



Wyre Forest District Council

ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF
Tel. 01562 732928 Fax. 01562 732556

APPLICATION NO. 17/0205/OUTL

Wood PLC
(FTAO Mrs Helena Deaville)
Nicholls House
Homer Close
Tachbrook Park
Leamington Spa
CV34 6TT

Homes and Communities Agency
c/o Agent

IMPORTANT - This communication affects your property

OUTLINE PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

In pursuance of its powers under the above mentioned Act and Order, and having regard to the Development Plan, the WYRE FOREST DISTRICT COUNCIL, as Local Planning Authority, hereby **PERMITS** in **OUTLINE** the:-

**Outline planning application to include up to 600 dwellings (C3), up to 3,350sqm of Class B1 employment uses, 150sqm of Class A1/A3/D1 uses (local shop/café/community space), public open space, ecological mitigation, drainage works, infrastructure and ancillary works. Detailed approval is sought for access arrangements, to include the main access from Park Gate Road, secondary access from The Crescent and limited access to a small number of properties from Axborough Lane, with all other matters reserved
FORMER LEA CASTLE HOSPITAL, PARK GATE ROAD, KIDDERMINSTER.**

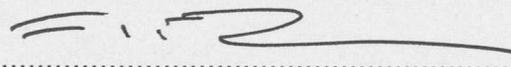
in accordance with the application received by the Council on 31 March 2017 subject to the following condition(s):-

- (1) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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).

DATED 27 JUN 2019

(Signed) 
.....
Authorised Signatory



Continued

(2) The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called "the reserved matters") before each phase is commenced:

- The layout of the buildings;
- The scale of the buildings;
- The appearance of the buildings;
- The landscaping of the site.

Reason

The application is an outline application under the provisions of Part 2 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and no particulars have been submitted with respect to the matters reserved in this permission.

3) No development shall take place until a Phasing Strategy for the whole of the development as approved through this permission has been submitted to and approved by the Local Planning Authority. The Phasing Strategy shall include:

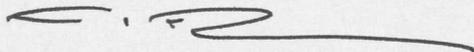
- A plan indicating the proposed phases;
- The timescales in which the reserved matters for each phase will be submitted to the Local Planning Authority.
- A plan showing the type of play equipment provision and broad location within the site; and
- A stewardship plan to show areas of strategic open space to transfer to management companies.

The development shall be carried out in accordance with the approved Phasing Strategy and timescales.

Reason

This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning Compulsory Purchase Act 2004) and to define the submission of future reserved matters

DATED 27 JUN 2019

(Signed) 
.....
Authorised Signatory

COPY

Continued

(4) The development hereby approved shall be carried out strictly in accordance with the following plans/drawings:

- Drawing No. 37865-Lea66c.mxd bernb (March 2017)**
- Drawing No. 37865-LEA131 (17/07/2017) Sheets 1 and 2**
- Drawing No. 37865-LEA102a (17/03/2017)**
- Drawing No. 37865-LEA171 (17/07/2017) Sheets 1 to 4**

stamped "Approved".

Reason

In the interests of clarity and in order to define the permission.

(5) A landscape and woodland management plan (including woodland restoration), including long term design objectives, management responsibilities and maintenance schedules for all strategic landscape areas including the proposed green space and ecological corridor, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. Thereafter the management plans shall be carried out in full accordance with the details approved.

Reason

To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs, and in accordance with Policies CP11 and CP12 of the Adopted Wyre Forest District Core Strategy and Policies SAL.UP7 and SAL.UP9 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

(6) The first reserved matters application for the development or the first reserved matters application for each phase of development shall include a scheme for surface water drainage for that phase. The scheme shall be in conformity with the non-statutory technical standards for SuDS (Defra, 2015) and the broad principles as set out in the flood risk assessment, drainage strategy and SuDS Selection Assessment submitted with the application. The scheme shall provide an appropriate level of run-off treatment.

Reason

To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policy CP02 of the Adopted Wyre Forest Core Strategy.

DATED 27 JUN 2019

(Signed)
Authorised Signatory



Continued

(7) No development shall take place within the area indicated on the Plan included with letter from WCC Historic Environment Planning Officer (dated 19th April 2017, Reference CWR12108) until a programme of archaeological work including a Written Scheme of Investigation, 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 known to be in an area of archaeological importance and to ensure that the development accords with Policy SAL.UP6 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and with the requirements of paragraphs 128 and 141 of the National Planning Policy Framework.

(8) The development in the phase within which the area of further archaeological investigation falls 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 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 known to be in an area of archaeological importance and to ensure that the development accords with Policy SAL.UP6 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and with the requirements of paragraphs 128 and 141 of the National Planning Policy Framework.

DATED 27 JUN 2019

(Signed)

Authorised Signatory



Continued

(9) Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

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 and to protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991). In accordance with policy CP02 of the Adopted Wyre Forest Core Strategy.

DATED

27 JUN 2019

(Signed)

Authorised Signatory

COPY

Continued

(10) If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement for remediation. The Method Statement must detail how this unsuspected contamination shall be dealt with. A verification (validation) report demonstrating completion of the works set out in the method statement shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of any sampling and monitoring. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

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 and to protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991). In accordance with Policy CP02 of the Adopted Wyre Forest Core Strategy.

(11) Prior to the first occupation of the development hereby permitted fully specified engineering details of:

- a. Highway Improvements at A449 Wolverhampton Road/Park Gate Road as shown on drawing no. 37865-LEA100a
- b. New access on Park Gate Road as shown on drawing 37865-LEA131 Sheets 1 and 2
- c. Cycleway improvements on the A449 Wolverhampton Road as shown on drawing 37865-LEA104a

Shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, no part of the development shall be occupied until the schemes have been constructed in accordance with the approved details.

Reason

In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway, in accordance with Policy CP03 of the Adopted Wyre Forest Core Strategy and Policy SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan

DATED

27 JUN 2019

(Signed)

Authorised Signatory



Continued

(12) Prior to the first occupation of Area A or C of the development (shown on Figure 1 Highway Conditions Area Plan) hereby permitted, fully specified engineering details of the highway Improvements at A449 Wolverhampton Road/The Crescent as shown on drawing no. 37865-LEA-102a shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, no part of Area A or C of the development shall be occupied until the scheme has been constructed in accordance with the approved details.

Reason

In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway, in accordance with Policy CP03 of the Adopted Wyre Forest Core Strategy and Policy SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan

(13) Prior to the first occupation of Area D of the development (shown on Figure 1 Highway Conditions Area Plan)) hereby permitted, fully specified engineering details of the new access on Axborough Lane as shown on drawing 37865-LEA171 Sheets 1 to 4 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, no part of Area D of the development shall be occupied until the scheme has been constructed in accordance with the approved details.

Reason

In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway, in accordance with Policy CP03 of the Adopted Wyre Forest Core Strategy and Policy SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan

(14) Prior to occupation of the Areas A, B or C (shown on Figure 1 Highway Conditions Area Plan), fully specified engineering details of:

- a. Highway Improvements at A451 Stourbridge Road/Park Gate Road as shown on drawing no. 37865-LEA-105a
- b. Highway Improvements at A449 Wolverhampton Road/A451 Stourbridge Road as shown on drawing no. 37865-LEA-106a

Shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, Areas A, B or C (shown on Figure 1 Highway Conditions Area Plan) shall not be occupied until the schemes have been fully constructed in accordance with the approved details.

Reason

In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway, in accordance with Policy CP03 of the Adopted Wyre Forest Core Strategy and Policy SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan.

DATED

27 JUN 2019

(Signed)

.....
Authorised Signatory



Continued

(15) The means of vehicular access and egress to and from the site for construction traffic and all operatives and deliveries shall be via the Park Gate Road access only.

Reason

In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway, in accordance with Policy CP03 of the Adopted Wyre Forest Core Strategy and Policy SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan.

(16) Prior to the commencement of the development a strategy shall be submitted to and approved in writing by the Local Planning Authority to enable bus access to the site and between The Crescent and Park Gate Road and the timing of the provision of the service.

Reason

To safeguard passenger transport access in accordance with Policy CP03 of the Adopted Wyre Forest Core Strategy and Policy SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan.

(17) Prior to the first occupation of any dwelling hereby permitted an application shall be made to the Local Highway Authority requesting that it makes a prohibition of waiting order on the Crescent between the A449 Wolverhampton Road and the application site.

Reason: To safeguard passenger transport access in accordance with Policy CP03 of the Adopted Wyre Forest Core Strategy and Policy SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan.

(18) The development with Area B (shown on Figure 1 Highway Conditions Area Plan) hereby permitted shall be brought into use in accordance with the submitted travel plan which promotes sustainable forms of access to the site. This plan will be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

Reason

To reduce vehicle movements and promote sustainable access in accordance with Policy SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan.

(19) Prior to the commencement of any phase of the development, details of any proposed temporary rerouting of public footpaths during construction of that phase, shall be submitted to and approved in writing by the Local Planning Authority (such approval will not absolve the applicant from seeking the requisite permissions from Worcestershire County Council for temporary footpath diversions).

Reason

In order to protect and preserve existing rights of way during the construction phase of the development hereby approved in accordance with Policy CP03 of the Adopted Wyre Forest District Core Strategy and Policy SAL.CC1 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

DATED 27 JUN 2019

(Signed)

Authorised Signatory

COPY

Continued

(20) The first reserved matters application for the development or the first reserved matters application each phase of development shall include Construction Environmental Management Plan (CEMP). The submitted CEMP shall as a minimum include details of, but not be restricted to, the following matters:

- A Construction Method Statement, which shall include details of the proposed construction site compound; site office and welfare facilities; parking for site operatives during construction; hours of construction and deliveries; wheel wash facilities; noise (to include acoustic screening) and vibration protection measures; dust suppression measures.
- Details of all construction processes and associated works.
- An assessment of risks from all pollution sources and pathways, and procedures should any breaches occur, in respect of, but not restricted to: asbestos, oils and chemicals, herbicides, aggregates, contaminated land and waste materials; and how these risks will be mitigated.
- Management Plans, to include:
 - Construction waste management plan
 - Remedial Works - Contaminated land management – unexpected contamination
 - Protection of ecological interest – bats, badgers, dormice, etc
 - Pollution incidents – including an emergency response plan
 - Noise and Vibration
 - Cultural heritage – to detail any post investigative assessment/monitoring
 - Landscaping – Arboricultural method statement, including tree protection plan
 - Traffic management
 - Task Lighting

Reason

To ensure that appropriate facilities, measures and controls are in place during the construction phases of the development hereby approved, to protect the habitats and welfare of protected species and other wildlife on or adjacent to the site and to ensure the effective management of the development, in accordance with Policies CP02, CP13 and CP14 of the Adopted Wyre Forest District Core Strategy and Policies SAL.CC1, SAL.CC2, SAL.CC7 and SAL.UP5 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

(21) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason

To protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991) in accordance with Policy CP02 of the Adopted Wyre Forest Core Strategy.

DATED

27 JUN 2019

(Signed)

Authorised Signatory

COPY

Continued

(22) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991) in accordance with Policy CP02 of the Adopted Wyre Forest Core Strategy.

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

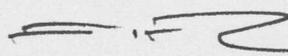
Reason

To protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991) in accordance with Policy CP02 of the Adopted Wyre Forest Core Strategy.

*** For the purposes of the foregoing conditions, unless specifically referred to "Commencement of Development" means any works to implement the Permission by the carrying out of a material operation as defined in section 56(4) of the 1990 Act but not including demolition, remediation, site clearance, ground investigation, stabilisation and re-engineering ground and subsequent levelling, diversion and laying of services and the erection of temporary fences and hoardings**

COPY

DATED 27 JUN 2019

(Signed) 
Authorised Signatory

Continued

NOTES

A) 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.

B) It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particular reference is made to "respecting the community" this says:

Constructors should give utmost consideration to their impact on neighbours and the public,

- Informing, respecting and showing courtesy to those affected by the work.
- Minimising the impact of deliveries, parking and work on the public highway.
- Contributing to and supporting the local community and economy.
- Working to create a positive and enduring impression, and promoting the Code.

The CEMP should clearly identify how the principle contractor will engage with the local community, this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided and information shared with the local community relating to the timing of operations and contact details for a site coordinator in the event of any difficulties.

This does not offer any relief to obligations under existing Legislation.

C) Worcestershire County Council has published guidance on how it expects travel plans to be prepared, this guidance is freely available from the County Councils travel plan coordinator. As part of this process the applicant must register for Modeshift Starsfor and ensure that their targets have been uploaded so that progress on the implementation of the travel plan can be monitored. Worcestershire County Council can assist applicants with this process should they need.

Modeshift STARSfor is a nationally accredited scheme which assists in the effective delivery of travel plans, applicant can register at www.STARSfor.org



DATED

27 JUN 2019

(Signed)

Authorised Signatory

Continued

D) The granting of this planning permission does not remove any obligations on the applicant to undertake a technical design check of the proposed highway works with the Highway Authority, nor does it confirm acceptance of the proposal by the Highway Authority until that design check process has been concluded. Upon the satisfactory completion of the technical check the design would be suitable to allow conditions imposed under this permission to be discharged, but works to the public Highway cannot take place until a legal agreement under Section 278 The Highways Act 1980 has been entered into and the applicant has complied with the requirements of the traffic management Act 2010. The applicant is urged to engage with the Highway Authority as early as possible to ensure that the approval process is started in a timely manner to achieve delivery of the Highway works in accordance with the above mentioned conditions. The applicants should be aware of the term "Highway works" being inclusive of but not limited to the proposed junction arrangement, street lighting, structures and any necessary traffic regulation orders.

POSITIVE AND PROACTIVE STATEMENT

In dealing with this application, the Council has sought to work with the applicant in the following ways:

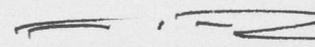
- providing pre-application advice
- seeking further information following receipt of the application
- seeking amendments to the proposed development following receipt of the application;
- considering the imposition of conditions and the completion of a s.106 legal agreement.

In such ways the Council has demonstrated a positive and proactive manner to seeking solutions to problems which may have arisen in relation to this planning application.

DATED

27 JUN 2019

(Signed)


.....
Authorised Signatory

COPY

Continued

IN CONSIDERING THIS APPLICATION, THE LOCAL PLANNING AUTHORITY HAD PARTICULAR REGARD TO THE FOLLOWING POLICIES:

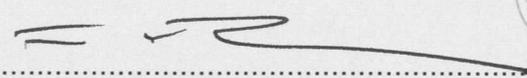
ADOPTED WYRE FOREST DISTRICT CORE STRATEGY

- CP01 - Delivering Sustainable Development Standards
- CP02 - Water Management
- CP03 - Promoting Transport Choice and Improving Accessibility
- CP04 - Providing Affordable Housing
- CP05 - Delivering Mixed Communities
- CP07 - Delivering Community Wellbeing
- CP09 - Retail and Commercial Development
- CP11 - Quality Design and Local Distinctiveness
- CP12 - Landscape Character
- CP13 - Providing a Green Infrastructure Network
- CP14 - Providing Opportunities for Local Biodiversity and Geodiversity

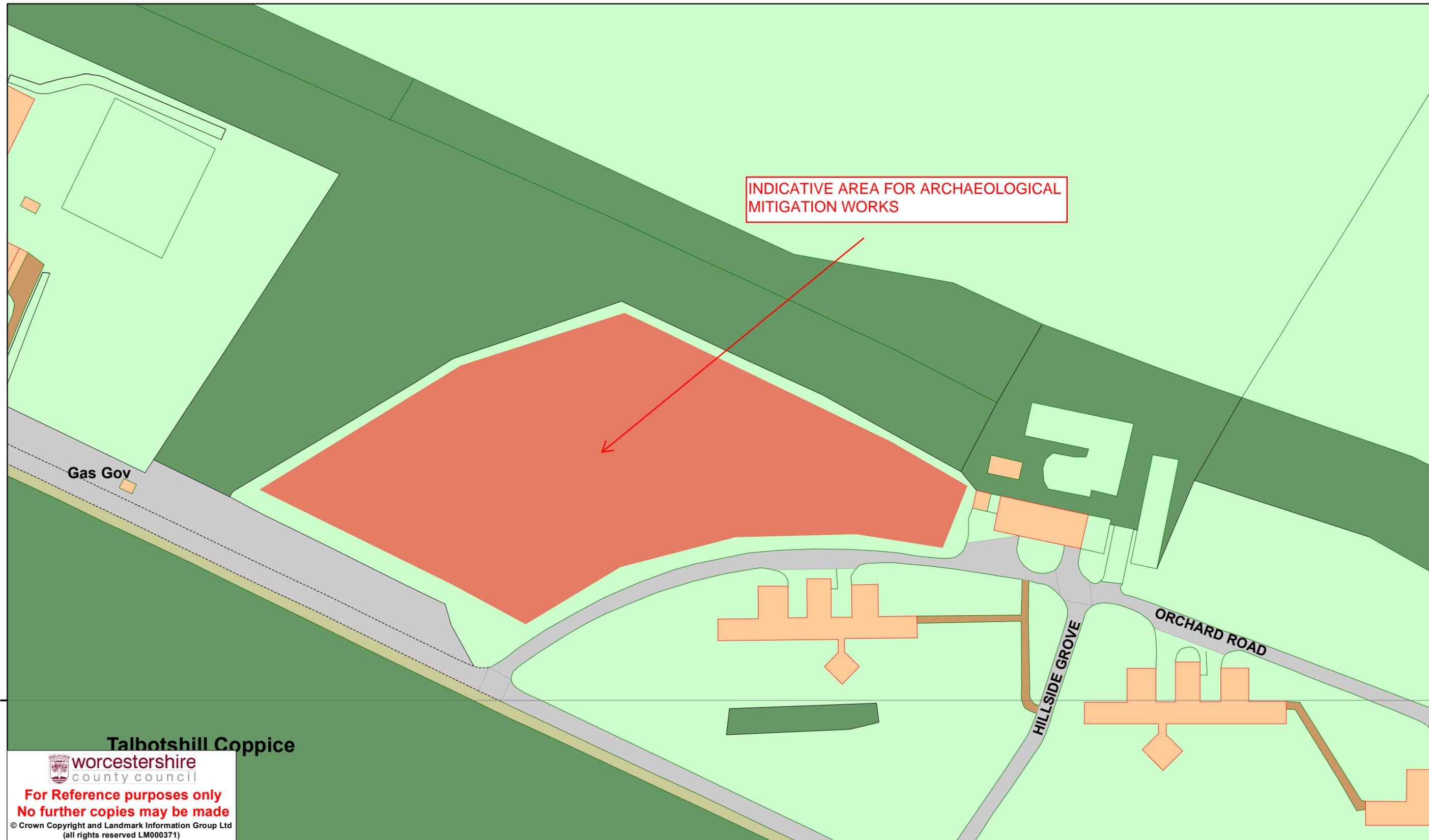
ADOPTED WYRE FOREST DISTRICT SITE ALLOCATIONS AND POLICIES LOCAL PLAN

- DS01 - Development Locations
- DS05 - Phasing and Implementation
- SAL.DPL1 - Sites for Residential Development
- SAL.DPL3 - Financial Viability
- SAL.DPL11 - Community Facilities
- SAL.CC1 - Sustainable Transport Infrastructure
- SAL.CC2 - Parking
- SAL.CC6 - Renewable Energy
- SAL.CC7 - Water Management
- SAL.UP1 - Green Belt
- SAL.UP3 - Providing a Green Infrastructure Network
- SAL.UP4 - Open Space and Play Provision
- SAL.UP5 - Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity
- SAL.UP7 - Quality Design and Local Distinctiveness
- SAL.UP9 - Landscaping and Boundary Treatment
- SAL.PDS1 - Previously Developed Sites in the Green Belt

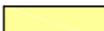
DATED 27 JUN 2019

(Signed) 
.....
Authorised Signatory

COPY





- Key
-  Site boundary (48.66 ha)
 -  Area A
 -  Area B
 -  Area C
 -  Area D

0 m 300 m
 Scale 1:5000 @ A3

© Crown copyright. All rights reserved. Licence number AL100001776.

Client



Former Lea Castle
 Hospital Site, Kidderminster
 Transport Assessment

Figure 1
Highway Conditions Area Plan