

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

21ST JUNE 2022

ADDENDA AND CORRECTIONS

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
21/0031/FUL	24	<p><u>Consultee Comments –</u></p> <p><u>Severn Trent Water (Re-consultation on amended drainage strategy)</u> – No objection to the revised drainage strategy. Please note that final approval of surface water drainage proposals sit with the relevant Lead Local Flood Authority and our having no objection to the drainage condition being discharged does not override their requirements or recommendations regarding acceptable disposal methods or flow rates. Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contact our Development Services Team (Tel: 0800 707 6600).</p>
	19	<p><u>North Worcestershire Water Management Officer (Updated response)</u> – Following the consultation responses of Highways and STW, I like to update my consultation response as follows:</p> <p>These proposals would see the installation of a conveyance swale and associated attenuation basin west of the site boundary to intersect overland flow that could otherwise discharge onto the site and pose a flood risk to the development. An attenuated discharge of 2l/s is proposed from this attenuation basin into the to be diverted culverted watercourse. As part of the development proposal a new route is proposed for this watercourse which would in its current position discharge underneath a number of dwellings. The latest proposal would see the diverted watercourse largely under green open space, with the exception of the driveways of plots 80/81, the crossing of the spinal road (which will remain unadopted at this point) and the crossing of Pearl Lane (outside the site boundary). I believe that the detailed plan for this diversion should be such that private driveways are avoided</p>

altogether which means that within the site boundary the legal responsibility for the watercourse will entirely be with the developer / management company. Where the watercourse crosses Pearl Lane it will be WCC that is legally responsible for ongoing maintenance and upkeep. The plan details that the watercourse will outfall into the STW sewer system in the east verge of Pearl Lane, a small distance upstream of where the land drainage currently already discharges into the sewer system. It is detailed that over this distance the sewer will be upsized to accommodate the land drainage discharge (watercourse + additional 2l/s). Typical discharges for the existing watercourse have not been quantified but given its catchment it is likely to be substantially larger than 2l/s. I understand that neither Highways and STW's or STW have raised an objection to the current proposal for the diversion of the culverted watercourse.

The swale with the associated attenuation basin and the (diverted) watercourse deal with the discharge emerging from outside the development. The discharge of surface water from the site itself will, as per previous proposals, be attenuated in a large, lined attenuation basin which will limit the discharge leaving the site to 5 l/s. The basin is to be adopted by STW and will discharge the attenuated discharge to the sewer system in the East verge of Pearl Lane downstream of the existing STW attenuation tank, into the sewer system near Redhouse Lane crossroads. STW have previously advised that they accept this 5l/s discharge into their sewer network and would be responsible to fund and complete any capacity upgrades if ongoing modelling would show that any upgrades were required in their network downstream.

It is my understanding that Highways are willing to allow the culverted watercourse to cross Pearl Lane (and therefore become the riparian owner for the section within the highway limits) and that STW is willing to accept the watercourse outfalling into their network (MH7801) which presumably also means that they are happy for the first length of the sewer system downstream of the watercourse outfall to be upsized. Although it will still need to be demonstrated that the proposed changes in the STW system will be sufficient to accommodate the additional flow, I believe that this would be insufficient reason to withhold approval of this application on flood risk grounds. I understand from your email on the 16th May that you need to receive a 'objection' or 'no objection' verdict. Somewhat reluctantly and definitely cautiously I am inclined to give a 'no objection' verdict, providing that a series of conditions can get attached that ensure that:

- the swale and associated attenuation will be constructed prior to first occupation (even though this is

		<p>outside the red line boundary)</p> <ul style="list-style-type: none"> - the existing culverted watercourse will be diverted appropriately, with required approvals of Highways and STW as asset owners, and will avoid privately owned land altogether - the SuDS will be constructed and maintained in accordance with the details provided (including the liner to ensure no flood risk via seepage from the basin for existing properties on the estate) - a construction Surface Water Management Plan will be submitted and approved to ensure that the development does not exacerbate the existing flood risk during construction <p>Petition with 199 signatures against the development has been received from Stourport Town Council on behalf of local occupiers has been received. The reasons given for the petition are on the following grounds: Loss of habitats for wildlife, roman remains, increase in air dioxins along Dunley Road, more traffic congestion at Stourport bridge, history of flooding, loss of walking areas, both Stourport and Kidderminster still have several areas of brownfield land lying undeveloped.</p> <p><u>Additional Consultee Comments –</u></p> <p>WCC Minerals Team – Requests that further information is provided to demonstrate how part c(ii) of policy MLP 41 could be satisfied in relation to both sand and gravel and building stone. If evidence is provided to demonstrate that part c(ii) is not possible, full details should be provided to demonstrate how part c(iii) will be satisfied. The Local Planning Authority, in consultation with the Mineral Planning Authority, will then be able to properly consider whether any extraction and/or mitigation measures proposed are sufficient to address the potential for sterilisation of the mineral resource.</p> <p>The proposed development is not within a Mineral Consultation Area established under the 1997 County of Hereford and Worcester Minerals Local Plan and is therefore not within an area notified under paragraph 7 of schedule 1 of the Town and Country Planning Act 1990. However, the entire site falls within a Mineral Consultation Area (MCA) for terrace and glacial sand and gravel in in the proposed Main Modifications to the Minerals Local Plan (MLP). In addition, roughly the northern-most third of the site also falls within an MCA for building stone in both the Publication Version of the MLP and in the proposed Main Modifications. Under proposed main modifications to the MLP, the mineral resources safeguarding policy that</p>
21/0097/OUT	40	
	64	

was formally MLP 31 will become MLP 41. For clarity, the main modifications policy numbering is used in this response. There have been some changes to the Publication Version of the policy, but the overall policy direction remains. A tracked-changes version of the Minerals Local Plan, incorporating the proposed main and additional modifications. The emerging Minerals Local Plan is now at an advanced stage of preparation. The Inspectors' Report was received on 6 th May 2022. The Inspectors' Report concludes that, provided the recommended Main Modifications are made to it, the MLP provides an appropriate basis for the planning of minerals for Worcestershire and is sound. Subject to unforeseen delays, WCC's Full Council will consider adopting the plan in July 2022. The applicant and decision-makers should be aware that, depending on when the application is determined, the MLP may have been adopted. Even if the MLP is not adopted when the decision is made, relevant MLP policies may carry weight in accordance with paragraph 48 of the National Planning Policy Framework. Paragraphs 15.36 and 15.37 of the adopted Wyre Forest Local Plan (2016-2036) confirm that the developers of the allocated site 'Stourport Road Triangle (Policy SA.B2)' should undertake a minerals resource assessment "to inform design and to optimise opportunities for the partial extraction or incidental recovery of the underlying mineral resource either in advance of development taking place or in phases alongside it". These elements of the Wyre Forest Local Plan reflect the outcome of discussions between WCC and Wyre Forest District Council regarding this site allocation and show that WCC has already allowed for some element of sterilisation to be considered acceptable, such as to allow for slope stability and a suitable landform for subsequent development. WCC has been unable to find a Minerals Resource Assessment (MRA) among the submitted application documents. To comply with policy, an MRA must be provided. As set out below, this MRA should be proportionate to the potential impact on safeguarded mineral resources. The majority of the site includes a terrace and glacial sand and gravel Minerals Safeguarding Area, with the associated Minerals Consultation Area covering the entire site. The resource extends beyond the site boundary, predominantly to the south and west. There is some degree of existing sterilisation of this resource due to surrounding land uses, including roads in all directions around the site, a leisure centre to the west, and housing to the north. WCC is satisfied that these site-specific constraints would limit the ability to extract all of the resource within the site and in the area that would potentially be sterilised by the development. As such, we do not require any further evidence to demonstrate how parts (a) and (b) of policy MLP 41 of the proposed Main Modifications to the emerging Minerals Local Plan will be satisfied. Similarly,

we are satisfied that part (c)(i) would not be practicable in this instance. Notwithstanding this, there remains a need to ensure that resources within and beyond the site are not needlessly sterilised. Building stone The interactive minerals mapping tool indicates that there is a building stone Minerals Safeguarding Area, 'Bewdley Station Quarry East', around 130m to the north of the site boundary. The Minerals Consultation Area associated with this resource covers roughly the northern third of the site. The building stone resource is also allocated as an 'area of search' in the Main Modifications Minerals Local Plan. The exact location of the building stone resource is not known, as the mapping is based on 'point data' of known historic building stone quarries; the footnote to paragraph 4.28 of the Main Modifications Minerals Local Plan states that "Some flexibility will be applied when considering whether a proposal for building stone is within an area of search for building stone as these are based on point data." As such, it is currently unknown whether or not the Stourport Road Triangle site could sterilise safeguarded building stone resources. However, as with the sand and gravel resources, WCC considers that the existing constraints around the site are such that the potential for extracting all of the resource within the site and in the area that would potentially be sterilised by the development is limited. As such, we do not require any further evidence to demonstrate how parts (a) and (b) of policy MLP 41 of the proposed Main Modifications to the emerging Minerals Local Plan will be satisfied. Similarly, we are satisfied that part (c)(i) would not be practicable in this instance.

64

WCC Waste Team – No objection and they advise that Policy WCS 17 of the Waste Core Strategy aims to ensure that the waste implications of all new development are considered. The policy provisions expect that proposals for new development either: a) incorporate facilities into the design that allow occupiers to separate and store waste for recycling and recovery; or b) make appropriate developer contributions where this is more appropriate than on-site facilities; or c) have adequate existing provision. Part (a) is likely to be of most relevance to this application. The explanatory text accompanying this policy sets out that the level of on-site provision should be adequate to meet the needs of the proposed development. Policy WCS 17 should be taken into account when developing the detailed layout of the site and we would expect this to be one of the design principles that inform the reserved matters proposals. As such, we would request that in making their decision on this application and further applications for Reserved Matters, the case officer should be satisfied that the proposed development includes facilities for the storage and collection of waste, both during the construction and occupation phases, to ensure the

22/0183/FUL		<p>development conforms to Policy WCS 17 and to ensure that proposals are in line with the ADEPT report "Making Space for Waste" (June 2010)</p> <p><u>Additional Paragraph –</u></p> <p>Paragraph 2.4 - An updated access plan (Dwg. No.1676/1 Rev B) has been submitted, which shows visibility splays to be 63 metres southbound and 73 northbound, together with 2.0 metre wide footpaths either side of a 5.5 metre wide carriageway. The Highway Authority raises no objection to the updated access plan and note that their response to the application remains unchanged.</p>
	72	
	97	<p><u>Updated Paragraph –</u></p> <p>Paragraph 4.51 Should be updated to refer to Policy SP.34 – Minerals throughout paragraph.</p>
	129	<p><u>Additional Paragraph –</u></p> <p>Paragraph 4.22 – Burlish Park Primary School have been approached by WCC Travel Co-ordinator and at this moment in time have declined the financial contribution to assist in the preparation of a school travel plan and additional cycle/scooter storage infrastructure. The developer has agreed to contribute £4,000 in the event that the school wishes to uptake a school travel plan once the development is occupied with a payback period of 5 years if the contribution is not spent.</p>
139	<p><u>Updated Location Plan –</u></p> <p>The red line site boundary on the Map on Page 139 on the agenda is incorrect. See Appendix 1 below for updated location plan.</p>	

Appendix 1

