



The meeting of the **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER, KIDDERMINSTER TOWN HALL** on **TUESDAY 25th NOVEMBER 2025** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

Chris Pugh
Corporate Services Manager

Membership: Councillors, Bernadette Connor (Chair), Doug Hine (Vice Chair), Darren Chambers, Steve Hollands, Mary McDonnell, Shazu Miah, Mary Rayner.

AGENDA

1. Apologies for Absence

To receive any apologies.

2. Declarations of Interest

2.1. To receive declarations under consideration on this agenda in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

2.2. Members are reminded that should you declare a pecuniary interest at a meeting; it is your responsibility to inform the Monitoring officer.

3. Public Questions

In accordance with Standing Order 3(c), to allow members of the public to make representations, ask questions, and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

4. Minutes (Appendix 1)

To approve the minutes of the planning committee held on Tuesday 28th October 2025

5. 21/1047/ADV|Fascia signage, projecting corporate flexface box signage for all the facades, freestanding advertisement totem (revised)- Looking for any comments on this application

6. Biodiversity Net Gain SPD – Scoping Consultation- (Appendix 2) Wyre Forest District Council are currently carrying out a Scoping Consultation on the Biodiversity Net Gain (BNG) Supplementary Planning Document and are looking for comments on this Scoping Report to help them identify any planning issues that need to be addressed through the Biodiversity Net Gain SPD for Wyre Forest District

7. Planning Consultation Ref:22/0226/EIA(Appendix 3A & 3B)- Looking for comments

8. Review of Vision Strategy and Planning Budget (Appendix 4A & 4B)- Annual review of Vision strategy and Planning Budget

9. Planning Applications

To consider the following schedule of Planning applications and resolve to make comments to the Planning authority.

9.1	25/0659/ADV Advertisement consent for the display of 2No. digital 75-inch LCD screens Land At 383217 276712 High Street Kidderminster Worcestershire
9.2	25/0669/FUL Change of use of building from offices (Use Class E) to 10No. apartments and associated works Margaret Thatcher House 35 Mill Street Kidderminster Worcestershire DY11 6XB
9.3	25/0704/FUL Change of use from residential (Use Class C3) to mixed residential and business use (Use Class C3 with Class E use) including use of existing outbuilding for business operations 49 Adams Court Kidderminster Worcestershire DY10 2SF
9.4	25/0756/FUL Change of use of building from Office (Use Class E) to 3-bedroom HMO (Use Class C4) and 2No. apartments (Use Class C3) and associated works 11 Church Street Kidderminster Worcestershire DY10 2AH
9.5	25/0757/LBC Listed building consent for the change of use of building from Office (Use Class E) to 3-bedroom HMO (Use Class C4) and 2No. apartments (Use Class C3) and associated works 11 Church Street Kidderminster Worcestershire DY10 2AH
9.6	25/0783/S73 Variation of Condition 18 (Approved Plans) attached to planning permission ref: 25/0391/S73 to relocate the changing places W/C Brintons Park Sutton Road Kidderminster Worcestershire DY11 6QT
9.7	25/0785/ADV Advertisement consent for the display of 1No. illuminated fascia sign, 1No. illuminated projecting sign, 1No. illuminated ATM sign, 1No. non-illuminated welcome sign, 3No. non-illuminated window vinyl signs and 1No. external facing digital screen 24 High Street Kidderminster Worcestershire DY10 2DJ
9.8	25/0788/FUL Change of use of premises from motorcycle sales and service (Sui Generis) to retail (Use Class E) and associated works Unit 4 Oldington Trading Estate Kidderminster Worcestershire DY11 7QP
9.9	25/0791/HOU Demolition of conservatory and replacement with a single storey rear extension 18 Vine Street Kidderminster Worcestershire DY10 2TS
9.10	25/0799/TPO Acacia Tree - Crown reduction by 1-2 metres 2 Blakebrook Kidderminster Worcestershire DY11 6AP
9.11	25/0812/ADV Advertisement consent for the display of 1No. Main V sign, 6No. flags, 1No. fascia sign, 1No. swing sign and 4No. parking signs to permanent sales area (non-illuminated) and 1No. Main V sign, 5No. flags, 6No. parking signs and 1No. sales cabin to temporary sales area (non-illuminated) Land At Os 385200 275500 Comberton Road Kidderminster Worcestershire

9.12	25/0820/HOU First floor extension to rear 80 Marlpool Lane Kidderminster Worcestershire DY11 5HP
9.13	25/0838/HOU Conversion of existing garage into living accommodation and first floor side extension over garage to facilitate 1No. additional bedroom 50 Shakespeare Drive Kidderminster Worcestershire DY10 3QY
9.14	25/0841/S73 Variation of Condition 7 (Approved Plans) attached to planning approval ref: 24/0288/FUL to allow for changes to the permitted drainage strategy Foley House Unit 4 Foley Grove Foley Business Park Kidderminster Worcestershire DY11 7PT
9.15	25/0842/TPO T1 Silver Birch - reduce by 33%, T2 Twisted Willow - reduce by 35-40% 10 Greenfinch Close Kidderminster Worcestershire DY10 4RU

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**
**Minutes of the meeting held on Tuesday 28th October at 6pm
in the Kidderminster Room, Wyre Forest House**

Present:

Councillor B. Connor (Chair)
Councillor D Hine (Vice Chair)
Councillor M. Rayner
Councillor D. Chambers
Councillor S. Hollands
Councillor S. Miah
Councillor L. Carroll- (Sub for Councillor McDonnell)

Chris Pugh- Corporate services manager

Absent:

X

1. Apologies For Absence

Councillor M. McDonnell

2. Declarations of Interest

Councillor Liam Carroll declared his interest as a member of District Council Planning Committee, and it was noted that he has a dispensation in this regard

3. Public Questions

Nil

4. Minutes (Appendix 1a & 1b & 1c)

Resolved: To approve the minutes of the planning committee held on Tuesday 26th August 2025.

Resolved: To approve the amended minutes of the planning committee held on Tuesday 22nd July 2025.

- Councillor Connor was absent from the two previous meetings, and as Councillor Hine, who chaired those meetings, was not in attendance this evening, the minutes could not be signed.

Resolved- To approve the minutes of the planning committee held on Tuesday 30th September 2025

5. SUPPORT TPO- TREE PRESERVATION ORDER at 48 Oakfield Road. A provisional Tree Preservation Order has been placed on a tree at 48 Oakfield Road. An objection has been received from a neighbouring resident. Members are invited to consider any comments or representations received prior to the deadline of 5 November 2025, after which confirmation of the Order will be determined.

6. Support- 6. 25/0658/FUL- (Appendix 3) To note the updated response from the Highways Authority regarding application 25/0658/FUL (installation of 1no. BT Street Hub Unit with 2no. digital screens at High Street, Kidderminster). The Authority raises no objection, confirming the proposal has been robustly assessed, sufficient footway width will remain for pedestrians, and there are no recorded safety concerns or collisions at the location.

7. PLANNING APPLICATIONS

Members considered the following planning applications and **RESOLVED** to respond as follows:

NO.	APPLICATION	COMMENTS
7.1	25/0694/LBC Listed Building Consent for the display of two non illuminated advertisements consisting of occupant directory to new entrance area and lettering to say the words 'The Piano Building'. Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA	No Objection
7.2	25/0665/TPO Fell tree and Pollard tree on neighbouring property Unity Academy Hurcott Road Kidderminster Worcestershire DY10 2QJ	Defer to tree officer
7.3	25/0692/HOU Single storey front extension 62 Ferndale Crescent Kidderminster Worcestershire DY11 5LN	No Objection
7.4	25/0642/ADV Advertisement Consent for the display of two non illuminated advertisements consisting of occupant directory to new entrance area and lettering to say the words 'The Piano Building'. Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA	No Objection
7.5	25/0704/FUL Retention of timber outbuilding for use as a beauty business (Use Class E) 49 Adams Court Kidderminster Worcestershire DY10 2SF	No Objection
7.6	25/0708/HOU Garage conversion and construction of link extension 1 Greatfield Road Kidderminster Worcestershire DY11 6PP	No Objection
7.7	25/0710/FUL Part change of use of ground floor from Office (Use Class E) to Education (Use Class F1) (retrospective) Part Ground Floor 26 Church Street Kidderminster Worcestershire DY10 2AR	Support
7.8	25/0717/S73 Variation of Condition 3 (Approved Plans) attached to planning permission 24/0276/HOU 4 Greenhill Avenue Kidderminster Worcestershire DY10 2QU	No Objection
7.9	25/0722/TPO T1 Maple Tree - Re-pollard to previous points 30 Yellowhammer Court Kidderminster Worcestershire DY10 4RR	Defer to Tree officer

7.10	25/0723/FUL Installation of freestanding ATM (retrospective) Atm Birmingham Road Service Station 80 Birmingham Road Kidderminster Worcestershire DY10 2SR	No Objection
7.11	25/0724/ADV Advertisement consent for the display of 3No. vinyl decals on freestanding ATM (retrospective) Atm Birmingham Road Service Station 80 Birmingham Road Kidderminster Worcestershire DY10 2SR	No Objection
7.12	25/0730/LBC Listed building consent for the change of use of first and second floors from Office (Use Class E) to 2No. apartments and associated internal alterations, and alterations to ground floor window openings (Retrospective) 13 Bull Ring Kidderminster Worcestershire DY10 2AA	No Objection
7.13	25/0734/FUL Change of use of first and second floors from Office (Use Class E) to 2No. apartments and associated internal alterations, and alterations to ground floor window openings (Retrospective) 13 Bull Ring Kidderminster Worcestershire DY10 2AA	No Objection
7.14	25/0737/FUL Change of use of first floor from retail storage area (Use Class E) to 4No. apartments (Use Class C3) 19-22 First Floor High Street Kidderminster Worcestershire DY10 2DJ	No Objection
7.15	25/0760/ADV Advertisement consent for the display of 1No. non-illuminated fascia sign, 5No. illuminated fascia signs, 1No. illuminated totem sign and 1No. non-illuminated vinyl sign BYD Kidderminster 114 Worcester Road Kidderminster Worcestershire DY10 1HY	No Objection
7.16	25/0763/FUL Conversion of garage to hair salon (Use Class E) and associated works 450 Chester Road North Kidderminster Worcestershire DY10 1TW	No Objection
7.17	25/0765/TPO T1 Oak Tree - Crown lift to 4m and reduce overhang of car park by 2m, T2 4x Oak Trees - Remove 3 subdominant stems and crown life remaining tree to 4m, T3 1 Large Ash Tree, Maple Tree, 2x Small Ash Trees, 4x Small Oak Trees and 1 Birch Tree - Fell Unit 5 The Towers Foley Avenue Foley Business Park Kidderminster Worcestershire DY11 7PG	Defer to tree officer
7.18	25/0767/FAST (Fast Track) Two storey side and front extension, single storey front extension and associated roof alterations including provision of solar PV panels 35 Manor Avenue Kidderminster Worcestershire DY11 6EA	No Objection
7.19	25/0772/HOU Two storey rear extension and alterations to front 47 Queen Elizabeth Road Kidderminster Worcestershire DY10 3BG	No Objection

Meeting concluded: 18:43

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....

BIODIVERSITY NET GAIN SPD SCOPING DOCUMENT

INTRODUCTION

The Wyre Forest Biodiversity Net Gain Supplementary Planning Document (SPD) aims to provide more detailed advice on the implementation of Biodiversity Net Gain in a local context, building on both national and local policy and guidance. It has been prepared in partnership with colleagues in the Planning Team.

The SPD will largely focus on the implementation of Biodiversity Net Gain, which came into force as a legal requirement under Schedule 7A of the Town and Country Planning Act (1990), inserted by Schedule 14 of the Environment Act (2021). However, it will give guidance that is also applicable to the Council's Local Planning Policy relating to Biodiversity Net Gain as captured in Policy SP.23 of the Wyre Forest District Local Plan (Adopted 2022). The SPD is aimed at Local Authority Planning Officers, applicants, developers, other relevant organisations, and the wider community, providing expectations and guidance on how to interpret national and local biodiversity policy in a local context.

We are inviting your comments on this scoping report to help us in identifying the key issues that need to be addressed through the Biodiversity Net Gain SPD for Wyre Forest District.

What is an SPD?

Supplementary Planning Documents build upon and provide more detailed guidance in the Local Plan. Legally, they do not form part of the Local Plan itself and cannot establish new policy; instead, they provide additional guidance on the interpretation and implementation of Local Policy. They are accorded significant weight in this regard as a material planning consideration in the determination of planning applications.

National and Local Policy Context

The National Planning Policy Framework (NPPF)¹ sets out how Government Planning Policy should be applied. The NPPF states in Paragraph 187 that planning policies and decisions should contribute to and enhance the natural environment by “*minimising impacts on and providing net gains for biodiversity*”. Biodiversity Net Gain as a statutory requirement for planning applications became embedded in the planning system in early 2024, through Schedule 7A of the Town and Country Planning Act (1990) (as inserted by the Environment Act 2021). This new legislation mandates a net gain in biodiversity for non-exempt developments of at least 10% from the onsite baseline condition.

In a local context, the NPPF’s emphasis on supporting and enhancing biodiversity was embedded through Policy SP.23 of the Wyre Forest District Local Plan, adopted in April 2022. Policy SP.23 states that “*The Council will expect proposed developments to deliver measurable net gains in biodiversity through the promotion and re-creation of priority habitats, ecological networks and the protection and recovery of legally protected and priority species populations*”.

Biodiversity Net Gain therefore exists in both a national and a local context, with Local Policy providing requirements for gains in biodiversity for proposals which fall outside of the national, statutory mechanism. The aim of the SPD is thereby to provide detailed guidance on both the National Biodiversity Net Gain requirement and Policy SP.23 of the Wyre Forest District Local Plan. Guidance will aim to provide expectations for the planning application process, from the pre-application stage, to validation and consideration, and condition discharge and ongoing monitoring and maintenance.

Sustainability Appraisal and Strategic Environmental Assessment

National planning policy indicates that a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are not required for an SPD unless it is considered that there are likely to be significant environmental effects or exceptional circumstances.

¹ [National Planning Policy Framework - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/617353/nppf-2021.pdf)



This SPD builds upon policies in the adopted Local Plan for Wyre Forest, all of which have been subject to a SA and SEA, as well as detailed scrutiny at the Examination stage. If you believe an SEA is required, please set out the exceptional circumstances that you believe justify one being required to be undertaken as part of your response.

TOPICS TO BE COVERED BY THE BIODIVERSITY NET GAIN SPD

The table below sets out proposed sections for the Biodiversity SPD and how they will be addressed

Topic	Details
Biodiversity in the Planning Process	Approaching Biodiversity prior to validation to ensure biodiversity is an early consideration in design and development, including engaging with the Council's pre-application advice service. The implementation of the statutory and local guidance in the planning process, and the mechanisms by which this takes place. The successful discharge of Biodiversity conditions and continued monitoring and maintenance. The fundamental aim of the SPD is to ensure the right mitigation and enhancement occurs in the right place. The Biodiversity Net Gain SPD will be underpinned by the Local Nature Recovery Strategy (LNRS) to provide guidance to ensure that habitat creation is responsive to local conditions and requirements with regards to priority habitats. The SPD will also seek to provide guidance on how to maintain and enhance connectivity of habitats and species throughout the District.
Other Features to Include for Biodiversity in Development	Expectations relating to smaller-scale biodiversity improvements within the built environment (e.g. swift bricks, bat boxes, open water etc.)
Approaching Habitat Constraints	How to approach habitat constraints (such as Ancient Woodland) and what will be expected from developments near irreplaceable habitats. How to approach development on or near priority habitats and what will be expected of developments on or near such priority habitats.

Managing Other Impacts of Development	How to consider other impacts of development (e.g. lighting, anthropological etc.) on priority species and habitat as part of development proposals
How to Consider Trees and Arboricultural Considerations	Guidance relating to the incorporation of trees in development, and adequate consideration of arboricultural impacts
Case Studies	Examples of best practice in a Local Context

TIMELINE FOR PRODUCTION

Topic	Details
Scoping Report Consultation	November to December 2025
Preparation of the SPD and Evidence Basis	January to March 2026
Cabinet	7 th April 2026
Consultation (Statutory 6-Week Period)	8 th April 2026 to 5 th May 2026
Preparation of Final SPD	May to June 2026
Adoption	June 2026

Scoping Exercise Responses

Please send any comments you may have to the Planning Policy Team at planning.policy@wyreforestdc.gov.uk with the subject title "Biodiversity Net Gain SPD Scoping Comments". Any comments must be received by **16th December 2025**.



APPLICATION REF: 22/0226/EIA

IMPORTANT – This communication affects your property

PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (Environmental Impact Assessment) (England)
Regulations 2017
Wyre Forest District Local Plan 2022
National Planning Policy Framework 2024

In pursuance of its powers under the above mentioned Act and Order, and having regard to the Development Plan, Wyre Forest District Council, as Local Planning Authority, hereby PERMITS in FULL the:-

Hybrid application for up to 1450 dwellings to comprise: Outline application for up to 1,055 dwellings including affordable housing, with all matters reserved, except for access, to include a community hub, including a two-form entry primary school, community facilities limited to Commercial, business and service (Use Classes E (a-f)), Local Community (Use Class F2) and Drinking Establishments (Sui Generis), specialist older persons accommodation (Use Class C2), new vehicular access to Husum Way and Comberton Road with link road, new pedestrian access to Tennyson Way, open space incorporating play provision, SUDS, landscaping and ecological enhancement works, and; Full planning application for demolition of no. 78 Comberton Road and agricultural buildings north of Heathy Mill Farm, to facilitate the construction of 395 dwellings including affordable housing; new vehicular access onto Comberton Road; open space and play provision and associated infrastructure, SUDS, landscaping and ground remodelling
Land At Os 385200 275500 Comberton Road Kidderminster

In accordance with the application received by the Council on 15th March 2022 subject to the following condition(s):

Conditions

The planning conditions have been divided into three sections with: the first section applying to both elements of the application; the second relating to the Detailed element of the application; and the third relating solely to the Outline element.

CONDITIONS THAT APPLY TO BOTH THE DETAILED ELEMENT AND OUTLINE ELEMENT OF THE APPLICATION

1. Construction Environmental Management Plan (CEMP : Highways))

No development shall take place on each phase or sub-phase of development until a Construction Environmental Management Plan (CEMP : Highways) for the relevant phase or sub-phase has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include but not be limited to:

- Hours of construction;
- Hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring;
- Construction phasing and construction routing plans;
- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);
- Details of any temporary construction accesses and their reinstatement;
- A highway condition survey, timescale for re-inspections, and details of any reinstatement;
- The erection and maintenance of security fencing, where appropriate;
- Measures to control the emission of dust and dirt during construction;
- Measures for prevention of pollution; and
- Measures to control noise from works on the site.

The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development within that phase or sub-phase hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved, in writing, by the Local Planning Authority.

Reason: To protect the natural environment, highway safety and the amenity of existing residents during the construction phase of the development.

2. Soil Resource Plan Soil Resource Plan

No development shall take place until a Soil Resource Plan (SRP) for that phase or sub-phase of development has been submitted to and approved in writing by the Local Planning Authority. The SRP shall be completed by an appropriately experienced soil specialist and shall:

- a) Carry out a detailed soil resource survey on the site to determine the location, extent and quality of in-situ soil resources prior to construction.
- b) Determine the types (units) of soil according to their resilience to damage, such as compaction, during soil handling prior to construction.
- c) Produce maps showing the location and extent of soil resources in the separate units identified in b) prior to construction.

The development shall be carried out in that phase/sub-phase in accordance with the approved Earthwork Plan.

Reason: To protect the quality and quantity of soils at the site.

3. Construction Environmental Management Plan (CEMP: Biodiversity)

No development shall take place including site clearance and vegetation removal on a phase or sub-phase until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. It will follow the appointment of an Ecological Clerk of Works (ECoW) to manage the on-site ecology works, and a walkover survey by a qualified ecologist prior to the detailed design to reassess baseline conditions, check the status of previously identified ecological features such as badger habitat, nesting birds, and bat roost potential, and assess for potential presence of other protected or notable species.

The CEMP: Biodiversity shall include:

- a. Role and responsibilities and operations to be overseen by an appropriately competent ecologist role and responsibility of site manager
- b. The times during construction when specialist ecologists need to be present on site to oversee works.
- c. Risk assessment of potentially damaging construction activities.
- d. Identification of "biodiversity protection zones".
- e. Practical measures (both physical measures signage and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- f. An Ecological Construction Mitigation Plan identifying all sensitive habitats including all retained hedges, trees and woodland, and the locations of important features such as protected species habitats and watercourses. The Plan to show appropriate protection zones and widths, where temporary fencing and signage is required, and details of any specific protection measures for a given feature if necessary, including trenches/culverts, pipes and open excavations to avoid harm to wildlife and any other ecology specific detail in relation to pollution prevention and control during construction, especially in relation to any other direct harm, runoff, noise, extraneous light or dust risks to mature trees, water bodies and courses hedgerows and off-site habitats.
- g. Identification of occurrences where additional working methodologies will need to be adopted. Eg during extreme weather events or flooding.
- h. Identification of invasive species constraints and mitigation methodologies and the physical; action needed to mitigate the risk of spread.
- i. Action to be taken and by whom if protected species are suspected within the work environs.
- j. The content and by whom will deliver toolbox talks about environment constraints given, including their frequency.

Particular detail should be included about any actions such as the construction of road and pedestrian bridges or the intrusion of drainage features that cross or enter the woodland and or brook corridor.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period, strictly in accordance with the approved plan for that phase or sub-phase, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of nature conservation in accordance with Policy SP.23 of the Wyre Forest District Local Plan.

4. Severn Estuary SAC Mitigation and Monitoring Strategy

No development shall take place (including demolition, ground works, vegetation clearance) until a Severn Estuary Mitigation and Monitoring Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. Particular detail should be included about any actions such as the construction of road and pedestrian bridges, alterations to the Hoo Brook roundabout culvert or the intrusion of drainage features near the brook corridor. The Plan shall include the following:

- a. Mitigation Measures to prevent the mobilisation of potential contaminants from being washed or blown into the Hoo Brook, as set out in the Appropriate Assessment;
- b. Details of monitoring the Hoo Brook and any other watercourse within and adjacent to the site throughout the construction phase, including methods to detect an increase in sediment load from the construction phase.
- c. Identification of adequate baseline conditions prior to the start of development.
- d. Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged.
- e. Methods for data gathering and analysis.
- f. Location of monitoring.
- g. Timing and duration of monitoring.
- h. Responsible persons and lines of communication.
- i. The content and by whom to whom will toolbox talks about environment constraints be given, including their frequency.
- j. Identification of triggers where actions to be undertaken.
 - The nature of the actions
 - The responsible person for initiating the actions
 - The undertaker of the action

A report describing the results of monitoring shall be submitted to the local planning authority at intervals identified in the strategy. A report shall also be produced and where the results from monitoring show that conservation aims and objectives are not being met, showing how contingencies and/or remedial action have been implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The monitoring strategy will be implemented in accordance with the approved details.

Reason: In order to avoid significant adverse impacts on the Severn Estuary SAC.

5. Removal of invasive non-native species

Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the Local Planning Authority, detailing the containment, control and removal of Himalayan Balsam, giant Hogweed, Japanese knotweed and any other invasive non-native species on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason: In order to avoid significant adverse impacts on the Severn Estuary SAC and in the interest of nature conservation.

6. Management and Maintenance for SuDS Assets

Prior to the first occupation of the development within each phase or sub-phase, a management plan detailing future maintenance responsibilities for SuDS assets shall be submitted to and approved in writing by the Local Planning Authority. The plan should include proposals for informing future home owners or occupiers of the arrangements for maintenance of communal assets. The approved management plan shall be implemented prior to the first occupation of each phase of the development and thereafter maintained.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Policies SP.30, SP.31 and SP.32 of the Wyre Forest District Local Plan.

7. Construction Surface Water Management Plan

No works or development within each phase of development shall take place until a construction surface water management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include how surface water will be managed during the construction phase, including site clearance and soil stripping. It should consider the measures need to protect the River Severn Estuary SAC. The plan shall include drawings of any temporary drainage systems, a timeline of construction and measures to mitigate the risk of pollution (including silt) of the water environment and offsite flood risk. The plan shall detail how the approved permanent surface water drainage system shall be remediated during the construction phase. The approved construction surface water management plan shall be implemented as soon as works start within each phase of development and thereafter maintained during the full duration of the construction phase.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Policies SP.30, SP.31 and SP.32 of the Wyre Forest District Local Plan.

8. Sites investigations for Land Contamination and Remediation

Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence within each phase of development until criteria 1 to 5 below have been complied with:

1. A preliminary risk assessment (a Phase I desk study) submitted to the Local Authority in support of the application has identified unacceptable risk(s) exist on the site as represented in the Conceptual Site Model. A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address those unacceptable risks identified. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.
2. The detailed site investigation and risk assessment must be undertaken in accordance with the approved Scheme and a written report of the findings produced. This report must be approved in writing by the Local Planning Authority prior to any development taking place.
3. Where the site investigation identified remediation is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must

ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

4. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

5. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified within any phase or sub-phase it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared for that phase, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in line with National Planning Policy Framework (NPPF), paragraphs 187 and Environment Agency Groundwater Protection Position Statements.

10. Fencing of 12th-14th Century moated site

No development including site clearance works shall take place until fencing has been erected, in a manner to be agreed in writing by the Local Planning Authority, around the 12th-14th medieval moated site identified in the archaeological evaluation; and no works shall take place within the area inside that fencing for the lifetime of the development, without approval in writing by the Local Planning Authority.

Reason: The site is of known archaeological significance, and it is important that archaeological remains are appropriately recorded prior to their damage or destruction by the development in accordance with Policies SP.21 and DM.23 of the Wyre Forest District Local Plan.

11. Archaeological Written Scheme of Investigation

Archaeological Written Scheme of Investigation (WSI) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation(s), has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- a) The programme and methodology of site investigation and recording

- b) The programme for post investigation assessment
- c) Provision to be made for analysis of the site investigation and recording
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: The site is of known archaeological significance, and it is important that archaeological remains are appropriately recorded prior to their damage or destruction by the development in accordance with Policies SP.21 and DM.23 of the Wyre Forest District Local Plan.

12. Archaeological Evaluation and Publication

Each phase of the development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation(s) approved under condition 11 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site is of known archaeological significance, and it is important that archaeological remains are appropriately recorded prior to their damage or destruction by the development in accordance with Policies SP.21 and DM.23 of the Wyre Forest District Local Plan.

13. Tree Root protection zones

Fencing and signage identifying the Root Protection Zones of trees and hedges will be put into place prior to commencement, these will be maintained throughout the delivery phase of the development only to be removed following written confirmation from the Local Planning Authority. No materials of any nature shall be stored, no excavations undertaken, and or no vehicles stored or driven into these areas, without written confirmation being obtained from the Local Planning Authority.

Reason: In order to secure the satisfactory development of the site in accordance with Policies SP.20, DM.24 and DM.26 of the Wyre Forest District Local Plan.

14. Retaining Wall details

For each phase or sub-phase of development, prior to the construction of any retaining walls to be used as part of that phase or sub-phase, full details of them shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory development of the site.

15. External Lighting

Prior to the commencement of development within each phase or sub-phase of development, a "lighting design strategy for biodiversity" for that particular phase or sub-phase of development, shall be submitted to and approved in writing by the local planning authority.

The strategy shall:

a) with reference to the submitted lighting strategy map, identify those areas/features on site that are particularly sensitive for nocturnal wildlife and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory.

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their forage areas, breeding sites and resting places, forage resources and or commuting to these and regard to be given to lighting that operates in temperature ranges know to have lower levels of disturbance to bats.

c) take into account the Bird and Bat roosting strategy and show how the features proposed in this document can be lit without disturb or prevent the above species using these features or commuting to their forage areas from the features.

d) details of the any lighting being proposed in location adjacent to or part of the features that cross the wet woodland or brook corridor will need careful ecological consideration by a licenced and qualified ecologist and should full protect the needs of the light phobic species know to utilise this habitat for breeding commuting and forage. These detail should include ecological rational demonstrating that through the implementation of these details commuting foraging and roosting activities will not be impacted upon and where possible enhanced.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances shall any other external lighting be installed without prior consent from the LPA.

Reason: To safeguard the visual amenities of the locality and the ecological value of the area, in accordance with Policies SP.20, SP.23, DM.24 and DM.26 of the Wyre Forest District Local Plan and the NPPF.

16. Bird and Bat Roosting Strategy

No development shall commence within each phase or sub-phase of development until a bird nesting and bat roosting strategy that includes built in bird and bat roost and nest provisions (at least 1 bird box and 1 bat box per 5 dwellings, and 1 integrated swift box per 10 dwellings) has been submitted to and approved in writing by the Local Planning Authority. The submitted strategy shall include the specification and locations of proposed bird nesting places and bat roosting places. The strategy to include opportunities for swift nesting at appropriate locations The development shall thereafter be carried out in that phase or sub-phase prior to the first occupation/use of any dwelling/building in full accordance with the approved details.

Reason: In the interests of Nature Conservation and in accordance with Policy SP.23 of the Wyre Forest District Local Plan and the NPPF.

17. Landscape Phasing Planting Plan

No development shall commence until a Landscape 'Phasing' Planting Plan (LPPP) has been submitted to and approved in writing by the Local Planning Authority. The LPPP shall relate to the overall site. The LPPP must include details and phasing of the pond enhancement,

landscape planting, and habitat creation measures as identified within the Biodiversity Net Gain Masterplan (prepared by CSA, dated June 2024, report no. CSA/3388/29). The LPPP will establish elements that will be delivered in advance of construction work commencing on the site; at the immediate outset of construction; and at any other key milestones. Upon completion of the elements to be delivered in advance of construction work commencing on site, and at the completion of construction, a report to be submitted and agreed in writing by the Local Planning Authority, which shall be prepared by the landscape architect and an ecologist and shall confirm that the measures have been implemented and that they are conforming to the landscaping plan and have delivered the approved BNG metric for that phase BNG and the date when the monitoring period will commence.

Reason: To ensure a satisfactory development of the site and ensure appropriate net gain in biodiversity in accordance with Policies SP.23 and DM.26 of the Wyre Forest District Local Plan.

18. On-site delivery and monitoring of biodiversity Net Gain

Prior to the commencement of any part of the development within each phase or sub-phase of development, full details of a Habitat Maintenance and Monitoring Plan (HMMP) for on-site delivery and monitoring of Biodiversity Net Gain (BNG) in accordance with the LEMP (condition 19), shall be submitted to and approved in writing by the Local Planning Authority. The Plans shall be in accordance with the approved BNG Assessment and shall include the following:

- a. Confirmation that a total of 10.02% Biodiversity Units and 60.63% hedgerow units will be secured, in accordance with the approved details for the whole development;
- b. Updated BNG habitat map for on-site proposed habitats;
- c. The LEMP as required by condition 19;
- d. Long term aims and objectives for habitats (extents, quality) and species;
- e. Detailed prescription methods and specifications for the delivery and management of habitats and achievement of stated objectives; To include –
 - an ecological description of the habitat to be delivered
 - the criteria that habitat will need to meet to deliver the condition specified in the approved metric
 - the species and provenance to be used to deliver the habitat.
- f. Details of any management requirements for species-specific habitat enhancements;
- g. Annual work schedule for at least a 30 year period; to include -
 - the expertise and experience of the contractor to be employed to deliver the management.
 - how the management will be sustained for the 30 year maintenance period.
- h. Detailed monitoring strategy for habitats and species, particularly species-rich grassland, and methods of measuring progress towards and achievement of stated objectives;
- i. Details to be confirmed in writing with the Local planning authority of the proposed reporting schedule to the Local Planning Authority and Local Authority Ecologist, and to include a strategy for review, remediation and dispute resolution.

The BNG, Habitat Management and Monitoring Plan shall be implemented in accordance with the agreed details and timetable, and all habitats and measures shall be retained and maintained thereafter in accordance with the approved details.

Reason: To ensure a satisfactory development of the site and ensure appropriate net gain in biodiversity in accordance with Policies SP.23 and DM.26 of the Wyre Forest District Local Plan.

19. Landscape and Ecological Management Plan

Prior to the commencement of each phase/sub-phase of development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to the Local Planning Authority for approval. The content of the LEMP(s) shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management actions for achieving aims and objectives.
- e) Prescription of a work.
- f) Secure the on-going management and maintenance of the 15m buffer to Prior Close, Chaucer Crescent, Tennyson Way, Rosetti Close and Munro Close.
- g) Secure the on-going management and maintenance of the 20m buffer to the southern and western boundaries to Offmore Farm.
- h) in relation to the areas to be grazed by stock, details, timescales for deliver specifications and locations will be provide and agreed on-
 - stockproof vehicle accesses to the grazing areas accessible from public highway
 - pedestrian access gates
 - Stock proof fencing styles and specification
 - stock drinking facilities
- i) the commencement criterial for when the meadow grazing will be initiated.
- j) Secure the on-going management and maintenance of the 2 metre grass verge on the northern side of the public footpath to the spine road until such time when the land is dedicated to the Highway Authority.
- k) Secure the on-going management and maintenance of the Community Orchard.
- l) Secure the on-going management and maintenance of the boardwalk and footbridge link to Tennyson Way via Borrington Park.
- m) Monitoring schedule to cover bat activity during construction and in years 1, 3 and 5 post-construction, together with light levels within retained dark corridors.
- n) Details of the body or organisation responsible for implementation of the plan.
- o) Timetable for implementation of each of the above.

Each phase/sub-phase of development shall be implemented in accordance with the approved Plan.

Reason: In the interests of Nature Conservation and in accordance with Policy SP.23 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

20. Mineral Recovery

Prior to the commencement of development within each phase, an incidental recovery plan for minerals shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Mineral Planning Authority (Worcestershire County Council). Thereafter, the development within that phase shall be carried out in accordance with the approved details. The plan shall include:

- i. An estimation of the tonnage of on-site mineral resources of national and local importance (including sand and gravel) that will be extracted during the normal course of the development that would meet specifications for use on site; and
- ii. Details of the likely tonnage of these resources that will be used within the development and how they will be used; and
- iii. An outline of the form and content of a report to be provided annually to the LPA and MPA recording the amount of minerals of national and local importance extracted each calendar year, including the amount of these resources that were used on site and how they were used; and
- iv. Acknowledgement that, where the tonnage of resources used within the development under (ii) is below the tonnage that was estimated to be extracted during the normal course of development under (i), consideration must be given to the sorting, storing and removal from site of those resources for recovery (in preference to disposal); and
- v. Acknowledgement that, in the event that the tonnage of resources extracted during the normal course of the development exceeds the tonnage estimated in (i), the developer must notify the Mineral Planning Authority of the amount and destination of the mineral resources prior to any export; and
- vi. Acknowledgement that, if the excess tonnage in (v) arises, a separate minerals planning permission may be required if the Mineral Planning Authority deems the amount to exceed “incidental recovery”.

Reason: In accordance with the National Planning Policy Framework, policy SP.34 of the Wyre Forest District Local Plan and policy MLP 41 of the Minerals Local Plan, the use of recovered minerals will make best use of finite resources, will reduce the need to transport minerals to the site and will reduce the volume of excavation waste requiring removal from the site. Providing records will enable the Mineral Planning Authority to monitor the contribution made to overall mineral supply.

21. Levels to be in accordance with Flood Risk Assessment

All development should be set to the levels in accordance with the submitted Flood Risk Assessment ‘CRK-BWB-ZZ-XX-RP-YE-0001_FRA rev P10’ dated 27 September 2023 produced by BWB Consulting. The figures within the document include allowances for climate change, in accordance with Planning Policy Guidance.

Reason: To protect the development from flooding for its lifetime.

22. High Speed Broadband

Prior to the occupation of any dwelling within each phase or sub-phase of development, details of connections to facilitate superfast broadband facilities or alternative solutions to serve the dwellings hereby approved within that phase/sub-phase shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include an implementation programme. The facilities shall be provided in accordance with the approved details and implementation programme.

Reason: To facilitate information provision to homes for energy monitoring, travel and home working in accordance with Policy SP.36 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

23. Low Emission Boilers

For each phase of development, details shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the development within that phase for the

installation of Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. The details as approved shall be implemented prior to the first occupation of each dwelling and shall thereafter be permanently retained. If the provision of gas is no longer required, then this should be agreed in writing by the Local Planning Authority.

Reason: In the interests of the living conditions of occupiers of nearby properties and future occupiers of the site.

24. Cycle storage

Each phase or sub-phase of Development hereby approved shall not be occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority for that phase/sub-phase and thereafter the approved cycle parking shall be kept available for the parking of bicycles.

Reason: To ensure occupiers of the development site are offered a genuine choice of sustainable travel modes and to promote sustainable access to the development site.

25. Electric Vehicle Charging Points for Domestic Properties

Appropriate cabling and an outside electrical socket must be supplied for each residential property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking). The wiring must comply with BS7671. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building. The cable and switches should be installed such as they can be adapted to an EV charge point that complies with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 in the future. For developments with unallocated parking i.e. flats/apartments 1 EV charging point per 10 spaces (as a minimum) should be provided by the developer to be operational at commencement of development. The charging point must comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. As a minimum, charge points should comply with Worcestershire County Council Design Guide which requires 7kw charging points for residential developments.

Reason: To ensure developments are designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

26. Water Consumption

The residential development shall be constructed so as to meet as a minimum the higher Building Regulation standard for water consumption limited to 110 litres per person per day.

Reason: To ensure that reasonable provision is made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water in accordance with the Building Regulations (2016) and in accordance with Policy SP.29 of the Wyre Forest District Local Plan.

27. Unadopted Recreational Footpaths including maintenance

No development shall commence on a particular phase or sub-phase until details of the unadopted recreational footpaths including any necessary bridges/broadwalks to be provided within that phase or sub-phase shall be submitted to and approved in writing by the local planning authority. Such details shall include the layout, minimum width of the footpath, surfacing materials, drainage details, provision of public seating and dog waste bins, signage and timescale for implementation. The footpaths (and any necessary bridges/broadwalks)

shall then be provided in accordance with the approved details within such timescales as approved and the details of how the footpaths will be maintained thereafter for the lifetime of the development. The footpaths shall remain fully publicly accessible.

Reason: To ensure a satisfactory development of the site that promotes sustainable modes of travel, health and wellbeing.

28. Signage Strategy for Biodiversity

No occupation within any phase or sub-phase of development shall take place until details of a biodiversity interpretation board(s) including a detailed brief of the themes being illustrated, size and nature, timetable for implementation has been submitted to and approved in writing by the local planning authority. The interpretation board shall be carried out in accordance with the approved details and details of the mechanisms to assure the signage is retained thereafter.

Reason: To encourage the use of sustainable forms of transport and reduce dependence on the private motor vehicle, in accordance with Policy SP.27 of the Wyre Forest District Local Plan and the NPPF.

29. Signage Strategy for Archaeology / Cultural Heritage

Within 12 months of the commencement of the development hereby approved, an interpretation strategy for cultural heritage, which shall include the archaeologically sensitive area of a 12th-14th century moated site and Lord Foley's irrigation system, shall be submitted to the Local Planning Authority for approval in writing. The strategy shall include the content, design and location of any interpretation panels. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development of the site and to raise public awareness and knowledge of the historic importance of the site in accordance with Policies SP.21 and DM.23 of the Wyre Forest District Local Plan.

30. Defibrillator including maintenance

Prior to the first occupation/use of the development hereby approved, details of the provision of a defibrillator shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location to be installed, timescales of provision and details of on-going maintenance. The defibrillator shall thereafter be installed, maintained in good working order and available for use for the lifetime of the development.

Reason: In order to protect the health and wellbeing of the public in accordance with the Health and Wellbeing SPD.

31. Removal of Permitted Development Rights for electricity, sub-station or gas governor

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no electricity, sub-station or gas governor shall be erected on any part of the development site hereby permitted, without the prior written permission of the Local Planning Authority, which shall be designed with a brick enclosure and landscaping to screen the development.

Reason: To ensure a satisfactory development of the site and to ensure a high quality design, in accordance with Policies SP.20 and DM.24 of the Wyre Forest District Local Plan and the Design, Amenity and Shopfronts SPD.

32. Removal of Permitted Development Rights for any gates, fences, walls or other means of enclosure in front of dwelling

Notwithstanding the provisions of Class A, Part 2, Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no gates, fences, walls or other means of enclosure shall be erected or provided in advance of any dwelling fronting on a highway, other than those specifically shown on the approved plans.

Reason: To ensure a satisfactory development of the site in the future in terms of highway safety and visual amenity.

33. Approved Drawings

Except where otherwise stipulated, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing/ Document Number	Document
2756_AIA_Rev B	Arboricultural Impact Assessment
CSA/3388/29	Biodiversity Net Gain Masterplan
CSA/3388/16 Rev B	Bird Survey Report: Mitigation Land
CSA/3388/18 Rev A	Farmland Bird Mitigation Strategy
BIR.5047	EIA Compliance Statement
P21-3396_01-P	Detailed Plot Landscape Proposals Phase 1 Sheet 1 of 6
P21-3396_02-Q	Detailed Plot Landscape Proposals Phase 1 Sheet 2 of 6
P21-3396_03-N	Detailed Plot Landscape Proposals Phase 1 Sheet 3 of 6
P21-3396_04-N	Detailed Plot Landscape Proposals Phase 1 Sheet 4 of 6
P21-3396_05-O	Detailed Plot Landscape Proposals Phase 1 Sheet 5 of 6
P21-3396_06-N	Detailed Plot Landscape Proposals Phase 1 Sheet 6 of 6
P21-3396_07-Q	Composite Plot Landscape Proposals - Phase 1
P21-3396_08-Q	POS Landscape Proposals - Phase 1 Sheet 1 of 5
P21-3396_09-Q	POS Landscape Proposals - Phase 1 Sheet 2 of 5
P21-3396_10-Q	POS Landscape Proposals - Phase 1 Sheet 3 of 5
P21-3396_11-P	POS Landscape Proposals - Phase 1 Sheet 4 of 5
P21-3396-12-Q	POS Landscape Proposals - Phase 1

	Sheet 5 of 5
P21-3396-13-Q	Composite POS Landscape Proposals- Phase 1
P21-3396-14-F	LAP Proposals – Phase 1
P21-3396-15-F	LEAP Proposals – Phase 1
P21-3396-28-G	Hoobrook Green LEAP Proposals- Phase 1
CSA/3388/13	Level 1 Building Survey
2047-DFL-ELG-XX-CA-EO-13001-S3-P03	Horizontal Illuminance (lux)
2047-DFL-ELG-XX-RP-EO-13001 Rev P06	Lighting Impact Assessment
CRK-BWB-ZZ-ZZ_RP-YA-002-NIA_P03	Noise Impact Assessment
AAC5792_RPS_xx_xx_DR_C_100-01_P17	Engineering Layout Sheet 1
020753-RPS-SI-XX-DR-CR-1810 P04	S278 Agreement Works General Arrangement
AAC5792_RPS_xx_xx_DR_C_100-02_P18	Engineering Layout Sheet 2
AAC5792_RPS_xx_xx_DR_C_100-03_P17	Engineering Layout Sheet 3
AAC5792_RPS_XX_XX_DR_C_115-01_P09	Visibility Splay Plan Sheet 1 of 3
AAC5792_RPS_XX_XX_DR_C_115-02_P09	Visibility Splay Plan Sheet 2 of 3
AAC5792_RPS_XX_XX_DR_C_115-03_P09	Visibility Splay Plan Sheet 3 of 3
AAC5792-RPS-XX-XX-DR-C-114-01_P08	Refuse Vehicle Tracking
173417_A20.2_Rev E	Spine Road Mini Roundabout
173417_A20_AT01 Rev C	Swept Path- Mini Roundabout Refuse
173417_A20_AT02 Rev C	Swept Path- Mini Roundabout- Bus
173417_A21 Rev D	Spine Road Amendments
173417A_AT_A09 Rev B	Swept Path Analysis Mini-Roundabout Refuse Vehicle
173417A_SK03_C	Roundabout Visibility Splay
October 2021	WOVEN OAKS SCE FINAL WITH APPENDICES (1)
3388_142	Grazing Land Map
P21-0416_003_1E	Figure 1.1 – Site Location Plan
P21-0416_024N	Housetype Portfolio
P21-0416_025F	Site Wide Land Use Parameters
P21-0416_026E	Site Wide Built Character Areas Parameters
P21-0416_027E	Site Wide Building Heights Parameters
P21-0416_028E	Site Wide Placemaking Parameters
P21-0416_029F	Site Wide Access and Movement Parameters

P21-0416_030E	Site Wide Blue and Green Infrastructure Parameters
P21-0416_038N	Composite Masterplan
P21-0416_040-1AL	Planning Layout
P21-0416_041O	Materials Distribution Plan
P21-0416_042N	Enclosure Plan
P21-0416_043L	Storey Heights Plan
P21-0416_044M	Tenure Allocation Plan
P21-0416_046-1E	Bridleway Plan
P21-0416_048-1E	Phasing Plan
P21-0416_052_01C	Interface Plan
P21-0416_054_01A	Public Open Space Handover Plan
P21-0416_070C	Play Location Isochrone Plan
P21-0416_DE_051-A	Self Build Plot Plan
P21-0416_DE_051-1A	SELF BUILD UNIT 1 PLOT PASSPORT
P21-0416_DE_051-2A	SELF BUILD UNIT 2 PLOT PASSPORT
P21-0416_DE_051-3A	SELF BUILD UNIT 3 PLOT PASSPORT
P21-0416_DE_051-4A	SELF BUILD UNIT 4 PLOT PASSPORT
P21-0416_DE_051-5A	SELF BUILD UNIT 5 PLOT PASSPORT
P21-0416_DE_051-6A	SELF BUILD UNIT 6 PLOT PASSPORT
P21-0416_DE_051-7A	SELF BUILD UNIT 7 PLOT PASSPORT
P21-0416_DE_051-8A	SELF BUILD UNIT 8 PLOT PASSPORT
P21-0416_DE_051-9A	SELF BUILD UNIT 9 PLOT PASSPORT
P21-0416_DE_051-10A	SELF BUILD UNIT 10 PLOT PASSPORT
P21-0416_DE_051-11A	SELF BUILD UNIT 11 PLOT PASSPORT
P21-0416_DE_051-12A	SELF BUILD UNIT 12 PLOT PASSPORT
P21-0416_DE_051-13A	SELF BUILD UNIT 13 PLOT PASSPORT
P21-0416_DE_051-14A	SELF BUILD UNIT 14 PLOT PASSPORT
P21-0416_DE_051-15A	SELF BUILD UNIT 15 PLOT PASSPORT
P21-0416_DE_051-16A	SELF BUILD UNIT 16 PLOT PASSPORT
P21-0416-035-01H	Illustrative Street scenes
P21-0416-035-02A	Barn Street Scenes
CRK-BWB-ZZ-XX-DR-CD-0010 S2 Rev P05	Illustrative Drainage Strategy Sheet 1 of 2
CRK-BWB-ZZ-XX-DR-CD-0011 S2 Rev P05	Illustrative Drainage Strategy Sheet 2 of 2
04.09.23 10.01.23 Rev 2	Phases A-D Storm Networks Network 1
04.09.23 10.01.23 Rev 3	Phases A-D Storm Networks Network 2
04.09.23 10.01.23 Rev 2	Phases A-D Storm Networks Network 3
AAC5792-RPS-XX-XX-DR-C-601-01Rev P03	Ordinary Watercourse Culvert General Arrangement and Longitudinal Section
P21-0416_34 Rev B	EIA Parameters
AAC5792_RPS_XX_XX_DR_C_108-01_P06	Storm Drainage Areas Plan Sheet 1
AAC5792_RPS_XX_XX_DR_C_108-02_P07	Storm Drainage Areas Plan Sheet 2

Reason: To define the planning permission.

PLANNING CONDITIONS RELATING SOLELY TO THE FULL ELEMENT OF THE DEVELOPMENT SCHEME

34. Time Limit

The development identified as Phase 1 on Drawing Number P21-0416_048-1E (Phasing Plan) hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

35. Require removal of demolition material

All materials associated with the demolition of 78 Comberton Road and agricultural buildings north of Heathy Mill Farm shall be removed in their entirety from the site prior to the first occupation of any dwellinghouse.

Reason: To protect the amenity of adjacent areas, in accordance with policies SP.20 and DM.24 of the Wyre Forest District Local Plan and the NPPF.

36. Require details of piling (if proposed) and mitigation measures

No development to commence in area identified as 'Piled Plots' on drawing number 21884-BUILD ROUTE V2 Rev. * (titled: Build Route, dated 20.03.2025) until a report / method statement detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details. The measures shall be implemented prior to any piling works commencing within that respective phase.

Reason: To protect the amenity of residents.

37. Arboricultural method statement (AMS) and a tree protection plan (TPP)

No development shall take place until a site specific arboricultural method statement (AMS) and a tree protection plan (TPP) for Phase 1, in accordance with British Standard 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012 and any subsequent edition), has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken and maintained in accordance with the approved details.

Reason: In order to secure the satisfactory development of the application site in accordance with Policy DM.26 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

38. Scheme for Access Works at the A448 Comberton Road

Prior to first occupation of the development hereby permitted, the scheme of access works at the A448 Comberton Road access as shown in general accordance with RPS drawing ref: 020753-RPS-SI-XX-DR-CR-1810 P04, titled S278 Agreement Works General Arrangement, is completed and open to traffic.

Reason: To ensure safe and suitable access in accordance with paragraph 115 of the National Planning Policy Framework (December 2024).

39. Implementation of highways

The dwellings hereby approved shall not be occupied until the roads, footways, cycleways, turning areas, parking facilities and highway features shown in general accordance with drawings: -

- AAC5792_RPS_xx_xx_DR_C_801-01 P15 [Section 38 Layout Sheet 1]
- AAC5792_RPS_xx_xx_DR_C_801-02 P15 [Section 38 Layout Sheet 2]
- AAC5792_RPS_xx_xx_DR_C_801-03 P15 [Section 38 Layout Sheet 3]

have been provided, necessary to serve that plot. These areas shall thereafter be retained and kept available for their respective approved uses at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

40. Visibility

The dwellings hereby approved shall not be occupied until the visibility splays shown on drawings: -

- AAC5792_RPS_xx_xx_DR_C_115-01 P09 [Visibility Splay Plan Sheet 1];
- AAC5792_RPS_xx_xx_DR_C_115-02 P09 [Visibility Splay Plan Sheet 2];
- AAC5792_RPS_xx_xx_DR_C_115-03 P09 [Visibility Splay Plan Sheet 3];

have been provided, necessary to serve that plot. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety.

41. Tree Removal

All tree works must be to BS 5837:2012 with any tree removal being in accordance with the details submitted with the Arboricultural Impact Assessment (Project reference 2756, prepared by Barton Hyett Associates) with no felling taking place between the period 1st March to 1st September unless a report prepared by a suitably qualified ecologist which demonstrates that there are no breeding birds present in any of trees has been submitted to and agreed in writing with the Local Planning Authority. An assessment of trees must be undertaken by a suitably experienced ecologist prior to felling for roosting bats. The impacts on the ability for bats to continue to commute need to be mitigated if needed. Should a bat be discovered during works, works in that area should cease and a licensed bat ecologist contacted for further advice.

Reason In order to define the permission and identify which trees are to be felled, in accordance with Policy SP.24 of the Wyre Forest District Local Plan and the National Planning Policy Framework

42. Retained Trees and Hedgerows

Trees, hedges, and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may reasonably specify.

Reason To ensure the retention of identified trees in accordance with Policy SP.24 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

43. Implementation of Landscaping Scheme

The approved landscaping works P21-3396_01-P, P21-3396_02-Q, P21-3396_03-N, P21-3396_04-N, P21-3396_05-O, P21-3396_06-N, P21-3396_07-Q, P21-3396_08-Q, P21-3396_09-Q, P21-3396_10-Q, P21-3396_11-P, P21-3396_12-Q and P21-3396_13-Q shall be implemented prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority and thereafter maintained. Any trees or shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

Reason: In order to secure the satisfactory development of the application site, ensure a high quality of external environment and reinforce local landscape character in accordance with Policy SP.26 of the Wyre Forest District Local Plan.

44. Historic Recording of Buildings to Demolished

Prior to the demolition of 78 Comberton Road, a Level 2 Building Record shall be undertaken and submitted to and approved in writing by the Local Planning Authority.

Reason: In order to secure the historic value of the site prior to the demolition of this non-statutory listed building.

45. Skylark Mitigation

No development shall take place, including site clearance and demolition, until a Skylark Method Statement in respect of the provision of land to accommodate the site's skylark population either on-site or off-site (or both) has been submitted to and approved in writing by the Local Planning Authority. The Skylark Method Statement shall include:

- a) The purpose and objectives of the proposed works.
- b) The detailed designs and/ or working methods necessary to achieve the purpose and objectives.
- c) A demonstration of how the proposed works will comply with the mitigation hierarchy.
- d) The extent and location of the proposed works shown on appropriately scaled maps and / or plans.
- e) An ecological assessment of the proposed land to ensure there is no ecological conflict that could result in ecological harm to other notable or protected species.
- f) A timetable for implementation, demonstrating how the works will be aligned with the proposed phasing and construction.
- g) The arrangements for the aftercare and long-term maintenance of the plots, including any remedial action if required.

- h) Details of the use of the land to be used including a plan to show that the agricultural land use would include no pesticides or herbicides across headlands and bird cover crops as well as the timing of operations so that the species of interest are not compromised by conventional farming practices across the site.
- i) A monitoring strategy that will include an annual report for the first 10 years following the establishment of the plots.

The mitigation shall be provided in accordance with the approved Skylark Method Statement; carried out in the first planting season following its approval; and retained in that manner thereafter for a period of 10 years.

Reason: In order to secure satisfactory mitigation of farm birds, in accordance with Policy SP.23 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

46. Surface Water Drainage Strategy

Works in relation to site drainage shall conform with the drainage strategy submitted with the application (BWB, Rev 08, Sep 2023) and the Engineering Layout drawings (RPS, sheet 1 Rev 10, sheet 2 Rev 11 and sheet 3 Rev 10 RPS). The approved surface water drainage scheme shall be implemented prior to first occupation of phase 1 of the development (FUL application) and thereafter maintained in accordance with the agreed scheme.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained, in accordance with policies SP.30 and SP.31 of the Wyre Forest District Local Plan and Chapter 14 of the National Planning Policy Framework (NPPF).

47. Residential Boundary Treatment

The approved boundary treatments shall be carried out in accordance with the approved plans and prior to the first use of each residential plot of which contains boundary treatment. The boundary treatments shall be retained in accordance with the approved specifications.

Reason: To safeguard the character and appearance of the area, in accordance with policies SP.20 and DM.24 of the Wyre Forest District Local Plan and the NPPF.

48. Accessible and Adaptable Homes

The development shall be carried out in accordance with Drawing Nos. P21-0416-040-AL to ensure 79 dwellings (20%) are designed to meet building regulation M4(2) 'accessible and adaptable dwellings' requirements and a minimum of 1 dwelling (1%) of the total number of dwellings across the development site as a whole is provided as 'wheelchair user dwellings' built to Building Regulations M4(3) standard, where the Council has nomination rights.

Reason: To ensure a socially inclusive and sustainable development in accordance with Policy SP.13 of the Wyre Forest District Local Plan.

49. Hard Surfacing

No development shall take place until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter maintained.

Reason: To assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with Policies SP.20, DM.24 and DM.26 of the Wyre Forest District Local Plan and the NPPF.

50. Implementation of Solar Panels

Prior to the first occupation of any dwellinghouse, details of the solar panels to secure 10% of the predicted energy requirements of Phase 1 (Detailed element) of the development shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall thereafter be implemented and the solar panels shall thereafter be retained, unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with Policy SP.37 of the Wyre Forest District Local Plan and Chapter 14 of the National Planning Policy Framework (NPPF).

51. Children's Play Provision

Prior to the commencement of development (excluding site clearance works) full details of the children's play provision as shown on drawings P21_0416_070 Rev. C, P21-3396_14_F and P21-3396_15_F shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the layout, surfacing, fencing and equipment; the timescale for delivery; and a management and maintenance scheme for each play area. The development shall be carried out in accordance with the approved details and timescale and thereafter be made available at all times to the public unless otherwise agreed in writing by the Local Planning Authority and maintained and managed in accordance with the approved scheme.

Reason: In order to ensure appropriate play provision for all ages of children and to promote health and fitness, in accordance with Policy DM.8 of the Wyre Forest District Local Plan.

52. Removal of Permitted Development Rights for rear extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no rear extensions shall be erected within the curtilage of any dwellinghouse on plot numbers 6, 9, 11, 12, 15, 18, 19, 20, 21, 44, 58, 67, 101, 106, 119, 165, 179, 212, 213, 247, 255, 268, 278, 291, 299, 319, 323 and 372.

Reason: Due to the gardens being less than 10 metres in depth and to ensure adequate outdoor amenity space is provided in accordance with Policies SP.20 and DM.24 of the Wyre Forest District Local Plan and the Design, Amenity and Shopfronts SPD.

53. Require side facing first floor windows to be obscure non-opening or top opening glazing for Dwelling Types EMA21, EMA32, EMA33, EMA41, EMA44, EMG31, EMG43, EMT31, EMT32, EMT41, EMB31, EMAP11/12, EMAP21, EMAP31 and EMAP41

The first-floor side facing windows on dwelling types EMA21, EMA32, EMA33, EMA41, EMA44, EMG31, EMG43, EMT31, EMT32, EMT41, EMB31, EMAP11/12, EMAP21, EMAP31 and EMAP41 hereby permitted shall be fitted with obscure glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing shall be retained thereafter.

Reason: To protect the privacy of neighbouring occupiers.

54. Bridleway upgrade

Prior to the first occupation of any dwellinghouse, specification for works to the existing bridleway (535 (B)) shall be submitted to and agreed in writing by the Local Planning Authority and shall cover the defined minimum width of the bridleway, boundary treatment details and details of surface treatment suitable for all users.

Reason: To encourage the use of sustainable forms of transport and reduce dependence on the private motor vehicle, in accordance with Policy SP.27 of the Wyre Forest District Local Plan and the NPPF.

PLANNING CONDITIONS RELATING SOLELY TO THE OUTLINE ELEMENT OF THE DEVELOPMENT SCHEME

55. Reserved Matters

This is an outline planning permission and no development shall be commenced on land within Phases 2 and 3 as shown on Phasing Plan (drawing number P21-0416_048-1E) until details of the following have been submitted to, and approved in writing by, the Local Planning Authority by way of a reserved matters application/s: layout of the site including the disposition of roads and buildings; scale, the external appearance of all buildings and structures; the means of pedestrian and vehicular access and parking layout within the site (excluding the access off Husum Way); and the landscape and planting of the site. The development shall be carried out in accordance with the approved details.

Reason: The application has been made for outline permission only and this condition is necessary to define the reserved matters of the outline element of the application.

56. Time Limit for Implementation

Application for approval of the first reserved matters for the development hereby approved shall be submitted to the Local Planning Authority not later than three years from the date of this decision. Application for approval of all remaining reserved matters shall be made within seven years from the date of this decision.

The development hereby permitted shall begin no later than two years from the date of approval of the first of the reserved matters to be approved, and development of any subsequent phase shall begin no later than three years from the date of approval of the final reserved matters for that phase.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and to comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

57. Design Code

Notwithstanding the Character Areas Parameter Plan and prior to, or at the same time as the submission of the first residential reserved matters application, a Design Code shall be submitted to the Local Planning Authority for approval thereafter. The Design Code shall include, but shall not be limited to, information relating to:

- a. The creation of character areas, neighbourhoods, development parcels and unifying features common across the wider development;
- b. Key views, vistas and landmarks;

- c. Landscape character, landscape types, green infrastructure, amenity spaces, public open space, play areas including their distribution;
- d. A strategy of the design and delivery of the green and blue infrastructure;
- e. Crime prevention and community safety
- f. Description on how future developments would accord with the approved Design and Access Statement, National Design Code and Building For a Healthy Life design principles
- g. Design principles for site-wide green infrastructure quality and description on how the development would meet Building with Nature (BWN) accreditation.

All reserved matters applications shall be made in accordance with the approved Design Code and the development shall thereafter be carried out in accordance with the principles of the approved Design Code. A Design Code Compliance Statement shall be submitted as part of each residential reserved matters application.

Reason: To ensure distinctive character areas are created that provides a high quality design and good placemaking.

58. Arboricultural Method Statement and Tree Protection Measures

No development shall take place within each phase or sub-phase of development (excluding the detailed phase 1 development) until a site specific arboricultural method statement (AMS) and a tree protection plan (TPP), in accordance with British Standard 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012 and any subsequent edition), has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken and maintained in accordance with the approved details for that phase.

Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with Policy DM.26 of the Wyre Forest District Local Plan and the NPPF.

59. Tree Protection site meeting

No development shall take place within each phase or sub-phase of development (excluding the detailed phase 1 development) until a pre-commencement site meeting to discuss the approved details of working procedures and tree protection has been held and attended by the persons listed in this condition and until agreement has been provided, in writing by the local authority arboricultural officer, that all tree protection measures have been installed in accordance with the approved tree protection plan.

List of persons:

- site foreman/manager or other
- The developers arboricultural consultant
- The Local Authority Tree and Biodiversity Officer

Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with Policy DM.26 of the Wyre Forest District Local Plan and the NPPF.

60. Require details of piling (if proposed) and mitigation measures

No development shall take place within a phase or sub-phase (excluding detailed phase 1 development), until a report / method statement detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration has been

submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details. The measures shall be implemented prior to any piling works commencing within that respective phase.

Reason: To protect the amenity of residents.

61. 2m wide safeguarded land for shared foot/cycleway

As part of the first reserved matters application for each phase or sub-phase of development which considers the layout of the spine road, a scaled plan must be provided indicating an area of 2m wide safeguarded land adjacent to one side of the length of the spine road. This area will be positioned at the back of the shared 3.5m foot/cycleway.

Reason: In order to ensure a satisfactory development of the site and to promote sustainable modes of travel, in accordance with Policy SP.27 of the Wyre Forest District Local Plan.

62. Scheme of access works at Husum Way

Prior to first occupation of Phase 2 of the development hereby permitted, the scheme of access works at Husum Way as shown in general accordance with RPS drawing ref: NK021245-RPS-SI-XX-DR-CR-1810 P04, titled S278 Agreement Works General Arrangement, Traffic Sign and Road Marking is completed and open to traffic.

Reason: To ensure safe and suitable access in accordance with paragraph 115 of the National Planning Policy Framework (December 2024).

63. School Travel Plan

The School hereby approved shall not be brought into use until the Applicant has submitted a Travel Plan using Modeshift STARS Education. They must meet “approved” level accreditation before occupation and “good” level accreditation within 12 months of occupation (additionally for new schools they must achieve silver level within 2 years of first occupation). Monitoring of this plan must continue for 5 years.

Reason: To ensure occupiers of the development site are offered a genuine choice of sustainable travel modes and to promote sustainable access to the development site.

64. Travel Plan for retail use

The retail use hereby approved shall not be brought into use until the Applicant has submitted an Employment Travel Plan using Modeshift STARS Business. They must meet “approved” level accreditation before occupation and “good” level accreditation within 12 months of occupation.

Reason: To ensure occupiers of the development site are offered a genuine choice of sustainable travel modes and to promote sustainable access to the development site.

65. Tree Survey and Arboricultural Implication Assessment

The first submission of reserved matters for each phase or sub-phase of development shall include a full up to date tree survey and arboricultural implications assessment (AIA) taking account of all the trees on the site and on adjoining land including public highway and be

undertaken in accordance with British Standard 5837 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS5837:2012 and any subsequent edition).

Reason: In order to secure the satisfactory development of the site in accordance with Policies SP.20, DM.24 and DM.26 of the Wyre Forest District Local Plan.

66. Surface Water Drainage Strategy

No works in relation to site drainage shall take place within each phase of development (excluding phase 1) until a scheme for a surface water drainage strategy for the proposed development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all surface water drainage measures and shall conform with the National standards for sustainable drainage systems (SuDS) (Defra 2025) and the drainage strategy submitted with the application (BWB, Rev 08, Sep 2023).

Discharge from the site shall be limited to greenfield runoff levels up to the 1 in 100 year event plus a 40% allowance for climate change and a 10% urban creep allowance. The scheme shall include a detailed water quality treatment assessment that confirms that sufficient treatment will be provided by the surface water drainage scheme in accordance with the simple index approach detailed in the SuDS manual (Ciria C753). The scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of Public Open Space.

The approved surface water drainage scheme shall be implemented prior to first occupation of that phase of the development it applies to and thereafter maintained in accordance with the agreed scheme.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained, in accordance with policies SP.30 and SP.31 of the Wyre Forest District Local Plan and Chapter 14 of the National Planning Policy Framework (NPPF).

67. Seasonal Monitoring of Groundwater Level

No works or development within catchments 4, 5 and 6 shall take place until the results of additional seasonal monitoring of groundwater levels on the site have been submitted to the Local Planning Authority to demonstrate that the proposed development will not be at risk from ground water flooding and that it is unlikely that shallow groundwater levels would affect the usability of plots, including private gardens.

Reason: To safeguard residential properties from risk of flooding.

68. Updated Ecological Survey

As part of the first reserved matters application for each phase or sub-phase of development shall be accompanied by an updated preliminary ecological assessment to include bat and badger surveys carried out by a qualified ecologist within the relevant appropriate timeframes outlining the ecological potential of the site at that time. The development approved as part of that Reserved Matters shall thereafter be carried out in accordance with any recommended mitigation and enhancement measures incorporated within the results of such assessment, and requirement to obtain any necessary licence issued by Natural England.

Reason: In the interest of Nature Conservation and Protected Species, in line with Policy SP.23 of the Wyre Forest District Local Plan.

69. Green Interface Plan

Concurrent with the submission of the first reserved matters for each phase or sub-phase of development, a Green Interface Plan shall be submitted to and approved in writing by the Local Planning Authority. The Green Interface Plan shall include details of green interfaces along the boundaries of the site; as well as a no-build 'buffer' that shall be at a minimum depth of 15 metres along the boundary shared with properties in Prior Close, Chaucer Crescent, Husum Way, Tennyson Way, Rosetti Close and Munro Close, and a minimum depth of 20m along the southern and western sides of the site adjacent to Offmore Farm. There shall be no built development within these landscape buffers including private residential plots, boundary treatments, roads or footpaths. Also, the Green Interface Plan shall demonstrate what proportion of the total green infrastructure would be provided to ensure that in total there would be at least 25.22 hectares provided within the outline element of the application. The development shall be carried out in accordance with the approved Green Interface Plan and thereafter be retained as approved.

Reason: To ensure the development integrates well with the surrounding built environment and protects the amenity and enjoyment of existing properties in close proximity to the site.

70. Updated Noise Impact Assessment Report

Concurrent with the submission of a reserved matters application relating to appearance and layout details for each phase or sub-phase of development, an updated Noise Impact Assessment Report shall be submitted to and approved in writing by the local planning authority. The updated report shall take into account noise arising from the Community Hub, Primary School's Playing Field, existing roads and the railway line and shall include mitigation measures to demonstrate that the development has been designed to ensure that indoor ambient noise levels in living rooms and bedrooms meet the recommended standards within BS 8233:2014 and all outdoor amenity areas meet the 55dBA daytime WHO Community Noise Guideline Level. No dwellings shall be occupied until the approved mitigation have been implemented in accordance with the approved measures which shall be retained thereafter.

Reason: To ensure that the residential development is protected from existing noise sources, in accordance with policy SP.33 of the Wyre Forest District Local Plan and the NPPF.

71. Noise mitigation for any building plant and external equipment

Any building plant or externally located equipment shall be acoustically insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of its use. The scheme shall ensure that the rated noise level at the boundary of the nearest extant or proposed noise sensitive property will not increase above the existing background noise level in accordance with the BS4142:2014 Guidance on sound insulation and noise reduction for buildings methodology. Any mitigation measures proposed to attain this level shall be clearly identified. The development shall thereafter be undertaken in accordance with the approved scheme.

The scheme shall be implemented as approved prior to the commencement of use of the plant or equipment and shall be retained and maintained in accordance with the manufacturer's instructions for the duration of the use.

Reason: In order to protect the amenity of residents in the vicinity of the Community Hub from adverse noise and nuisance.

72. Protection of railway line during construction

Before the erection of any scaffold within 10 metres of a boundary of the railway line, a method statement, including details of measures to be taken to prevent construction materials from the development reaching the railway (including protective fencing) shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be retained in place throughout the construction phase on the specified dwellings. Thereafter, no lowering of ground levels carried out on land adjoining the boundary with the railway land to the north of the application site, nor shall there be any fencing or construction works encroaching onto the adjoining railway land, unless agreed in writing by the Local Planning Authority in consultation with Network Rail.

Reason: To ensure a satisfactory landform in the interests of visual amenity and the retention of existing landscape features within the locality, in accordance with policies SP.20, DM.24 and DM.26 of the Wyre Forest District Local Plan and the NPPF.

73. Bungalow provision

Each Phase or sub-phase of Development (excluding the detailed phase 1 development) comprising Use Class C3 shall include no less than 6% bungalows with at least one bedroom on the ground floor.

Reason: To ensure the shortfall of bungalows delivered in Phase 1 is addressed in the remaining phases of the development in order to achieve an acceptable range of housing and meet the needs of the elderly and those seeking to downsize.

74. Renewable or low carbon energy sources

Prior to the occupation of any dwelling/building for each phase or sub-phase of development (excluding the detailed phase 1 development) comprising housing and extra care housing, details of renewable and/or low carbon energy generation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall contribute to at least 10% of the predicted energy requirements of the development. The details to be submitted shall include:-

- the overall predicted energy requirements of the approved development;
- the predicted energy generation from the proposed renewable/low carbon energy measures; and
- an implementation timetable for the proposed measures.

The development shall be carried out in accordance with the approved details and implementation timetable.

Reason: To reduce climate change and to accord with Policy SP.37 of the Wyre Forest District Local Plan.

75. Accessible and Adaptable Homes

Following completion of at least 50% of the dwellings within each phase or subphase of development, an Accessible Housing Certification Table shall be submitted to and approved in writing by the local planning authority. The table shall demonstrate that the phase or sub-phase of development accords with Policy SP.13 of the Wyre Forest District Local Plan and shall contain full details of which and how many dwellings within the phase have satisfied M4 Category 2: accessible and adaptable dwellings standards, and which and how many

dwellings within the development have M4 Category 3 wheelchair accessible dwellings standard as contained within Part M Volume 1 (Approved Document) of The Building Regulations 2010, or any such Approved Document or Regulations for the time being in force, including any modification, extension or re-enactment of the same and including all instruments, orders, regulations and directions for the time being made, issued or given under the Approved Document or Regulations (or deriving validity from the same).

Reason: To ensure a socially inclusive and sustainable development in accordance with Policy SP.13 of the Wyre Forest District Local Plan.

76. Hard Surfacing

No development within each phase or sub-phase of development shall take place until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter maintained.

Reason: To enhance the appearance of the development in the interests of the character and appearance of the area in accordance with the NPPF, and Policies SP.20, DM.24 and DM.26 of the Wyre Forest District Local Plan.

77. Electric Vehicle Charging Points for Commercial Properties

Electric charging points shall be installed in 10% (as a minimum) of the allocated parking spaces for all sui generis and/or Use Classes E, F.2 and C2 developments. This may be phased with 5% of spaces operational initially and a further 5% of spaces made EV recharging ready (i.e. incorporating appropriate cabling) to allow additional provision to meet future demand. The developer is responsible for ensuring the charging point complies with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. As a minimum, charge points should comply with Worcestershire County Council Design Guide which requires 22kw charging points for non-residential developments.

Reason: To ensure the development is designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

78. Community Hub Marketing Strategy

No reserved matters applications shall be submitted for any dwellinghouse(s) subject to the Outline Planning Permission, until a Marketing Strategy for the Community Hub/Local Centre (excluding the C2 Care Home) has been submitted to and approved in writing by the Local Planning Authority. The marketing strategy shall specify the following:

- a) Details of how the Outline Land would be marketed for Use Classes E(a-f) and for any drinking establishment (sui generis);
- b) The timescale for when the marketing strategy will commence and the duration;
- c) The Local Planning Authority to be notified in writing of the date when marketing has commenced;
- d) Following 18 months of active and continuous marketing, a report shall be submitted to the Local Planning Authority which details all interest expressed in the Outline Land and what steps have been taken to progress the expression of interest into an application for a Qualifying Permission and the disposal of an interest in the Outline Land; and
- e) The landowner to use reasonable endeavours during the 18 month marketing period to procure that interested into an agreement, and to notify the Local Planning Authority on the completion of such agreement; and

f) If the interested withdraws then the marketing of the Outline Land shall resume until such time when 18 months marketing period has been completed, with notice to be served in writing to the Local Planning Authority of the date when marketing commences and finishes.

Reason: To ensure uses within the Community Hub are given priority to help achieve good placemaking and a sustainable neighbourhood, in accordance with Policies SP.16 and SA.KEE3 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

79. Removal of Permitted Development Rights for conversion of commercial uses to residential

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no commercial uses within the Community Hub shall be converted to residential.

Reason: To ensure retention of the Community Hub as approved and to meet the needs of the new residents and existing community and to help reduce the reliance on the private car for day to day needs.

80. Restriction on uses within the Community Hub

The development hereby approved shall be used for commercial, business and services permitted under Use Class E(a-f) inclusive, local community facility (Use Class F2) and drinking establishment (sui generis) only and for no other purpose.

Reason: To enable the Local Planning Authority to monitor and manage the uses taking place on the site, in the interest of the amenities of the area and to ensure that the development accords with Policies SP.1, SP.2 and SP.KEE1 of the Wyre Forest District Local Plan.

81. Scheme of security measures for Community Hub

Concurrently with the first reserved matters relating to development within the Community Hub, details of security measures to be installed/employed on site to minimise the risk of crime shall be submitted to, and approved in writing by the Local Planning Authority, and shall be subsequently installed and maintained in good order for the lifetime of the development.

Reason: In the interests of public safety and to ensure that the security measures proposed are appropriate in this location and would not amount to a significant adverse impact upon the historic environment in accordance with Policies SP.20, SP.21, DM.17, DM.23 and DM.24 of the Wyre Forest District Local Plan.

82. Play Provision and maintenance

No residential development hereby approved shall commence within a phase or sub-phase of development (excluding the detailed phase 1 development) until full details of the play provision to be provided within that phase, which shall include the design of the children's play spaces, including the layout, surfacing, fencing, public benches, lighting, litter bins and play equipment; the timescale for delivery; and a management and maintenance scheme for the play provision within that phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and timescale and the play provision shall remain open and accessible to the public at all times unless maintenance works is required in which the local planning

authority shall agree in writing if closure of the play or open space provision is to be more than 7 days within a 3 week period.

Reason: To ensure that sufficient play area space is provided on the development site for the future occupiers of the dwellings, in accordance with Policies SP.16 and DM.8 of the Wyre Forest District Local Plan, Health and Wellbeing SPD and the NPPF.

83. Toposcope and maintenance

No dwellinghouse shall be first occupied within Phase 2 until details of the toposcope (to be provided on the highest part of the site (Offmore Lookout)) including design, location, timescale for installation; and a management and maintenance scheme for the toposcope, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and timescale.

Reason: To ensure a satisfactory development of the site and to promote walking and recreation, in accordance with Policies SP.20, DM.7 and DM.24 of the Wyre Forest District Local Plan.

84. Community Orchard

Prior to any above ground works taking place in Phase 2 details of the layout of the orchard, including access, public bench, storage shed and water supply, shall be submitted to and approved in writing by the local planning authority. The orchard shall be provided in accordance with the approved details prior to the occupation of the 200th dwelling within Phase 2 and retained for that use thereafter. No means of external illumination shall be installed within the Orchard land.

Reason: To ensure the timely delivery of the necessary infrastructure to meet the needs of the community in accordance with Policies SP.16, DM.8 and SA.KEE3 of the Wyre Forest District Local Plan, Health and Wellbeing SPD and the NPPF.

85. Husum Way Access – Soft Landscaping

Prior to the construction of the means of access onto Husum Way, a detailed soft landscape scheme for the access point shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include semi-mature oak tree planting to mitigate for the loss of the mature oaks T46 and T47. The approved scheme shall be carried out in accordance with the approved details prior to the first occupation of any dwellinghouse in Phase 2. Any trees that are planted which die, or is damaged or becomes defect following 10 years from the date when the first dwelling in Phase 2 is occupied shall be replaced with identical tree species and of a semi-mature size and should be in the same or near to the location of the tree to be replaced.

Reason: To assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with Policies SP.20, DM.24 and DM.26 of the Wyre Forest District Local Plan and the NPPF.

86. Implementation of Otter pass

The development hereby permitted shall not be occupied within Phase 3 of the development until the Otter pass has been installed/constructed in accordance with details shown on submitted plan No. AAC5792-RPS-xx-xx-DR-C-601-01 Rev P02 (titled Ordinary Watercourse Culvert General Arrangement and Longitudinal Section).

Reason: In the interests of Nature Conservation and in accordance with Policy SP.23 of the Wyre Forest District Local Plan and the NPPF.

Informatives

- 1) This approval should be read in conjunction with the obligation entered into under Section 106 of the Town and Country Planning Act 1990 (as amended) which accompanies it.
- 2) The applicant is advised to contact North Worcestershire Water Management via 01562 732191 or enquiries@nwwm.org.uk to discuss the need for a Land Drainage Consent. A Land Drainage Consent is required for all works that have the potential to alter the flow in an ordinary watercourse, as set out in Land Drainage Act 1991 section 23 (as amended).
- 3) Wyre Forest District Council carry out waste and recycling collection for residents of the district. Should new Waste and/or Recycling Bins be required to serve the development approved by this permission, the Applicant should make contact with the Council's Operational Services Team. The applicant is advised that the developer or occupier will be required to cover the cost of any new bins provided. The Operational Services team can be contacted as follows: Operational Services Team Wyre Forest District Council Green Street Kidderminster (01562 732928) wyreforest.OperationalServices@wyreforestdc.gov.uk <https://www.wyreforestdc.gov.uk/rubbish-and-recycling/waste-collections-for-new-housingdevelopments.aspx>
- 4) The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built.
- 5) It is the responsibility of the person(s) implementing this development that, where necessary approval under the Building Regulations has been obtained before works commence. The plans approved under the Building Regulations should be for the same works as approved under this permission and the plans must not conflict with this permission or the conditions contained within it. You must ensure that any amendments made to meet the requirements of the Building Regulations are drawn to the attention of Planning Services
- 6) The definitive line of public rights of way should be kept open and available for use throughout the construction phase. However, if Public Safety demands a temporary closure, application should be made at least 8 weeks in advance to: The Public Rights of Way Mapping Team at prowclosures@worcestershire.gov.uk.
- 7) Network Rail RAMS - The developer is to submit directly to Network Rail asset protection, a Risk Assessment and Method Statement (RAMS) for all works to be undertaken within 10m of the operational railway under Construction (Design and Management) Regulations, and this is in addition to any planning consent. Network Rail would need to be re-assured the works on site follow safe methods of working and have also taken into consideration any potential impact on Network Rail land and the existing operational railway infrastructure. Builder to ensure that no dust or debris is allowed to contaminate Network Rail land as the outside party would be liable for any clean-up costs. Review and agreement of the RAMS will be undertaken between Network Rail and the applicant/developer.

8) Telecomms & Glint & Glare/Signalling - Network Rail would request that the developer liaise with us to determine if the proposal could impact upon any railway signalling in terms of: Interference with railway telecoms; Impacts of cladding/windows on train drivers ability to perceive railway signals. The proposal must not impact train drivers ability to perceive railway signals & must not impact railway telecommunications. Any mitigation measures required to protect the railway from impacts must be fully funded by the developer.

9) Fail Safe Use of Crane and Plant adjacent to railway line - All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. With a development of a certain height that may/will require use of a crane, the developer must bear in mind the following. Crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by Network Rail prior to implementation.

10) Encroachment of railway line - The developer/applicant must ensure that their proposal, both during construction, and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail land and its infrastructure or undermine or damage or adversely affect any railway land and structures. There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail air-space and no encroachment of foundations onto Network Rail land or under the Network Rail boundary. All buildings and structures on site including all foundations / fencing foundations must be constructed wholly within the applicant's land ownership footprint. Buildings, windows and structures must not over-sail Network Rail air-space/boundary. Any future maintenance must be conducted solely within the applicant's land ownership. Rainwater goods must not discharge towards or over the railway boundary. Should the applicant require access to Network Rail land to facilitate their proposal they would need to approach the Network Rail Asset Protection Team at least 20 weeks before any works are due to commence on site. The applicant would be liable for all costs incurred in facilitating the proposal and an asset protection agreement may be necessary to undertake works. Network Rail reserves the right to refuse any works by an outside party that may adversely impact its land and infrastructure. Any unauthorised access to Network Rail air-space or land will be deemed an act of trespass.

11) Encroachment of railway line - The developer/applicant must ensure that their proposal, both during construction, and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail land and its infrastructure or undermine or damage or adversely affect any railway land and structures. There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail air-space and no encroachment of foundations onto Network Rail land or under the Network Rail boundary. All buildings and structures on site including all foundations / fencing foundations must be constructed wholly within the applicant's land ownership footprint. Buildings, windows and structures must not over-sail Network Rail air-space/boundary. Any future maintenance must be conducted solely within the applicant's land ownership. Rainwater goods must not discharge towards or over the railway boundary. Should the applicant require access to Network Rail land to facilitate their proposal they would need to approach the Network Rail Asset Protection Team at least 20 weeks before any works are due to commence on site. The applicant would be liable for all costs incurred in facilitating the proposal and an asset protection agreement may be necessary to undertake

works. Network Rail reserves the right to refuse any works by an outside party that may adversely impact its land and infrastructure. Any unauthorised access to Network Rail air-space or land will be deemed an act of trespass

12) Scaffolding adjacent to railway line - Scaffolding which is to be constructed within 10 metres of the Network Rail / railway boundary must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffolding must be installed. The applicant / applicant's contractor must consider if they can undertake the works and associated scaffolding / access for working at height within the footprint of their land ownership boundary. The applicant is reminded that when pole(s) are erected for construction or maintenance works, they must have a minimum 3m failsafe zone between the maximum height of the pole(s) and the railway boundary. This is to ensure that the safety of the railway is preserved, and that scaffolding does not: Fall into the path of on-coming trains; Fall onto and damage critical and safety related lineside equipment and infrastructure; and Fall onto overhead lines bringing them down, resulting in serious safety issues (this is applicable if the proposal is above the railway and where the line is electrified).

13) Vibro-Impact Machinery - If vibro-compaction machinery / piling machinery or piling and ground treatment works are to be undertaken as part of the development, details of the use of such machinery and a method statement must be submitted to the Network Rail for agreement. All works shall only be carried out in accordance with the method statement and the works will be reviewed by Network Rail. The Network Rail Asset Protection Engineer will need to review such works in order to determine the type of soil (e.g. sand, rock) that the works are being carried out upon and also to determine the level of vibration that will occur as a result of the piling. The impact upon the railway is dependent upon the distance from the railway boundary of the piling equipment, the type of soil the development is being constructed upon and the level of vibration. Each proposal is therefore different and thence the need for Network Rail to review the piling details / method statement. Maximum allowable levels of vibration - CFA piling is preferred as this tends to give rise to less vibration. Excessive vibration caused by piling can damage railway structures and cause movement to the railway track as a result of the consolidation of track ballast. The developer must demonstrate that the vibration does not exceed a peak particle velocity of 5mm/s at any structure or with respect to the rail track.

14) Access to Railway - All roads, paths or ways providing access to any part of the railway undertaker's land both temporary and permanent, must remain open and unblocked (24/7, 365 - around the clock) both during construction works and as a permanent arrangement. The proposal must not encroach onto any Network Rail access road, paths or ways of access to any part of Network Rail land. This also includes emergency vehicles ability to access and exit Network Rail land. The proposal construction works must not prevent Network Rail from accessing its land.

15) Gap between the railway boundary & outside party works - Network Rail **REQUIRES** that the developer includes a minimum 3 metres gap (5m to a railway viaduct) between the buildings and structures on site and the railway boundary. Less than 3m from the railway boundary (5m from a viaduct) to the edge of structures could result in construction and future maintenance works being undertaken on Network Rail land, and close to the railway boundary potentially impacting support zones or lineside cabling. All the works undertaken to facilitate the design and layout of the proposal should be undertaken wholly within the applicant's land ownership footprint including all foundation works. Network Rail requires a minimum 3m easement (5m easement to a viaduct) between structures on site and the

railway boundary to ensure that we can maintain and renew our boundary treatments. No part of the structure should over-sail the railway boundary or discharge rainwater goods onto or toward the railway boundary.

16) Noise - The council and the developer (along with their chosen acoustic contractor) are recommended to engage in discussions to determine the most appropriate measures to mitigate noise and vibration from the existing operational railway to ensure that there will be no future issues for residents once they take up occupation of the dwellings. The NPPF states, "182. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use), in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed." Network Rail is aware that residents of developments adjacent to or in close proximity to, or near to the existing operational railway have in the past discovered issues upon occupation of dwellings with noise and vibration. It is therefore a matter for the developer and the council via mitigation measures and conditions to ensure that any existing noise and vibration, and the potential for any future noise and vibration are mitigated appropriately prior to construction.

17) Trees - Proposals for the site should take into account the recommendations of, 'BS 5837:2012 Trees in Relation to Design, Demolition and Construction', which needs to be applied to prevent long term damage to the health of trees on Network Rail land so that they do not become a risk to members of the public in the future. No trees shall be planted next to the boundary with the railway land and the operational railway, except for evergreen shrubs which shall be planted a minimum distance from the Network Rail boundary that is equal to their expected mature growth height. The vegetation planting must be in line with the attached matrix which has been agreed with the Tree Council. This is to prevent long term issues with leaf fall impacting the operational railway.

18) Parking / Hard Standing Area - As the proposal calls for the following adjacent to the boundary with the operational railway, running parallel to the operational railway or where the existing operational railway is below the height of the proposal site: hard standing areas; turning circles, roads, public highways to facilitate access and egress from developments. Network Rail requests the installation of suitable high kerbs or crash barriers (e.g. Armco Safety Barriers).

19) Drainage proposals and Network Rail land - The applicant must ensure that the proposal drainage does not increase Network Rail's liability, or cause flooding pollution or soil slippage, vegetation or boundary issues on railway land. Therefore, the proposed drainage on site will include the following: All surface waters and foul waters must drain away from the direction of the railway boundary. Soakaways for the proposal must be placed at least 30m from the railway boundary. Any drainage proposals for less than 30m from the railway boundary must ensure that surface and foul waters are carried from site in closed sealed pipe systems. Suitable drainage or other works must be provided and maintained by the developer to prevent surface water flows or run-off onto Network Rail's land and infrastructure. Proper provision must be made to accept and continue drainage discharging from Network Rail's property. Drainage works must not impact upon culverts, including culverts/brooks etc that drain under the railway. The applicant will not be permitted to direct surface or foul waters into culverts which run under the railway - any discharge of surface water under the railway via a culvert will require review and agreement from Network Rail who reserve the right to refuse use of any culverts. The developer must ensure that there is no surface or sub-surface flow of water towards the operational railway. Rainwater goods

must not discharge in the direction of the railway or onto or over the railway boundary. Consideration of the impacts upon railway drainage of Astro-Turf/plastic lawn replacements, both during construction and any future inclusion of said Astro-turf by residents going forward. NB: Soakaways can materially affect the strength of soil leading to stability issues. A large mass of water wetting the environment can soften the ground, and a build-up of water can lead to issues with the stability of Network Rail retaining walls/structures and the railway boundary. Network Rail does not accept the installation of soakaways behind any retaining structures as this significantly increases the risk of failure and subsequent risk to the travelling public. The drainage proposals are to be agreed with Network Rail and surface water drainage on the site should be removed by a closed sealed pipe system.

20) Protection of existing railway drainage assets within a clearance area - There are likely to be existing railway drainage assets in the vicinity of the proposed works. Please proceed with caution. No connection of drainage shall be made to these assets without Network Rail's prior consent to detailed proposals. Any works within 5m of the assets will require prior consent. There must be no interfering with existing drainage assets/systems without Network Rail's written permission. The developer is asked to ascertain with Network Rail the existence of any existing railway drainage assets or systems in the vicinity of the development area before work starts on site.

21) Excavation and Earthworks and Network Rail land: The applicant will agree all excavation and earthworks within 10m of the railway boundary with Network Rail. Network Rail will need to review and agree the works to determine if they impact upon the support zone of our land and infrastructure as well as determining relative levels in relation to the railway. Network Rail would need to agree the following:

- o Alterations to ground levels
- o De-watering works
- o Ground stabilisation works
- o Works to retaining walls
- o Construction and temporary works
- o Maintenance of retaining walls
- o Ground investigation works must not be undertaken unless agreed with Network Rail.
- o Confirmation of retaining wall works (either Network Rail and/or the applicant). Prior to the commencement of works on site the applicant must confirm with Network Rail if there are any retaining walls/structures and the applicant must interface with Network Rail to ensure that no retaining structures are impacted on a permanent basis by their proposal.
- o Alterations in loading within 15m of the railway boundary must be agreed with Network Rail.
- o For works next to a cutting or at the toe of an embankment the developer / applicant would be required to undertake a slope stability review.

Network Rail would need to re view and agree the methods of construction works on site to ensure that there is no impact upon critical railway infrastructure. No excavation works are to commence without agreement from Network Rail. The council are advised that the impact of outside party excavation and earthworks can be different depending on the geography and soil in the area. The council and developer are also advised that support zones for railway infrastructure may extend beyond the railway boundary and into the proposal area. Therefore, consultation with Network Rail is requested. Any right of support must be maintained by the developer.

IMPORTANT - Biodiversity Net Gain Condition

The development granted by this notice must not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan, or (c) the development is exempt from the biodiversity gain condition

Details about how to comply with this statutory condition are set out within the notes attached to this notice below.

Biodiversity Net Gain Condition Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan is Wyre Forest District Council.

- If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

- If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 would apply if the permission were subject to the biodiversity gain condition.

(In summary: Biodiversity gain plans would be required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

The Biodiversity Gain Plan should be submitted as an 'application for approval of details reserved by condition following grant of planning permission' via the Planning Portal. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

The LPA or the responsible body will need to agree and be confident of the viability of the Biodiversity Net Gain Plan and associated Habitat Management and Maintenance Plan and agree:-

- How the Biodiversity gain will be monitored including a schedule and how access the land
- The end date of the agreement (at least 30 yrs)
- And consents or licences needed
- What action the LPA or responsible body can take if the obligations are not met.
- Actions that will be taken if enhancement do not go as planned.
- The procedure for permitting changes or managing dispute.
- The funding arrangements for the LPA to act as responsible body.
- The statutory metric.

If the LPA is chosen as the responsible body for monitoring the site subject to this approval notice this will be subject to a fee, set out in the Council's current adopted fee schedule. For more information please contact us.

In Summary, Discharging the statutory BNG condition.

If an application is subject to the statutory biodiversity condition, then prior to works commencing an application to discharge this condition must be brought forward to the Local Planning Authority.

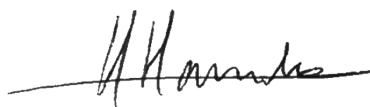
This application must contain the following.

- A copy of a BNG habitat baseline plan
- A complete and up to date DEFRA Biodiversity Metric the supports the calculation presented.
- Sufficient ecological rational to justify the accuracy and appropriateness of the baseline data, proposed habitat enhancements and any assumptions made.
- Clear justification that the BNG principles have been followed, including adherence to the mitigation hierarchy and delivery of at least 10% net gain.
- A Net Gain Plan that includes all the information required by the DEFRA Net Gain Template [Biodiversity gain plan - GOV.UK](#)
- If there is significant on site BNG delivery
 - o A Habitat management and Maintenance Plan HMMP that aligns with the DEFRA Template [Habitat Management and Monitoring Plan Template - JP058](#)
 - o A BNG monitoring fee where appropriate to support Ongoing Monitoring (see fees and Charges)

Date Notice issued:

14th November 2025

Signed



Planning Manager

NOTES

PLEASE NOTE: ONLY THE APPLICANT POSSESSES THE RIGHT OF APPEAL

1. If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, he may appeal to The Planning Inspectorate in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. **Appeals must be made to the Planning Inspectorate on a Planning Appeal Form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN** [Tel. 0117 372 6372]. Appeals can also be made on line (see www.planningportal.gov.uk/pcs). The Planning Inspectorate has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Planning Inspectorate is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements*, to the provisions of the Town and Country Planning (Development Management Procedure) (England) Order 2010, and to any directions given under the Order. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.
2. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by The Planning Inspectorate, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. If at a later date an extension of the period of this permission is desired, an application for the purpose should be made to the Council before the expiration of the period.
4. This is a planning consent only, and it **may be necessary to obtain permission under the Building Regulations** or under any other legislation before the particular development is carried out; in particular, if it is desired to obtain a grant towards the cost of improvement and/or conversion under the Local Government and Housing Act 1989 an application must be made to the Local Authority, and their approval obtained, before the work is commenced.
5. The Applicant is reminded that the grant of planning permission does not entitle him to obstruct a right of way. If it is necessary to stop up or divert a footpath or bridleway in order to enable the development to be carried out, he should on receipt of planning permission, apply without delay to the Local Planning Authority for an Order under Section 257 of the Town and Country Planning Act 1990. In the case of any other right of way application should be made to The Planning Inspectorate for an Order under Section 247 of the Act. In either case, development should not be started until a decision has been taken on the application.
6. Further correspondence regarding this application should bear the reference number quoted in this form.

7. Please assist the Council in protecting the environment by removing any Site Notices displayed on or near your premises after the end of the consultation period.

** The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.*



Parish Council

Case Officer: Helen Hawkes
Tel: 01562 732928
Email: helen.hawkes@wyreforestdc.gov.uk
My Ref: 22/0226/EIA
Your Ref:
Date: 17th November 2025

Below are details of a Planning Application which may affect your interests, and upon which you may wish to comment.

Post Decision Regulation 30 EIA Notice

Notice in accordance with Regulation 30 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Application Reference: 22/0226/EIA

Description: Hybrid application for up to 1450 dwellings to comprise: Outline application for up to 1,055 dwellings including affordable housing, with all matters reserved, except for access, to include a community hub, including a two-form entry primary school, community facilities limited to Commercial, business and service (Use Classes E (a-f)), Local Community (Use Class F2) and Drinking Establishments (Sui Generis), specialist older persons accommodation (Use Class C2), new vehicular access to Husum Way and Comberton Road with link road, new pedestrian access to Tennyson Way, open space incorporating play provision, SUDS, landscaping and ecological enhancement works, and; Full planning application for demolition of no. 78 Comberton Road and agricultural buildings north of Heathy Mill Farm, to facilitate the construction of 395 dwellings including affordable housing; new vehicular access onto Comberton Road; open space and play provision and associated infrastructure, SUDS, landscaping and ground remodelling

Site Location: Land At Os 385200 275500, Comberton Road, Kidderminster, Worcestershire, ,

Development Type: Major Large Scale - Dwellings

In accordance with Regulation 30 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), Wyre Forest District Council hereby gives Notice of the following:-

(a) Planning permission has been granted on **14th November 2025** for the proposed development.

Strategic Growth
Wyre Forest House
Finepoint Way
Kidderminster
Worcestershire DY11 7WF

Kate Bailey, Head of Strategic Growth

(b) The environmental information accompanying the application has been taken into account in reaching this decision. The reasons for granting permission, the results of all consultation responses and how those results have been incorporated or otherwise addressed, and details of the public participation process are contained within the Report to Planning Committee on the 15th October 2024. The Report can be viewed on the Council's website within the planning application file.

(c) Information submitted with the planning application is available to view, contained within the planning application file on the Council's website.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H Hawkes', written over a horizontal line.

Helen Hawkes
Planning Manager
Enc.

KIDDERMINSTER TOWN COUNCIL

Vision/ Strategy 2025-2029

Providing services to the people of Kidderminster

1. Help to make Kidderminster a more attractive, welcoming, safe and well cared for town

- 1.A Providing services/ amenities and working with other partners and stakeholders to help to deliver a well-presented and safer town centre
- 1.B Provide outstanding parks, playgrounds and public spaces
- 1.C Provide public toilets
- 1.D Run vibrant markets
- 1.E Provide allotments
- 1.F Provide value for money services for the communities we serve, by maximising income and controlling costs.
- 1.G Consider further devolution of services from other tiers of local government wherever we feel that this is in the best interests of the communities we serve.

2. Make Kidderminster Town Hall a key community and civic asset

- 2.A To make the Town Hall accessible and inclusive for all our communities
- 2.B Protecting and preserving the Town Hall, its artefacts and its heritage, on behalf of all of our communities.
- 2.C Providing top class culture and entertainment events,
- 2.D Supporting the community use and enjoyment of the Town Hall
- 2.E To provide accessible, inclusive Civic Offices to deliver services for the people of Kidderminster

3. Foster a real sense of community and Civic Pride

- 3.A. To be “The Voice of Kidderminster”, by:
 - By lobbying and working in partnership with WFDC, WCC, Kidderminster BID, and others on matters relating to Kidderminster
 - Responding to public consultations on behalf of the people of Kidderminster,
 - Fulfilling our role as a statutory consultee for planning applications within the parish area,
 - Raising concerns with the relevant local and national organisations on behalf of the people of Kidderminster
- 3.B Upholding the Civic and Mayoral heritage of Kidderminster
- 3.C Inspiring Civic events and Mayoral calendar
- 3.D Enjoyable and inclusive community events
- 3.E Celebrate and recognise individual and community achievements
- 3.F Encourage and support contributions to our public and community life
- 3.G Promote “Kidderminster in Bloom”

4. Take actions to address the climate emergency

- 4.A. To Ensure the activities of the Town Council are carbon neutral by 2035.
- 4.B Promote biodiversity across our parks and open spaces
- 4.C Actively encourage and support actions that will make Kidderminster as a whole more environmentally sustainable.

5. Provide focused support for young people, the elderly, minorities and the vulnerable

- 5.A. Provide funding to organisations which support these groups in Kidderminster
- 5.B. Support and promote initiatives to make Kidderminster a more inclusive town

Appendix 4B Planning Budget

	Budget 25-26 (Revised)	Actual Expenditure to 30/09/2025 £	Projected 25-26	BUDGET 26-27	Budget 25-26	Est Expenditure	Est Income	Est Expenditure	Est Income
Planning Committee Staff reallocation	10,460	1,883	10,460	11,174		11,174		11,510	