, careful selection has to be made, and only the most suitable assets should be included: without this careful selection, the Local Heritage List will become unmanageable, and will defy the point of the exercise. The List should be compiled as a tool for ensuring the more important undesignated heritage assets are retained in as original detail, and as good condition as possible. This can then assist in education, securing the historic essence of the District, and ensuring those assets of higher quality are retained, and thoughtfully integrated in to new schemes.

The National Planning Policy Framework published on 27th March 2012 at Section 12 sets out the Government's agenda for Conserving and enhancing the historic environment.

The NPPF states (at para. 126) that Local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

The NPPF (at para. 128) states that in determining applications [for development], local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

This means that a local authority may recognise certain heritage assets as having heritage significance meriting consideration in planning matters. So for example where planning permission is being considered, the fact that a heritage asset appears on the Local Heritage List is a valid consideration when determining the outcome of that application.

The Adopted Wyre Forest District Local Plan (January 2004) states that the key aim in relation to Heritage is to *safeguard and enhance the distinctive historic environment of the District*. To further this aim, the heritage objectives of the Local Plan, in relation to the Local List, are to safeguard the particular characteristics of the District's urban and rural environments that are unique, and to promote appropriate development which secures the beneficial re-use and enhancement of historic buildings and environments. Policies within the

Adopted Wyre Forest District Local Plan (January 2004) that directly relate to the Local Heritage List assets, commonly referred to as non-statutory designated assets include LB1, LB2, LB3 LB4 and LB5, CA3 and CA6.

Existing Criteria

The following are the established criteria adopted by Council in October 2004:

- Group Value – for example, high quality examples of distinctive terraces and industrial complexes
- Association with well-known local characters or events (i.e. with carpet industries, the postage system, writers, etc)
- Special value within the street-scene, including high quality landmark buildings
- Survival in anything like their original condition (this would exclude properties that have been subjected to unsympathetic extensions and alterations, including the installation of Upvc double glazing and incorrect roof tiles, unless of otherwise outstanding quality).
- Special value in local terms, within certain types of buildings, for planning or architectural reasons (including, for example, churches, schools, industrial buildings and associated buildings, residential terraces, and railway buildings and associated structures)
- Distinctive and high quality examples of specific architectural styles (i.e. Arts & Crafts, Queen Anne Revival, Neo-Georgian, Art Deco, and distinctive vernacular buildings, etc)

Additional Criteria

English Heritage's Good Practice Guide for Local Heritage Listing (March 2012) suggests commonly applied selection criteria for assessing suitability of assets for local heritage listing as follows:

Criterion	Description
Age	The age of an asset may be an important criterion and can be adjusted to take into account distinctive local characteristics
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics
Group value	Groupings of assets with a clear visual, design or historic relationship
Evidential value	The significance of a local historic asset of any kind may be enhanced by a significant contemporary or historic written record
Historic association	The significance of a local historic asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures

Archaeological interest ¹²	This may be an appropriate reason to designate a locally significant asset on the grounds of archaeological interest if the evidence base is sufficiently compelling and if a distinct area can be identified
Designed landscaping	Relating to the interest attached to locally important designed landscapes, parks and gardens
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place

These additional criteria will also be considered when drawing up lists of assets for inclusion in Local Heritage Lists.

Methodology for Inclusion on Local Heritage List

In order to justify the inclusion of a heritage asset on the Local Heritage List, there needs to be a methodology for both the inclusion and for the removal of assets, as and when it is deemed necessary. The following points set out the basis for this.

- An initial survey of the District shall be undertaken to pinpoint and identify likely heritage assets for inclusion on the Local Heritage List, according to the criteria set out above. This has already been undertaken for the urban areas of Stourport-on-Severn, Bewdley, Kidderminster and in the rural areas Wolverley and Cookley. It is proposed to generate further local heritage lists on an annual basis until all parishes within Wyre Forest have had lists drawn up.
- Future surveys should be undertaken in conjunction with the local community as advocated by English Heritage in the Good Practice Guide for Local Heritage Listing (March 2012). This will usually take the form of a local group, such as a Parish Plan Review Group which will be comprised of residents of the parish.
- To assist in this process, recommendations from the public, and from other interested parties, including the Civic Societies and the Town and Parish Councils, will be invited, and considered alongside the results from the surveys.
- Prior to a heritage asset’s inclusion on the Local Heritage List, a period of consultation shall take place, involving the owner, occupier (if different), neighbours, the appropriate Civic Society, and other interested parties. This will involve notification of intent, providing information on relevant policies, and the impact of inclusion on the owner and/or occupier, and identifying support or reticence for inclusion.

- After consultation, the Conservation officer will recommend to the Planning Committee whether the heritage asset should be included on the List, or not. The consultation will ask for the response from the owner/ occupier on their opinion of inclusion, and this will form part of the decision for inclusion or otherwise. However, it should be noted that, if the heritage asset is considered significant enough within the criteria set out above, then the Council will proceed with inclusion.
- The removal of a heritage asset from the Local Heritage List will be done where it is deemed that the asset has lost its significance in the local scene. This can be, for example, through inappropriate development or unsympathetic material alterations to the asset's fabric. The Conservation Officer will recommend such heritage assets to the Planning Committee for removal from the List.
- A five-year full review of the Local Heritage List will be undertaken, identifying heritage assets that should be included or removed. If, prior to the full review being undertaken, there is a request that a heritage asset should be removed from the List, or if one should be included, this will be in accordance with the arrangements set out in Appendix 5 of this report. Such requests can be made from any interested party, including the owner, occupier, Town or Parish Councils, Civic Society, or neighbour.

Peter Bassett
Conservation Officer
18th April 2012

Churchill and Blakedown Local Heritage List Consultation: Responses

Respondent	Property Address	Object/Support/ Comment	Summary of Response	Officer Comment
Bolton M	21, New Wood Lane, Blakedown	Object	Objects to the inclusion of 21 New Wood Lane on the Local Heritage List. Existing planning regulations are more than adequate to stop inappropriate development. Concerned about future onerous planning restrictions affecting saleability of property. Objects to funding the process of identifying local heritage lists, questions the purpose of Economic Prosperity and Place Directorate and complains about the impersonal nature of the consultation exercise.	The house in question is one of a pair of semi-detached properties dating from the 1930's. On reviewing the criteria on which the draft list was compiled I conclude that although it does possess some architectural quality (criteria 2), it is not significant for its age (criteria 1) neither does it possess strong landmark qualities (criteria 7). As a borderline candidate for inclusion on the local list, satisfying only one of the criteria, I recommend that this property and the neighbouring 19 New Wood Lane be omitted from the Local Heritage List.
Vernon B	Springbrook House, Blakedown	Comment	No objection in principle but concerned about privacy and people using her land as a short cut to the rights of way.	Noted. The right of way issue is a matter for the owner to enforce.
Tibbetts J	The Old Church Farmhouse, Churchill	No objection	Owner sought clarification of the implications of the inclusion of his property on the Local Heritage List.	Noted
Cross G	Harborough Hill House, Blakedown	No objection	No objection to Harborough Hill House being included in the proposed Local Heritage List	Noted.
Whiston B	Drybridge, Churchill	Support	Supports the inclusion of Drybridge and other properties on the Local Heritage List. Suggests the inclusion of additional property to the List: Grazings, Churchill, Kidderminster, DY10 3LY	Noted. The list will be reviewed periodically and additional properties considered for inclusion at that time.
Bolton J	2 Station Cottages, Blakedown	Object	Concerned about the listing. Appreciates that it is desirable to	This property dates from the construction of the railway and is therefore one of the

Churchill and Blakedown Local Heritage List Consultation: Responses

Respondent	Property Address	Object/Support/ Comment	Summary of Response	Officer Comment
			<p>preserve heritage but notes both cottages no longer in original state. Both have been extended and lost original front windows and tall chimneys. Concerned about the cost of use of building materials to repair and refurbish the building appropriate to the heritage status of the property. Concerned about disincentive to potential purchasers. Loss of other components of the original station diminishes the significance of the cottages.</p>	<p>oldest surviving buildings in Blakedown. Successive alterations have robbed it of special architectural significance which would otherwise merit its inclusion on the statutory list. It is however of local significance and meets many of the criteria for selection for local heritage listing including age (1851), architectural merit, rarity and historic associations. The building's status on the Local Heritage List will be a material consideration when considering an application for planning permission, however permitted development rights will remain and thus repairs are unlikely to be controlled by the planning process. Therefore unless the owner intends to make a planning application I can see no reason why inclusion on the list should alter the current situation. Recommend inclusion on the list.</p>
Ingamells M	The Old Police House, Blakedown	Support	Supports the Local Heritage List and the inclusion of their property The Old Police House.	Noted.
BT Redcare & Payphones	BT Payphone, Blakedown	No objection	No objection to the phone box being included on the Local Heritage List.	Noted.
Mason C	Churchill Mill, 38 Mill Lane, Blakedown	Object	Objects to the inclusion of 38 Mill Lane on the Local Heritage List. Has worked hard to restore mill from derelict condition. Believes this has made a positive contribution to enhance the entrance to Blakedown	The efforts of the present owners in restoring their property are to be commended. This is one of the oldest and most interesting unlisted buildings in the village, meeting almost all of the selection criteria for inclusion on the Local Heritage

Churchill and Blakedown Local Heritage List Consultation: Responses

Respondent	Property Address	Object/Support/ Comment	Summary of Response	Officer Comment
			<p>Village when coming from Churchill. All done under existing legislation liaising with WFDC Planning Dept. Feels burden of legislation has spoilt their move to the countryside for a quiet life. Will continue to do utmost to make sure that in the long term it remains a building of historic interest but feels the consultation process has taken up time they can ill afford.</p> <p>Other concerns: problems surrounding the maintenance of trees with preservation orders; neighbour boundary issues and noise from a nearby clubhouse disturbing sleep.</p>	<p>List. The building's status on the Local Heritage List will be a material consideration when considering an application for planning permission, however permitted development rights will remain and thus ongoing repairs are unlikely to be controlled by the planning process. Recommend inclusion on the list.</p>
Kidderminster Civic Society		Support	Supports the proposed Local Heritage List for Churchill and Blakedown, in particular the inclusion of the signal box at Blakedown Station.	<p>The support of the Kidderminster Civic Society is acknowledged. The signal box has deemed consent for demolition Ref: 12/3006/DEM. Although the box could in theory be demolished at any time, Churchill and Blakedown Parish Council are negotiating the purchase of the signal box with Network Rail for erection on another site. The local heritage list status would apply whether the box remains in situ or is relocated.</p>
Jordan L	Broome Mill, Blakedown	Object	The property can only be accessed via a private drive which is also a public footpath/bridleway. Concerned about the property	Broome Mill is a significant heritage asset, a fact recognised by its inclusion on several historic databases including English Heritage Pastscape, the NMR

Churchill and Blakedown Local Heritage List Consultation: Responses

Respondent	Property Address	Object/Support/ Comment	Summary of Response	Officer Comment
			being 'advertised' publicly as a heritage asset as this will encourage the public to attempt to access what is an isolated private home. Queries the inclusion of the lake in the listing. Requests clarification.	Excavation Index and the Worcestershire HER. The property can be easily viewed in birdseye perspectives on publicly accessible mapping websites, and sits on a public footpath. Recommend inclusion on the list. To clarify: the list includes only the Mill Building and not the lake which has not been assessed as part of the draft list exercise.
Jackson D	1 Station Cottages, Blakedown	Object	Does not want this property to be put on the local heritage list. Over the years there have been many alterations, internally and externally, which make the property very different from how it was originally. There have been new and relocated doors and windows, a modern extension and the interior has been completely changed. Does not want the worry, hassle, responsibility and expense that may come from being on the list. Would consider it grossly unfair if it were to be imposed.	This property dates from the construction of the railway and is therefore one of the oldest surviving buildings in Blakedown. Successive alterations have robbed it of special architectural significance which would otherwise merit its inclusion on the statutory list. It is however of local significance and meets many of the criteria for selection for local heritage listing including age (1851), architectural merit, rarity and historic associations. The building's status on the Local Heritage List will be a material consideration when considering an application for planning permission, however permitted development rights will remain and thus repairs are unlikely to be controlled by the planning process. Therefore unless the owner intends to make a planning application I can see no reason why inclusion on the list should alter the current situation.

Churchill and Blakedown Local Heritage List Consultation: Responses

Respondent	Property Address	Object/Support/ Comment	Summary of Response	Officer Comment
				Recommend inclusion on the list.
Halls Worcester	Church Farm Buildings, Churchill	Comment	Query regarding content of listing entries	Clarification given and no objections received.

Planning Committee 10th July 2012 APPENDIX 3

Draft List of proposed heritage assets for inclusion on the Local Heritage List for the Parish of Churchill and Blakedown This list formed the basis of the consultation process

C&B Ref	Address
CB001	Hodge Hill Farm Birmingham Road Kidderminster DY10 3NS
CB002	Hurcott Hall Farm Hurcott Road Kidderminster DY10 3PH
CB003	Woodside Cottage Hurcott Lane Hurcott Kidderminster DY10 3PH
CB004	Hurcott Manor Cottage Hurcott Lane Hurcott Kidderminster DY10 3PH
CB005	Boathouse, Hurcott Wood. Grid ref: 385335, 277991
CB006	Wannerton Farm Wannerton Blakedown Kidderminster DY10 3NJ
CB007	Wannerton Forge and Pump House Grid ref: 386894, 278151
CB008	Bissell Lodge Deansford Lane Harvington Kidderminster DY10 3NN
CB009	Duckpen Cottages Birmingham Road Kidderminster DY10 3NP
CB010	Black And White Cottage Birmingham Road Kidderminster DY10 3NL
CB011	Woodland House 2 New Wood Lane Blakedown Kidderminster DY10 3LD
CB012	19 New Wood Lane Blakedown Kidderminster DY10 3LD
CB013	21 New Wood Lane Blakedown Kidderminster DY10 3LD
CB014	Garage at Pool House Birmingham Road Blakedown Kidderminster DY10 3LA
CB015	The Swan Public House 9 Birmingham Road Blakedown Kidderminster DY10 3JD
CB016	16 Birmingham Road Blakedown Kidderminster DY10 3JE
CB017	18 Birmingham Road Blakedown Kidderminster DY10 3JE
CB018	Castle Ash 20 Birmingham Road Blakedown Kidderminster DY10 3JE
CB019	Old House At Home 26 Birmingham Road Blakedown Kidderminster DY10 3JE
CB020	Village Green, Blakedown Grid ref: 387935, 278426
CB021	28 Birmingham Road Blakedown Kidderminster DY10 3JN
CB022	32 Birmingham Road Blakedown Kidderminster DY10 3JN
CB023	34 Birmingham Road Blakedown Kidderminster DY10 3JN
CB024	36 Birmingham Road Blakedown Kidderminster DY10 3JN
CB025	The Old Butcher's Shop 39a Birmingham Road Blakedown Kidderminster DY10 3JB
CB026	Former Abbatoir 39b Birmingham Road Blakedown Kidderminster DY10 3JB
CB027	Blakedown Post Office 41 Birmingham Road Blakedown Kidderminster DY10 3JW
CB028	'Jack's Cottage' 43 Birmingham Road Blakedown Kidderminster DY10 3JW
CB029	59 Birmingham Road Blakedown Kidderminster DY10 3JW
CB030	The Old Police House 40 Birmingham Road Blakedown Kidderminster DY10 3JN
CB031	42 Birmingham Road Blakedown Kidderminster DY10 3JN
CB032	The Old School House Birmingham Road Blakedown Kidderminster DY10 3JN
CB033	Harborough Hill House Birmingham Road Blakedown Kidderminster DY10 3LH
CB034	1 Harborough Hill Cottages, off Birmingham Road, Hagley DY10 3LH
CB035	2 Harborough Hill Cottages, off Birmingham Road DY10 3LH
CB036	Harborough Farm Birmingham Road Blakedown Kidderminster DY10 3LH

CB037	Annexe at Harborough Farm Birmingham Road Blakedown Kidderminster DY10 3LH
CB038	Broome Mill Birmingham Road Blakedown Kidderminster DY10 3LJ
CB039	The Honey Farm 1a Belbroughton Road Blakedown Kidderminster DY10 3JG
CB040	2 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB041	4 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB042	9 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB043	11 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB044	16 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB045	17 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB046	23 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB047	33 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB048	34 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB049	36 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB050	43 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB051	45 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB052	Broome Cottage 47 Belbroughton Road Blakedown Kidderminster DY10 3JG
CB053	1 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
	2 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
	3 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
	4 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
	5 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
	6 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
	Unit 1 New House Farm Belbroughton Road Blakedown Kidderminster DY10 3JG
CB054	89 Belbroughton Road Blakedown Kidderminster DY10 3JJ
CB055	2 Forge Lane Blakedown Kidderminster DY10 3JF2
CB056	4 Forge Lane Blakedown Kidderminster DY10 3JF2
CB057	6 Forge Lane Blakedown Kidderminster DY10 3JF2
CB058	Springbrook House Forge Lane Blakedown Kidderminster DY10 3JF
CB059	1 Station Cottages Station Drive Blakedown Kidderminster DY10 3LF
CB060	2 Station Cottages Station Drive Blakedown Kidderminster DY10 3LF
CB061	Signal Box Mill Lane Blakedown Kidderminster DY10 3LF
CB062	Sign Blakedown Railway Station Station Drive Blakedown Kidderminster DY10 3LF
CB063	The Avenue, Blakedown
CB064	White Cottage 13 Mill Lane Blakedown Kidderminster DY10 3ND
CB065	21 Mill Lane Blakedown Kidderminster DY10 3ND
CB066	38 Mill Lane Blakedown Kidderminster DY10 3ND
CB067	Blakedown Viaduct and Embankment
CB068	The Old Saw Mill Churchill Lane Blakedown Kidderminster DY10 3JA
CB069	3 Churchill Lane Blakedown Kidderminster DY10 3JA
CB070	12 Churchill Lane Blakedown Kidderminster DY10 3NA
CB071	Churchill Grange Waggon Lane Ismere Kidderminster DY10 3PZ
CB072	Church Farm Churchill Kidderminster DY10 3LY
CB073	The Old Church Farmhouse Churchill Lane Churchill Kidderminster DY10 3LY
CB074	The Old Barn Churchill Lane Churchill Kidderminster DY10 3LY
	The Driftway 40 Churchill Lane Churchill Kidderminster DY10 3LY

	Damson Cottage Churchill Lane Churchill Kidderminster DY10 3LY
	The Bothy Churchill Lane Churchill Kidderminster DY10 3LY
	Crabtree Cottage Churchill Lane Churchill Kidderminster DY10 3LY
	Church Farm Cottage Churchill Lane Churchill Kidderminster DY10 3LY
	The Granary 50 Churchill Lane Churchill Kidderminster DY10 3LY
CB075	Bridge Cottage Churchill Lane Churchill Kidderminster DY10 3LY
CB076	Drybridge House Churchill Lane Churchill Kidderminster DY10 3LY
CB077	Drybridge Churchill Lane Churchill Kidderminster DY10 3LY
CB078	Lacuna 3 Pool Dam Cottages Churchill Lane Churchill Kidderminster DY10 3LX
CB079	House By The Pool Churchill Lane Churchill Kidderminster DY10 3LX
CB080	Rectory View Cottage Churchill Lane Churchill Kidderminster DY10 3LX
CB081	Glebe View Cottage Churchill Lane Churchill Kidderminster DY10 3LX
CB082	Glebe House Churchill Lane Churchill Kidderminster DY10 3LU
CB083	War Memorial, Churchill Cross Grid ref: 388302, 279720
CB084	Manderley Churchill Kidderminster DY10 3LU
CB085	School House Cottage Churchill Lane Churchill Kidderminster DY10 3LU
CB086	Common Farm House Crown Lane Iverley Stourbridge Worcestershire DY8 2SA
CB087	Common Farm Barns Crown Lane Iverley Stourbridge Worcestershire DY8 2SA
CB088	Hay View Crown Lane Iverley Stourbridge Worcestershire DY8 2SA
CB089	Sunnyside Cottage Crown Lane Iverley Stourbridge Worcestershire DY8 2SA
CB090	Pike Pools Stakenbridge Lane Churchill Kidderminster DY10 3LT
CB091	Old School House Stakenbridge Lane Churchill Kidderminster DY10 3LT
CB092	Churchill House Stakenbridge Lane Churchill Kidderminster DY10 3LT
CB093	Stakenbridge Farm Stakenbridge Lane Churchill Kidderminster DY10 3LT
CB094	Alma Place Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS
CB095	Bluebell Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS
CB096	Bees Nest Stakenbridge Lane Churchill Kidderminster DY10 3LS
CB097	1 Yarnold Cottages Stakenbridge Lane Churchill Kidderminster DY10 3LS
CB098	2 Yarnold Cottages Stakenbridge Lane Churchill Kidderminster DY10 3LS
CB099	Amara Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS
CB100	Railway Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS
CB101	The Woodhouse Hurcott Lane Hurcott Kidderminster DY10 3PR
CB102	Woodhouse Farm Stourbridge Road Ismere Kidderminster DY10 3PR
CB103	Annex Woodhouse Farm Stourbridge Road Ismere Kidderminster DY10 3PR
CB104	Old Waggon And Horses Inn Stourbridge Road Ismere Kidderminster DY10 3NX
CB105	Railway Bridge at Stakenbridge Lane OWW/114
CB106	Culvert under Railway at grid ref 388243, 278920
CB107	Culvert under the A456 at grid ref 388257, 278884
CB108	Timber footbridge over railway at grid ref 387296, 278020
CB109	Railway Bridge at Deansford Lane OWW/110
CB110	Railway Boundary Fence Post at grid ref 386696, 277600
CB111	Bridge over stream at grid ref 388094, 279464
CB112	Wall-mounted letterbox Court Cottage Churchill Lane Churchill Kidderminster DY10 3LY
CB113	Telephone Box at grid ref: 387995, 278711

CB114	1 The Avenue Blakedown Kidderminster DY10 3JD
-------	---

Peter Bassett
Conservation Officer
19th June 2012

C&B Ref	Address	Qualifying Criteria							WSM Ref	Brief Description
		1	2	3	4	5	6	7		
CB001	Hodge Hill Farm Birmingham Road Kidderminster DY10 3NS	Y	Y					Y		C18 farmstead - under conversion into several separate dwellings
CB002	Hurcott Hall Farm Hurcott Road Kidderminster DY10 3PH	Y	Y	Y				Y	WSM39624	Large brick farmhouse built 1855 on site of C14 Hurcott Hall.
CB003	Woodside Cottage Hurcott Lane Hurcott Kidderminster DY10 3PH	Y						Y	WSM06737	C19 brick cottage, now extended.
CB004	Hurcott Manor Cottage Hurcott Lane Hurcott Kidderminster DY10 3PH	Y						Y		C19 brick cottage.
CB005	Boathouse, Hurcott Wood. Grid ref: 385335, 277991	Y	Y					Y	Y	C19 Brick Boathouse
CB006	Wannerton Farm Wannerton Blakedown Kidderminster DY10 3NJ	Y	Y			Y	Y			Mid-C19 gothic influenced design brick farmhouse and barns
CB007	Wannerton Forge and Pump House Grid ref: 386894, 278151	Y	Y					Y		Remains of early C19 brick and stone forge building, now ruinous
CB008	Bissell Lodge Deansford Lane Harvington Kidderminster DY10 3NN		Y					Y	WSM27976	Late 19th century lodge
CB009	Duckpen Cottages Birmingham Road Kidderminster DY10 3NP	Y	Y					Y		Two brick cottages, possibly rebuilt 1859, now one dwelling
CB010	Black And White Cottage Birmingham Road Kidderminster DY10 3NL	Y	Y					Y		19 th century brick cottage with cosmetic timber framing; earlier rear part may be C17.
CB011	Woodland House 2 New Wood Lane Blakedown Kidderminster DY10 3LD	Y	Y					Y		Modernist-influenced house c 1935, later extensions
CB014	Garage at Pool House Birmingham Road Blakedown Kidderminster DY10 3LA	Y	Y	Y	Y			Y		Former village smithy
CB015	The Swan Public House 9 Birmingham Road Blakedown Kidderminster DY10 3JD	Y	Y	Y				Y		C18 inn. Brick and tile construction.
CB016	16 Birmingham Road Blakedown Kidderminster DY10 3JE	Y	Y					Y	WSM42851	Mid-late C19 brick house, now incorporating adjacent cottage
CB017	18 Birmingham Road Blakedown Kidderminster DY10 3JE	Y	Y					Y	WSM42853	Late C19 brick cottage
CB018	Castle Ash 20 Birmingham Road Blakedown Kidderminster DY10 3JE	Y	Y					Y	WSM42854	Late C18 or early C19 house now rendered
CB019	Old House At Home 26 Birmingham Road Blakedown Kidderminster DY10 3JE	Y	Y	Y				Y	WSM42855	3 cottages pre-1837, now public house brick with tiled roof
CB020	Village Green, Blakedown Grid ref: 387935, 278426			Y				Y	WSM42857	Small modern "village green"
CB021	28 Birmingham Road Blakedown Kidderminster DY10 3JN	Y	Y					Y		Victorian Corner Shop possibly built on site of former toll house
CB022	32 Birmingham Road Blakedown Kidderminster DY10 3JN	Y		Y				Y		One of three C19 brick cottages shown on 1838 tithe map
CB023	34 Birmingham Road Blakedown Kidderminster DY10 3JN	Y		Y				Y	WSM42875	One of three C19 brick cottages shown on 1838 tithe map
CB024	36 Birmingham Road Blakedown Kidderminster DY10 3JN	Y		Y				Y	WSM42875	One of three C19 brick cottages shown on 1838 tithe map
CB025	The Old Butcher's Shop 39a Birmingham Road Blakedown Kidderminster DY10 3JB	Y		Y				Y	WSM42875	C19 former butchers shop
CB026	Former Abattoir 39b Birmingham Road Blakedown Kidderminster DY10 3JB	Y		Y				Y	Y	C19 abattoir associated with adjoining butchers shop
CB027	Blakedown Post Office 41 Birmingham Road Blakedown Kidderminster DY10 3JW	Y		Y				Y	Y	Shop c. 1900
CB028	'Jack's Cottage' 43 Birmingham Road Blakedown Kidderminster DY10 3JW	Y	Y				Y	Y	Y	Cottage c. 1775 Brick with tile roof
CB029	59 Birmingham Road Blakedown Kidderminster DY10 3JW	Y	Y	Y				Y	Y	House c 1920
CB030	The Old Police House 40 Birmingham Road Blakedown Kidderminster DY10 3JN	Y		Y	Y			Y		Police House C19 one of a pair
CB031	42 Birmingham Road Blakedown Kidderminster DY10 3JN	Y						Y		One of a pair of C19 houses
CB032	BLUE HOOTS DAY NURSERY The Old School House Birmingham Road Blakedown Kidderminster DY10 3LH	Y	Y	Y				Y		Former village school 1885 brick. Porch and bellcote.
CB033	Harborough Hill House Birmingham Road Blakedown Kidderminster DY10 3LH		Y		Y			Y		Country House c 1925
CB034	1 Harborough Hill Cottages, off Birmingham Road, Hagley DY10 3LH	Y		Y				Y		One of a pair of brick cottages built pre-1837
CB035	2 Harborough Hill Cottages, off Birmingham Road DY10 3LH	Y		Y				Y		One of a pair of brick cottages built pre-1837
CB036	Harborough Farm Birmingham Road Blakedown Kidderminster DY10 3LH	Y	Y					Y		Brick farmhouse and barns built between 1834 and 1837
CB037	Annexe at Harborough Farm Birmingham Road Blakedown Kidderminster DY10 3LH	Y	Y					Y	WSM33653, WSM42875	Brick farmhouse and barns built between 1834 and 1837
CB038	Broome Mill Birmingham Road Blakedown Kidderminster DY10 3LJ	Y	Y					Y	WSM33653, WSM42875	C18 mill, formerly a windmill, now dwelling and much altered and extended
CB039	The Honey Farm 1a Belbroughton Road Blakedown Kidderminster DY10 3JG	Y	Y					Y	WSM42905	C19 cottage and former workshops, post 1837
CB040	2 Belbroughton Road Blakedown Kidderminster DY10 3JG	Y	Y					Y	WSM42874	One of a pair of pre-1838 brick cottages
CB041	4 Belbroughton Road Blakedown Kidderminster DY10 3JG	Y	Y					Y	WSM42860	One of a pair of pre-1838 brick cottages
CB042	9 Belbroughton Road Blakedown Kidderminster DY10 3JG							Y	WSM42859	Brick single storey workshop c.1900 now dwelling
CB044	16 Belbroughton Road Blakedown Kidderminster DY10 3JG	Y	Y					Y	WSM42873	Late C19 detached house brick with slate roof
CB045	17 Belbroughton Road Blakedown Kidderminster DY10 3JG	Y	Y					Y	WSM42863	Mid-C19 double fronted house, now part of a terrace. Rendered brickwork, slate roof.
CB046	23 Belbroughton Road Blakedown Kidderminster DY10 3JG	Y	Y	Y				Y	WSM42871 & WSM42872	Detached house mid C19. Brick with slate roof. Central porch. Sash windows.
CB047	33 Belbroughton Road Blakedown Kidderminster DY10 3JG	Y	Y		Y				WSM42871	Double fronted detached C19 brick cottage; painted brickwork. Now end of terrace.

Key to Selection Criteria

1 = Age 2 = Architectural Interest 3 = Social and Communal Value 4 = Associated with famous people 5 = Rarity 6 = Historic Associations 7 = Landmark

C&B Ref	Address	Qualifying Criteria							WSM Ref	Brief Description	
		1	2	3	4	5	6	7			
CB048	34 Belbroughton Road Blakedown Kidderminster DY10 3JG	Y	Y					Y	WSM42870	Large early C20 detached brick house with bay windows. Hipped slate roof.	
CB050	43 Belbroughton Road Blakedown Kidderminster DY10 3JG	Y		Y				Y		One of a pair of late C19 brick cottages	
CB052	Broome Cottage 47 Belbroughton Road Blakedown Kidderminster DY10 3JG	Y	Y		Y	Y	Y	Y	WSM42868	Detached brick cottage c 1860 with prominent decorative bargeboard and finial detail	
CB053	1 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH	Y	Y	Y				Y	Y	Mid C19 small brick farmstead	
	2 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH	Y	Y	Y				Y	Y	WSM30472	Mid C19 small brick farmstead
	3 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH	Y	Y	Y				Y	Y	WSM30472	Mid C19 small brick farmstead
	4 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH	Y	Y	Y				Y	Y	WSM30472	Mid C19 small brick farmstead
	5 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH	Y	Y	Y				Y	Y	WSM30472	Mid C19 small brick farmstead
	6 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH	Y	Y	Y				Y	Y	WSM30472	Mid C19 small brick farmstead
	Unit 1 New House Farm Belbroughton Road Blakedown Kidderminster DY10 3JG	Y	Y	Y				Y	Y	WSM30472	Mid C19 small brick farmstead
CB054	89 Belbroughton Road Blakedown Kidderminster DY10 3JJ	Y	Y		Y				WSM30472	Late C19 rendered brick detached house	
CB055	2 Forge Lane Blakedown Kidderminster DY10 3JF2	Y		Y				Y		One of a row of 3 pre-1840 brick cottages	
CB056	4 Forge Lane Blakedown Kidderminster DY10 3JF2	Y		Y				Y		One of a row of 3 pre-1840 brick cottages	
CB057	6 Forge Lane Blakedown Kidderminster DY10 3JF2	Y		Y				Y		One of a row of 3 pre-1840 brick cottages	
CB058	Springbrook House Forge Lane Blakedown Kidderminster DY10 3JF	Y	Y		Y	Y				Large detached house c.1800 with some alter extensions	
CB059	1 Station Cottages Station Drive Blakedown Kidderminster DY10 3LF	Y	Y	Y	Y	Y	Y	Y		One of a pair of railway cottages c 1851	
CB060	2 Station Cottages Station Drive Blakedown Kidderminster DY10 3LF	Y	Y	Y	Y	Y	Y	Y	WSM42878	One of a pair of railway cottages c 1851	
CB061	Signal Box Mill Lane Blakedown Kidderminster DY10 3LF	Y	Y	Y		Y	Y	Y	WSM42878	GWR Type 4 Signal Box c 1888	
CB062	Sign on Platform 2 Churchill And Blakedown Railway Station Station Drive Blakedown Kidde	Y	Y			Y	Y	Y		GWR-type timber station nameboard with raised lettering	
CB063	The Avenue, Blakedown	Y		Y				Y	Y	Tree-lined path dating from C19	
CB065	21 Mill Lane Blakedown Kidderminster DY10 3ND	Y	Y					Y		C19 house extended early C20	
CB066	38 Mill Lane Blakedown Kidderminster DY10 3ND	Y	Y					Y		C18 brick corn mill now dwelling	
CB067	Blakedown Viaduct and Embankment	Y	Y					Y	Y	WSM42879	Blue brick GWR viaduct c.1885; also brick piers for 1850 OW&W trestle viaduct
CB068	The Old Saw Mill Churchill Lane Blakedown Kidderminster DY10 3JA	Y				Y	Y		WSM37114	Former C19 mill now used for storage.	
CB069	Willowbrook Churchill Lane Blakedown Kidderminster DY10 3JA	Y	Y					Y	WSM20013	C19 brick former lodge to the Wannerton Estate	
CB070	12 Churchill Lane Blakedown Kidderminster DY10 3NA		Y		Y			Y		Large Edwardian Gentleman's residence in the vernacular revival style - "The Reddings"	
CB071	Churchill Grange Waggon Lane Ismere Kidderminster DY10 3PZ		Y					Y		Large detached house built in vernacular cottage style early C20	
CB072	Church Farm Churchill Kidderminster DY10 3LY	Y	Y			Y	Y	Y		Two brick built farm barns, one C18 with raised gable parapet, one early C19	
CB073	The Old Church Farmhouse Churchill Lane Churchill Kidderminster DY10 3LY	Y	Y					Y	Y	Farmhouse early C19	
CB074	The Old Barn Churchill Lane Churchill Kidderminster DY10 3LY	Y	Y	Y				Y		Mid-C19 Cottages and barns now separate dwellings	
	The Driftway 40 Churchill Lane Churchill Kidderminster DY10 3LY	Y	Y	Y				Y		Mid-C19 Cottages and barns now separate dwellings	
	Damson Cottage Churchill Lane Churchill Kidderminster DY10 3LY	Y	Y	Y				Y		Mid-C19 Cottages and barns now separate dwellings	
	The Bothy Churchill Lane Churchill Kidderminster DY10 3LY	Y	Y	Y				Y		Mid-C19 Cottages and barns now separate dwellings	
	Crabtree Cottage Churchill Lane Churchill Kidderminster DY10 3LY	Y	Y	Y				Y		Mid-C19 Cottages and barns now separate dwellings	
	Church Farm Cottage Churchill Lane Churchill Kidderminster DY10 3LY	Y	Y	Y				Y		Mid-C19 Cottages and barns now separate dwellings	
	The Granary 50 Churchill Lane Churchill Kidderminster DY10 3LY	Y	Y	Y				Y		Mid-C19 Cottages and barns now separate dwellings	
CB075	Bridge Cottage Churchill Lane Churchill Kidderminster DY10 3LY	Y	Y					Y		Farmhouse and stable c.1820 with later additions	
CB076	Drybridge House Churchill Lane Churchill Kidderminster DY10 3LY	Y						Y	WSM32447, WS	Detached House early C20	
CB077	Drybridge Churchill Lane Churchill Kidderminster DY10 3LY	Y						Y		Detached House early C20	
CB078	Lacuna 3 Pool Dam Cottages Churchill Lane Churchill Kidderminster DY10 3LX	Y	Y	Y						Late C19 end terrace	
CB079	House By The Pool Churchill Lane Churchill Kidderminster DY10 3LX	Y		Y				Y		C19 cottage with gabled roof now much extended	
CB080	Rectory View Cottage Churchill Lane Churchill Kidderminster DY10 3LX	Y	Y					Y		One of a pair of mid-C19 cottages. Brick, tile roof, central chimney, decorative bargeboards.	
CB081	Glebe View Cottage Churchill Lane Churchill Kidderminster DY10 3LX	Y	Y					Y		One of a pair of mid-C19 cottages. Brick, tile roof, central chimney, decorative bargeboards.	
CB082	Glebe House Churchill Lane Churchill Kidderminster DY10 3LU	Y	Y					Y	WSM42911	House built 1812 as rectory	
CB083	War Memorial, Churchill Cross Grid ref: 388302, 279720		Y	Y	Y			Y	Y	WSM45627	Stone war memorial erected following the First World War

Key to Selection Criteria

1 = Age 2 =Architectural Interest 3 = Social and Communal Value 4 = Associated with famous people 5 = Rarity 6 = Historic Associations 7 = Landmark

C&B Ref	Address	Qualifying Criteria							WSM Ref	Brief Description	
		1	2	3	4	5	6	7			
CB084	Manderley Churchill Kidderminster DY10 3LU	Y	Y	Y			Y	Y		Former village school built 1896. Brick and tile with stone details.	
CB085	School House Cottage Churchill Lane Churchill Kidderminster DY10 3LU	Y	Y	Y			Y	Y		Brick house 1797, extended 1871; former school now community hall	
CB086	Common Farm House Crown Lane Iverley Stourbridge Worcestershire DY8 2SA	Y	Y				Y		WSM42920	Early C19 farmhouse painted brick with tiled roof	
CB087	Common Farm Stables Crown Lane Iverley Stourbridge Worcestershire DY8 2SA	Y	Y				Y			Early C19 barns and stables now being converted for residential use	
CB088	Hay View Crown Lane Iverley Stourbridge Worcestershire DY8 2SA	Y	Y				Y	Y		One of a pair of C19 cottages. Brick with hipped slate roof. Central chimney. Sash windows.	
CB089	Sunnyside Cottage Crown Lane Iverley Stourbridge Worcestershire DY8 2SA	Y	Y				Y	Y		One of a pair of C19 cottages. Brick with hipped slate roof. Central chimney. Sash windows.	
CB090	Pike Pools Stakenbridge Lane Churchill Kidderminster DY10 3LT	Y	Y	Y			Y			Pre-1840 house brick with tiled roof	
CB091	Old School House Stakenbridge Lane Churchill Kidderminster DY10 3LT	Y					Y			C19 detached house brick with tiled roof	
CB092	Churchill House Stakenbridge Lane Churchill Kidderminster DY10 3LT	Y	Y	Y	Y		Y	Y		Large C18 brick house with later additions. Double fronted. Pedimented doorcase and fanlight	
CB093	Stakenbridge Farm Stakenbridge Lane Churchill Kidderminster DY10 3LT	Y	Y	Y				Y		C18-19 Brick barn now dwelling	
CB094	Alma Place Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS	Y							WSM42923	C19 Brick Cottage pre 1838 tithe	
CB095	Bluebell Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS	Y					Y		WSM42925	C19 cottage brick with tile roof	
CB096	Bees Nest Stakenbridge Lane Churchill Kidderminster DY10 3LS	Y					Y			C19 Brick Cottage	
CB097	1 Yarnold Cottages Stakenbridge Lane Churchill Kidderminster DY10 3LS	Y	Y				Y			One of a pair of mid-C19 brick cottages built either for forge or railway workers	
CB098	2 Yarnold Cottages Stakenbridge Lane Churchill Kidderminster DY10 3LS	Y	Y				Y			One of a pair of mid-C19 brick cottages built either for forge or railway workers	
CB099	Amara Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS	Y	Y				Y			C18 double fronted house. Brick under slate roof. Sash windows.	
CB100	Railway Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS	Y		Y			Y			C19 centre terrace of three. Brick with slate roof	
CB101	The Woodhouse Hurcott Lane Hurcott Kidderminster DY10 3PR	Y	Y				Y	Y		Large C18 brick house with later additions	
CB102	Woodhouse Farm Stourbridge Road Ismere Kidderminster DY10 3PR	Y	Y				Y			C18 Farmhouse	
CB103	Annex Woodhouse Farm Stourbridge Road Ismere Kidderminster DY10 3PR	Y	Y				Y			Barns associated with C18 farm	
CB104	Old Waggon And Horses Inn Stourbridge Road Ismere Kidderminster DY10 3NX	Y		Y			Y	Y		Inn c.1800 Brick with tile roof.	
CB105	Railway Bridge at Stakenbridge Lane OWW/114	Y	Y				Y	Y	Y	WSM42929	A red brick railway bridge and abutments dating from 1850
CB106	Culvert under Railway at grid ref 388243, 278920	Y					Y	Y			A brick culvert carrying the stream under the railway line c 1850
CB107	Culvert under the A456 at grid ref 388257, 278884	Y					Y	Y			A brick culvert, probably mid-C19 with gothic arch
CB108	Timber footbridge over railway at ref 387296, 278020	Y					Y	Y			A disused timber footbridge over the railway early C20
CB109	Railway bridge at Deansford Lane OWW/110	Y	Y				Y	Y	Y		A red brick railway bridge and abutments dating from 1850
CB110	Railway Boundary Fence Post at grid ref 386696, 277600	Y					Y	Y			Wrought iron fence post constructed from historic broad gauge rail in 1850.
CB111	Bridge over stream at grid ref 388094, 279464	Y					Y	Y			Bridge C19 Red Brick modern piers
CB112	Wall-mounted letterbox Court Cottage Churchill Lane Churchill Kidderminster DY10 3LY		Y	Y			Y	Y			Edward VII wall mounted Post Office letterbox by James Ludlow c.1905 with enamel plate.
CB113	Telephone Box at grid ref: 387995, 278711	Y	Y	Y					Y		A traditional K6 red telephone box
CB114	1 The Avenue Blakedown Kidderminster Worcestershire DY10 3JD	Y		Y			Y				Property attached to the village shop and Jack's cottage 43 Birmingham Road, part historic

Key to Selection Criteria

1 = Age 2 =Architectural Interest 3 = Social and Communal Value 4 = Associated with famous people 5 = Rarity 6 = Historic Associations 7 = Landmark

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

10TH JULY 2012

Monthly progress report on performance against NI 157 targets for determining planning applications

OPEN	
DIRECTOR:	Director of Economic Prosperity and Place
CONTACT OFFICER:	John Baggott – Extension 2515 John.Baggott@wyreforestdc.gov.uk
APPENDICES:	None

1. PURPOSE OF REPORT

- 1.1 To provide Members with a monthly progress report on performance against national indicators (NI 157, formerly BV 109).

2. RECOMMENDATION

- 2.1 That the report be noted

3. BACKGROUND

- 3.1 At Full Council in May 2006 it was agreed as part of the Recovery Plan that a report on the performance against best value performance indicators (BVPI 109, now NI 157) be reported to the Planning (Development Control) Committee on a monthly basis.

- 3.2 The national targets for determining planning applications are as follows:

NI 157 a (Major applications)	-	60% within 13 weeks.
NI 157 b (Minor applications)	-	65% within 8 weeks.
NI 157 c (other applications)	-	80% within 8 weeks.

- 3.3 In addition to these national targets there are Local targets set out within the Business Plan for 2011/12. These are as follows:

Major applications	-	65% within 13 weeks.
Minor applications	-	75% within 8 weeks.
Other applications	-	85% within 8 weeks.

4. **PERFORMANCE**

Major applications

- 4.1 The following table shows the quarterly performance figures for major applications for the period from 1st January 2010 to 31st March 2012. It also shows performance at the time of compiling the report within the 1st Quarter of 2012/13 although the relevant period does not end until 30th June 2012, and as such these figures may be subject to future change.
- 4.2 As previously advised, due to the continued low number of new major applications that have been received over recent months, performance in this area has been affected due to the number of older and more complex major applications which have reached final determination and which have already gone beyond 13 weeks. Whilst every effort has been made to manage these applications effectively, performance in this category is becoming increasingly difficult and has regrettably fallen below the National target. Performance is likely to continue to be affected in the current and future quarters.

Quarter	No. determined	No. determined within 13 weeks	% determined within 13 weeks
1 January – 31 March 2010	5	3	60.00%
1 April – 30 June 2010	9	6	66.67%
1 July – 30 September 2010	3	2	66.67%
1 October – 31 December 2010	13	9	69.23%
1 January – 31 March 2011	6	4	66.67%
1 April – 30 June 2011	5	2	40.00%
1 July – 30 September 2011	6	3	50.00%
1 October – 31 December 2011	11	5	45.54%
1 January – 31 March 2012	7	2	28.57%
1 April – 30 June 2012 (figures taken 25 June 2012)	1	1	100%

Minor applications

- 4.3 The following table shows the quarterly performance figures for minor applications for the period from 1st January 2010 to 31st March 2012. It also shows performance at the time of compiling the report within the 1st Quarter of 2012/13 although the relevant period does not end until 30th June 2012, and as such these figures may be subject to future change.
- 4.4 Whilst historically performance within this category has consistently met the national targets, the continued relatively low numbers of new minor applications being received in recent months, added to older more complex applications reaching final determination, has adversely impacted upon performance in this category, which is now proving to be a real challenge.

Quarter	No. determined	No. determined within 8 weeks	% determined within 8 weeks
1 January – 31 March 2010	33	24	72.73%
1 April – 30 June 2010	29	23	79.31%
1 July – 30 September 2010	36	27	75.00%
1 October – 31 December 2010	36	27	75.00%
1 January – 31 March 2011	26	19	73.08%
1 April – 30 June 2011	39	26	66.67%
1 July – 30 September 2011	27	16	59.26%
1 October – 31 December 2011	34	20	58.82%
1 January – 31 March 2012	47	32	68.09%
1 April – 30 June 2012 (figures taken 25 June 2012)	32	22	68.75%

Other applications

- 4.5 The following table shows the quarterly performance figures for other applications for the period from 1st January 2010 to 31st March 2012. It also shows performance at the time of compiling the report within the 1st Quarter of 2012/13 although the relevant period does not end until 30th June 2012, and as such these figures may be subject to future change.
- 4.6 Performance in this category has consistently met, or been close to meeting, the national targets, but in managing performance during the 1st Quarter of 2011/12 an unusually high number of older applications came to final

determination at the end of the Quarter. These had to be suitably managed, with the result being a significant proportion of these applications were determined at the start of the 2nd Quarter of 2011/12, which has had a direct impact upon the performance figures for the 2nd Quarter. This trend continued into 3rd Quarter. The 4th Quarter of 2011/12, however, saw an improvement in performance with the national target exceeded.

Quarter	No. determined	No. determined within 8 weeks	% determined within 8 weeks
1 January – 31 March 2010	84	72	85.71%
1 April – 30 June 2010	124	111	89.52%
1 July – 30 September 2010	119	94	78.99%
1 October – 31 December 2010	109	91	83.49%
1 January – 31 March 2011	97	84	86.60%
1 April – 30 June 2011	109	88	80.73%
1 July – 30 September 2011	112	79	70.54%
1 October – 31 December 2011	105	76	72.38%
1 January – 31 March 2012	86	72	83.72%
1 April – 30 June 2012 (figures taken 25 June 2012)	95	72	75.79%

5. FINANCIAL IMPLICATIONS

5.1 There are no financial implications.

6. LEGAL AND POLICY IMPLICATIONS

6.1 There are no legal or policy implications.

7. RISK MANAGEMENT

7.1 There are risk management issues if performance continues to fail to meet the national targets.

8. EQUALITY IMPACT ASSESSMENT

8.1 This report relates to the analysis of performance levels against national and local indicators. There are no equality impact issues to be addressed.

9. CONCLUSION

- 9.1 Members are advised of continued concerns in respect of the performance against major applications targets, due to the relatively low number of new major applications being received which would offset the older, more complex, major applications which are nearing determination. Every effort is being made, insofar as is possible, to manage new applications within all categories effectively to ensure that performance in all areas shows an improvement during future quarters.
- 9.2 Members are advised of the impending departure of two long serving Development Control case officers in July 2012. This will have the effect of reducing the number of case officers by a third. Whilst authority has been granted to recruit to these soon to be vacant posts, there will inevitably be a short term impact upon performance following the departure of the current post holders, until such time as these posts have been successfully filled.
- 9.3 The Council has no control over the number and timing of applications being submitted for determination, but undoubtedly the economic climate has had an impact upon the number of new applications, in all categories, which have been received over recent months.

10. CONSULTEES

- 10.1 None

11. BACKGROUND PAPERS

- Report on Recovery Plan (Full Council) – May 2006
- Monthly progress reports – Planning (DC) Committee (June 2006 – May 2009)
- DCLG : Planning Performance Statistics – Planning (DC) Committee (August 2006 – May 2009)
- Monthly progress reports – Planning Committee (June 2009 – June 2012)
- DCLG : Planning Performance Statistics – Planning Committee (August 2009 – May 2012)