



# Wyre Forest District Council

## ECONOMIC PROSPERITY AND PLACE DIRECTORATE

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GALLIFORD TRY PARTNERSHIPS  
LTD AND HOMES ENGLAND  
2 BROMWICH COURT  
GORSEY LANE  
COLESHILL  
B46 1JU

**APPLICATION NO. 19/0724/RESE**

*IMPORTANT - This communication affects your property*

## APPROVAL OF RESERVED MATTERS

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 **APPROVES** the **matters reserved**:

**Reserved Matters following outline consent 17/0205/OUTL for approval of layout, scale, appearance and landscaping of scheme involving 600 homes, public open space, and infrastructure on Phases A, B, C, D, E and F FORMER LEA CASTLE HOSPITAL, PARK GATE ROAD, COOKLEY, KIDDERMINSTER.**

in accordance with the application received by the Council on 12 November 2019 subject to the following condition(s):-

(1) This form constitutes an approval of matters reserved under Condition 2 of Planning Permission No. 17/0205/OUTL and does not by itself constitute a planning permission.

Reason

The application relates to matters reserved by Planning Permission No.17/0205/OUTL.

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

**Layout and Ancillary Drawings**

- PL 001 Site Location & Boundary Plan
- PL 101 Development Layout Rev. M
- PL 102 Detailed Development Layout Sheet 1 of 5 Rev. D
- PL 103 Detailed Development Layout Sheet 2 of 5 Rev. D
- PL 104 Detailed Development Layout Sheet 3 of 5 Rev. D
- PL 105 Detailed Development Layout Sheet 4 of 5 Rev. D
- PL 106 Boundary Treatment Plan Rev. B
- PL 107 Materials Distribution Plan Rev. D
- PL 109 Refuse Strategy Rev. B
- PL 110 Garden Dimension Audit Rev. F
- PL 111 Affordable Distribution Plan Rev. C
- PL 112 S106 Affordable Distribution Plan Rev. C
- PL 120 Detailed Development Layout Sheet 5 of 5 Rev. B
- 500\_00 Streetscenes A - C Rev. B
- 501\_00 Streetscenes D - F Rev. B

**Apartments Drawings**

- 101 Block A - 2B\_3P Apartment Floor Plans & Elevations Rev.C
- 102 Block B - 2B/3P Apartment Floor Plans & Elevations Rev. C
- 103 Block C - 1B/2P Apartment Floor Plans & Elevations Rev. B

**House type Drawings**

- 200\_E01 Ashbee (2B4P) FOG Rev. B
- 200\_P01\_D Ashbee - Detached (2B4P) FOG Plans Rev. B
- 200\_E01\_D Ashbee - Detached (2B4P) FOG Elevations Rev. B
- 200\_P01\_D2 Ashbee - Detached 2 (2B4P) FOG Plans Rev. B
- 200\_E01\_D2 Ashbee - Detached 2 (2B4P) FOG Elevations Rev. B
- 201\_E01 Hardwick (2B4P) Rev. B
- 201\_E04 Hardwick (2B4P) Rev. B
- 201\_E04\_G Hardwick – Gable (2B4P) Rev. A
- 204\_E01 Elliot (3B5P) Rev. C
- 204\_E01\_FW Elliot – Full Weatherboard (3B5P)
- 204\_E01\_T Elliot - Terraced (3B5P) Rev. B
- 204\_E01\_T\_FW Elliot - Terraced FULL Weatherboard (3B5P) Rev.B
- 205\_E01 Mountford (3B5P) Rev. C
- 205\_E01\_R Mountford - Render (3B5P) Rev. B
- 205\_E01\_W Mountford - Weatherboard (3B5P) Rev B
- 205\_E01\_FW Mountford – Full Weatherboard – (3B5P)
- 206\_E01 Croft (3B5P) Rev. B
- 206\_E01\_R Croft - Render (3B5P) Rev. C

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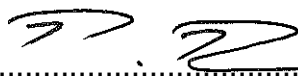
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206\_E01\_W Croft - Weatherboard (3B5P) Rev. B  
206\_E01\_FW Croft – Full Weatherboard (3B5P)  
207\_E01 Fiennes (3B5P) Rev. A  
207\_E01\_R Fiennes - Render (3B5P) Rev. B  
211\_E02 Edmund (4B7P) Rev. B  
211\_E02\_R Edmund - Render (4B7P) Rev. B  
211\_E02\_W Edmund - Weatherboard (4B7P) Rev. C  
211\_E02\_CT Edmund - Corner Turner Weatherboard (4B7P) Rev. B  
212\_E02 Pembroke (4B8P) Rev. C  
212\_E02\_W Pembroke - Weatherboard (4B8P) Rev. C  
212\_E02\_FW Pembroke – Full Weatherboard (4B8P)  
212\_E02\_CT Pembroke - Corner Turner (4B8P) Rev. B  
212\_E02\_CT Pembroke - Corner Turner Render (4B8P) Rev. B  
212\_E02\_CT Pembroke - Corner Turner Weatherboard (4B8P) C  
212\_E02\_CT\_FW Pembroke - Corner Turner Full Weatherboard (4B8P)  
213\_P02 Kempthorne (4B8P) Plans Rev. B  
213\_E02 Kempthorne (4B8P) Elevations Rev. B  
213\_E02\_R Kempthorne - Render (4B8P) Rev. B  
213\_E02\_W Kempthorne - Weatherboard (4B8P) Rev. B  
213\_E02\_FW Kempthorne – Full Weatherboard (4B8P)  
216\_E04 Pippin (1B2P) Bungalow Rev. A  
216\_E04\_W Pippin - Weatherboard (1B2P) Bungalow  
217\_E04 Warwick (2B3P) Bungalow Rev. A  
219\_E04 Meegan (4B5P) Rev. A  
219\_E04\_A\_G - Meegan - Gable (4B5P) Rev A  
220\_E01 Francis (3B5P) Rev. B  
220\_E01\_R Francis - Render (3B5P) Rev. C  
220\_E01\_W Francis - Weatherboard (3B5P) Rev. B  
220\_E01\_FW Francis – Full Weatherboard (3B5P)  
220\_E04 Francis (3B5P) Rev. B  
220\_E04\_G Francis – Gable (3B5P) Rev. A  
221\_E01 Macarthur (4B6P) Rev. A  
221\_E01\_W Macarthur - Weatherboard (4B6P) Rev. A  
222\_E01 Kirk (2B4P) Rev. B  
222\_E04 Kirk (2B4P) Rev. B

**Cycle, Bin Stores & Substation Drawings**

300\_00 Substation  
301\_00 Bin Store Rev. B  
302\_00 Cycle Store - 1 Bed Apartments – Block C Rev. B  
302\_01 Cycle Store - 2 Bed Apartments – Block A Rev. B  
302\_02 Cycle Store – 2 Bed Apartments – Block B Rev. A  
350\_00 Standard Single Garage G1  
351\_00 Standard Double Garage G2D  
400\_00 Indicative House Section

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**Highways & Drainage Drawings**

- 1001 Section 38 Adopted Highway Layout - Sheet 1 of 4 Rev. P4
- 1002 Section 38 Adopted Highway Layout - Sheet 2 of 4 Rev. P4
- 1003 Section 38 Adopted Highway Layout - Sheet 3 of 4 P2 Rev. P4
- 1004 Section 38 Adopted Highway Layout - Sheet 4 of 4 P2 Rev. P4
- 1011 SW Drainage Strategy - Sheet 1 of 4 Rev. P4
- 1012 SW Drainage Strategy - Sheet 2 of 4 Rev. P5
- 1013 SW Drainage Strategy - Sheet 3 of 4 Rev. P5
- 1014 SW Drainage Strategy - Sheet 4 of 4 Rev. P5
- 1015 SW Drainage Strategy - Offsite Outfall Rev. P5
- 1020 Visibility Splays and Dimensions - Sheet 1 of 4 Rev. P6
- 1021 Visibility Splays and Dimensions - Sheet 2 of 4 Rev. P6
- 1022 Visibility Splays and Dimensions - Sheet 3 of 4 Rev. P6
- 1023 Visibility Splays and Dimensions - Sheet 4 of 4 Rev. P6
- 1031 SW & FW Drainage Strategy - Sheet 1 of 4 Rev. P3
- 1032 SW & FW Drainage Strategy - Sheet 2 of 4 Rev. P3
- 1033 SW & FW Drainage Strategy - Sheet 3 of 4 Rev. P3
- 1034 SW & FW Drainage Strategy - Sheet 4 of 4 Rev. P4
- 1035 SW & FW Drainage Strategy – Offsite Outfall Rev. P4
- 1040 Exceedance Overland Flow Route – Sheet 1 of 4 Rev. P2
- 1041 Exceedance Overland Flow Route – Sheet 2 of 4 Rev. P1
- 1042 Exceedance Overland Flow Route – Sheet 3 of 4 Rev. P2
- 1043 Exceedance Overland Flow Route – Sheet 4 of 4 Rev. P1
- 1044 Exceedance Overland Flow Route – Around Plot 573 Rev. P1
- 1050 Refuse Vehicle Tracking - Sheet 1 of 3 Rev. P5
- 1051 Refuse Vehicle Tracking - Sheet 2 of 3 Rev. P5
- 1052 Refuse Vehicle Tracking - Sheet 3 of 3 Rev. P5

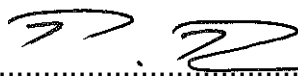
**Levels Drawings**

- 100 Indicative Levels - Sheet 1 of 4 Rev. P5
- 101 Indicative Levels - Sheet 2 of 4 Rev. P5
- 102 Indicative Levels - Sheet 3 of 4 Rev. P5
- 103 Indicative Levels - Sheet 4 of 4 Rev. P5

**Landscape Drawings**

- 7803.001 Landscape GA Plan Rev. F
- 7803.101 Hardworks Plan (Sheet 1) Rev F
- 7803.102 Hardworks Plan (Sheet 2) Rev. F
- 7803.103 Hardworks Plan (Sheet 3) Rev. F
- 7803.104 Hardworks Plan (Sheet 4) Rev. F
- 7803.105 Hardworks Plan (Sheet 5) Rev. F
- 7803.106 Hardworks Plan (Sheet 6) Rev. F
- 7803.107 Hardworks Plan (Sheet 7) Rev. F
- 7803.108 Hardworks Plan (Sheet 8) Rev. F
- 7803.109 Hardworks Plan (Sheet 9) Rev. G
- 7803.110 Hardworks Plan (Sheet 10) Rev. F

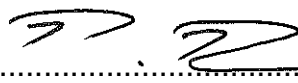
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- 7803.111 Hardworks Plan (Sheet 11) Rev. F
- 7803.112 Hardworks Plan (Sheet 12) Rev. F
- 7803.113 Hardworks Plan (Sheet 13) Rev. F
- 7803.114 Hardworks Plan (Sheet 14) Rev. F
- 7803.115 Hardworks Plan (Sheet 15) Rev. F
- 7803.116 Hardworks Plan (Sheet 16) Rev. F
- 7803.117 Hardworks Plan (Sheet 17) Rev. F
- 7803.118 Hardworks Plan (Sheet 18) Rev. F
- 7803.119 Hardworks Plan (Sheet 19) Rev. F
- 7803.120 Hardworks Plan (Sheet 20) Rev. F
- 7803.121 Hardworks Plan (Sheet 21) Rev. F
- 7803.122 Hardworks Plan (Sheet 22) Rev. F
- 7803.123 Hardworks Plan (Sheet 23) Rev. F
- 7803.124 Hardworks Plan (Sheet 24) Rev. F
- 7803.125 Hardworks Plan (Sheet 25) Rev. F
- 7803.126 Hardworks Plan (Sheet 26) Rev. F
- 7803.200 Planting Schedule Rev. F
- 7803.201 Planting Plan (Sheet 1) Rev. E
- 7803.202 Planting Plan (Sheet 2) Rev. E
- 7803.203 Planting Plan (Sheet 3) Rev. E
- 7803.204 Planting Plan (Sheet 4) Rev. E
- 7803.205 Planting Plan (Sheet 5) Rev. E
- 7803.206 Planting Plan (Sheet 6) Rev. E
- 7803.207 Planting Plan (Sheet 7) Rev. E
- 7803.208 Planting Plan (Sheet 8) Rev. E
- 7803.209 Planting Plan (Sheet 9) Rev. F
- 7803.210 Planting Plan (Sheet 10) Rev. E
- 7803.211 Planting Plan (Sheet 11) Rev. E
- 7803.212 Planting Plan (Sheet 12) Rev. E
- 7803.213 Planting Plan (Sheet 13) Rev. E
- 7803.214 Planting Plan (Sheet 14) Rev. E
- 7803.215 Planting Plan (Sheet 15) Rev. E
- 7803.216 Planting Plan (Sheet 16) Rev. E
- 7803.217 Planting Plan (Sheet 17) Rev. E
- 7803.218 Planting Plan (Sheet 18) Rev. E
- 7803.219 Planting Plan (Sheet 19) Rev. E
- 7803.220 Planting Plan (Sheet 20) Rev. E
- 7803.221 Planting Plan (Sheet 21) Rev. E
- 7803.222 Planting Plan (Sheet 22) Rev. E
- 7803.223 Planting Plan (Sheet 23) Rev. E
- 7803.224 Planting Plan (Sheet 24) Rev. E
- 7803.225 Planting Plan (Sheet 25) Rev. E
- 7803.226 Planting Plan (Sheet 26) Rev. E
- 7803.301 Landscape Sections Rev. B
- 7803.401 Tree Pit Details B
- 7803.411 Furniture Details (Sheet 1) Rev. B

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7803.412 Furniture Details (Sheet 2) Rev. B  
7803.413 Play Details – NEAP Rev. B  
7803.414 Play Details – LEAP Rev. B  
7803.415 Play Details – LAP Rev. B  
7803.416 Fitness Equipment Details Rev. B  
7803.421 Boundary Treatment Details Rev. B

**Lighting**

Lighting Impact Assessment Rev. B  
Appendix A – Contour Layout Sheet 1 Rev. B  
Appendix A – Contour Layout Sheet 2 Rev. B  
Appendix A – Contour Layout Sheet 3 Rev. B  
Appendix A – Street Lighting Area Calculations Rev. B  
Appendix B – Interior Lighting Calculations Rev. B  
Appendix B – Calculation Image – Plot 15 – 18  
Appendix B – Calculation Image – Plot 67 – 73  
Appendix B – Calculation Image – Plot 249 – 250  
Appendix B – Calculation Image – Plot 320 – 335  
Appendix B – Calculation Image 1

Arboricultural Impact Assessment (3.0)  
Arboricultural Method Statement (2.0)  
Construction Ecological Management Plan (B)  
Construction Management Plan, Drawing No. PL1000  
Ecology Strategy (3.0)

stamped “Approved”.

Reason

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

(3) Notwithstanding any indication on the approved plans, no development shall commence within each phase (with the exception of Phase A for which details were provided on Drawing No. PL-106 Rev. B), until full details of all boundary fences, walls and means of enclosure, have been 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 ensure that the external appearance of the development is satisfactory and that it accords with Policy CP11 of the Adopted Core Strategy and Policy SAL.UP7 of the Adopted Site Allocations and Policies Local Plan.

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(4) The development hereby approved shall be implemented in accordance with the approved details for building materials as shown on Drawing No. PL 107 Rev. D. Thereafter, the agreed cedar cladding material shall be retained and there shall be no variation or removal of the cedar cladding unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that the external appearance of the development is satisfactory and that it accords with Policy CP11 of the Adopted Core Strategy and Policy SAL.UP7 of the Adopted Site Allocations and Policies Local Plan.

(5) The development hereby approved shall not be occupied until all hard and soft landscape works within that phase of development (excluding soft landscaping for residential plots in Phases B, C, D, E and F) have been carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard [4428 : 1989]. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

Reason

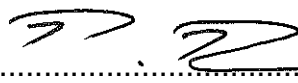
To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs, and in accordance with Policies CP11 and CP12 of the Adopted Core Strategy and Policies SAL.UP7 and SAL.UP9 of the Adopted Site Allocations and Policies Local Plan.

(6) The development hereby approved shall not be occupied until details of all proposed planting within the residential plots and the proposed times of planting within that phase of development (excluding Phase A) have been submitted to and approved in writing by the Local Planning Authority. All planting shall be implemented in accordance with the approved details, planting times and to a standard in accordance with the relevant recommendations of British Standard [4428 : 1989]. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

Reason

To ensure the provision of amenity afforded by appropriate landscape design, in accordance with Policies CP11 and CP12 of the Adopted Core Strategy, and Policies SAL.UP7 and SAL.UP9 of the Adopted Site Allocations and Policies Local Plan.

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(7) No development shall commence within Phase D until an application to divert the public footpath WC-628, under section 257 of the Town and County Planning Act has been submitted to Wyre Forest District Council and for the order to have reached confirmation stage before any new planting within this phase of development has commenced.

Reason

In order to protect and enhance the public right of way and to ensure a satisfactory development in accordance with Paragraph 98 of the National Planning Policy Framework.

(8) No dwelling hereby approved shall be occupied until the roadworks necessary to provide access from the nearest publicly maintained highway to that particular dwelling and the car parking spaces for that dwelling have been completed in accordance with the approved details.

Reason

To ensure adequate and acceptable means of access and parking provision is available before the dwelling or building is occupied, and that the development is in accordance with Policy CP03 of the Adopted Core Strategy and Policy SAL.CC2 of the Adopted Site Allocations and Policies Local Plan.

(9) No dwelling hereby approved shall be occupied until secure parking for cycles in accordance with the standards set out in the Worcestershire County Council's Adopted Streetscape Design Guide (2018) have been provided within the curtilage of that particular dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason

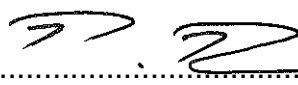
To accord with Policy CP03 of the Adopted Core Strategy.

(10) The development hereby approved shall not be occupied until at least 5% of the total parking spaces provided within that phase have been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging points shall be of the same specification or a higher specification in terms of charging performance.

Reason

To encourage sustainable travel and healthy communities, in accordance with Paragraphs 103, 108 and 110 of the National Planning Policy Framework.

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(11) No development shall take place until a pre-commencement site meeting to discuss the approved details of working procedures and tree protection within that phase of development has been held and attended by the persons listed in this condition and until agreement has been provided, in writing by the local authority's Arboricultural Officer, that all tree protection measures have been installed in accordance with the approved tree protection plan and details submitted within the Arboricultural Impact Assessment (3.0) and Arboricultural Method Statement (2.0).

List of persons:

- Site foreman/manager or other
- The developers arboricultural consultant
- The Local Authority Arboricultural Officer

Reason

To safeguard existing trees to be retained, in accordance with Policies CP11 and, CP12 of the Adopted Core Strategy, Policies SAL.UP7 and SAL.UP9 of the Adopted Site Allocations and Policies Local Plan and the National Planning Policy Framework.

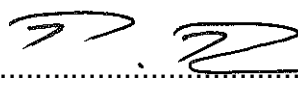
(12) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the first dwelling within each phase of development.

- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].
- b) If any retained tree is removed uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To ensure the retention of identified trees in accordance with Policies CP11 and CP12 of the Adopted Wyre Forest District Core Strategy, Policies SAL.UP7 and SAL.UP9 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan and the National Planning Policy Framework

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(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway (including a footpath) other than that shown on the approved Drawing No. PL 106 Rev. B

Reason

To preserve the open plan layout of the site and to ensure the development accords with Policy CP11 of the Adopted Core Strategy.

(14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development as specified in Part 1 Class A shall be carried out at Plots 15, 16, 17, 18, 26, 31, 42, 43, 51, 56, 86, 122, 167, 204, 205, 222, 242, 241, 247, 252, 262, 295, 301, 337, 352, 354, 446, 447, 450, 460, 461, 465, 470, 471, 482, 497, 513, 518, 521, 552, 560, 561, 562, 563, 588 and 591 as shown on the Proposed Site Plan (Drawing No. PL 110 Rev. F) without planning permission first being obtained from the Local Planning Authority.

Reason

To enable the Local Planning Authority to control the development and safeguard the amenity enjoyed by adjacent residential occupiers in accordance with Policy CP11 of the Adopted Core Strategy.

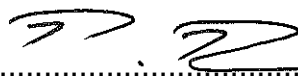
(15) Prior to the occupation of the first dwelling in Phase A, details of the planting and long term maintenance plan of the attenuation basins shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter maintained.

Reason

To ensure that the development provides a net gain to biodiversity and to ensure a satisfactory development of the site, in accordance with Policy CP14 of the Adopted Core Strategy and Policy SAL.UP5 of the Adopted Site Allocations and Policies Local Plan.

(16) The development hereby approved shall not be occupied until the approved trail and trim routes as shown on Drawing Nos. 7803.101 Hardworks Plan (Sheet 1) Rev F, 7803.102 Hardworks Plan (Sheet 2) Rev. F, 7803.103 Hardworks Plan (Sheet 3) Rev. F, 7803.104 Hardworks Plan (Sheet 4) Rev. F, 7803.105 Hardworks Plan (Sheet 5) Rev. F, 7803.106 Hardworks Plan (Sheet 6) Rev. F, 7803.107 Hardworks Plan (Sheet 7) Rev. F, 7803.108 Hardworks Plan (Sheet 8) Rev. F, 7803.109 Hardworks Plan (Sheet 9) Rev. G, 7803.110 Hardworks Plan (Sheet 10) Rev. F, 7803.111 Hardworks Plan (Sheet 11) Rev. F, 7803.112 Hardworks Plan (Sheet 12) Rev. F, 7803.113 Hardworks Plan (Sheet 13) Rev. F,

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7803.114 Hardworks Plan (Sheet 14) Rev. F, 7803.115 Hardworks Plan (Sheet 15) Rev. F, 7803.116 Hardworks Plan (Sheet 16) Rev. F, 7803.117 Hardworks Plan (Sheet 17) Rev. F, 7803.118 Hardworks Plan (Sheet 18) Rev. F, 7803.119 Hardworks Plan (Sheet 19) Rev. F, 7803.120 Hardworks Plan (Sheet 20) Rev. F, 7803.121 Hardworks Plan (Sheet 21) Rev. F, 7803.122 Hardworks Plan (Sheet 22) Rev. F, 7803.123 Hardworks Plan (Sheet 23) Rev. F, 7803.124 Hardworks Plan (Sheet 24) Rev. F, 7803.125 Hardworks Plan (Sheet 25) Rev. F and 7803.126 Hardworks Plan (Sheet 26) Rev. F have been fully implemented for that phase of development, and thereafter retained and maintained.

Reason

In order to ensure a satisfactory development of the site and to promote health and well being, in accordance with Policy CP11 of the Adopted Core Strategy and the National Planning Policy Framework.

(17) The land outlined in yellow on the Construction Management Plan, Drawing No. PL1000 shall be used as a temporary football car park during the construction phase and the land shall thereafter be restored to its former condition.

Reason

The permanent use of the land for car parking would be inappropriate, as the site should be redeveloped for employment and commercial use in line with the Outline Consent 17/0205/OUTL, in accordance with Policy CP11 of the Adopted Core Strategy and Policies SAL.UP1, SAL.UP7 and SAL.PDS1 of the Adopted Site Allocations and Policies Local Plan.

(18) No construction lighting shall be installed on site without the presence of a suitably qualified Ecological Clerk of Work and the lighting shall not be used until it has been agreed that the fitting and operation of the lighting is in compliance with the measures and recommendations set out in the submitted Construction Ecological Management Plan (B) and the submitted Lighting Report (by Loveday, reference LL 1111) for each phase of development.

Reason

To ensure that the lighting is designed to minimise problems of glare and light spillage for ecology and in particular protected bat species, in accordance with Policy CP14 of the Adopted Core Strategy and Policy SAL.UP5 of the Adopted Site Allocations and Policies Local Plan.

(19) No road lighting along the main spine road shall be installed without the presence of a suitably qualified Ecological Clerk of Works, and the lighting shall not be used until it has been agreed that the fitting and operation of the lighting is in compliance with the measures and recommendations set out in the submitted Construction Ecological Management Plan (B) and the submitted Lighting Report (by Loveday, reference LL 1111), and a Letter of Compliance is submitted to the Local Planning Authority, for each phase of development.

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Reason

To ensure that the lighting is designed to minimise problems of glare and light spillage for ecology and in particular protected bat species, in accordance with Policy CP14 of the Adopted Core Strategy and Policy SAL.UP5 of the Adopted Site Allocations and Policies Local Plan.

(20) Within 6 months of the first dwelling to be occupied within each phase of development, a post implementation survey of the lighting of the main spine road within that particular phase shall be carried out by a suitably qualified Ecological Clerk of Works and a Letter of Compliance shall be submitted to and agreed in writing by the Local Planning Authority, and if the desired low lighting levels are not being achieved, mitigation measures shall be submitted to and agreed in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved measures.

Reason

To ensure that the lighting is designed to minimise problems of glare and light spillage for ecology and in particular protected bat species, in accordance with Policy CP14 of the Adopted Core Strategy and Policy SAL.UP5 of the Adopted Site Allocations and Policies Local Plan.

(21) The development hereby permitted shall be implemented in accordance with the scheme of mitigation/ enhancement measures as set out in the Ecological Strategy (3.0) (prepared by TEP, reference 7803.03.002, dated April 2020) submitted with the application, which shall includes the following measures:

- Information boards for bat barns/structures
- Measures to prevent unauthorised access to bat barns/house, including door barriers and shrub planting
- Additional gap planting to enhance dormouse connectivity
- Implementation and retention of bat and bird boxes

Reason

In the interest of the protection of the wildlife value of the site in accordance with Policy CP14 of the Adopted Core Strategy and Policy SAL.UP5 of the Adopted Site Allocations and Policies Local Plan.

**NOTE**

**A. Section 106 Agreement**

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 the Outline Consent 17/205/OUTL.

**DATED 29-05-2020**

(Signed)  .....  
Authorised Signatory

Continued

**B. Construction Phase Nuisance**

In order to minimise any nuisance from noise, vibration and dust emissions during the construction phase the applicant should refer to the 'WRS Demolition & Construction Guidance' and ensure its recommendations are complied with.

**C. Waste and Recycling Collection**

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](mailto:wyreforest.OperationalServices@wyreforestdc.gov.uk)

<https://www.wyreforestdc.gov.uk/rubbish-and-recycling/waste-collections-for-new-housing-developments.aspx>

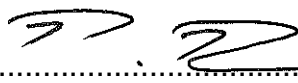
**POSITIVE AND PROACTIVE STATEMENT**

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

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 29-05-2020

(Signed)   
.....  
Authorised Signatory

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
- 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**

- 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**

(Signed) .....  
Authorised Signatory