

Open

Planning Committee

Agenda

6pm
Tuesday, 14 April 2026
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Planning Committee

Members of Committee:

Chairman: Councillor R Drew
Vice-Chairman: Councillor J F Byng

Councillor J Aston
Councillor H E Dyke
Councillor M J Hart
Councillor N Martin
Councillor C Rogers

Councillor L Carroll
Councillor P Harrison
Councillor D Little
Councillor F M Oborski MBE
Councillor D Ross

Information for Members of the Public:-

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

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

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

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

Public Speaking

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

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

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

If you have any queries about this Agenda or require any details of background papers, further documents or information you should contact Louisa Bright Principal Committee and Member Services Officer, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732763 or email louisa.bright@wyreforestdc.gov.uk

Disclosure of Interests

Members and co-opted Members of the Council are reminded that, in accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, they are required to consider in ADVANCE of each meeting whether they have a disclosable pecuniary interest (DPI), an other registrable interest (ORI) or a non-

registrable interest (NRI) in relation to any matter on the agenda. If advice is needed, Members should contact the Monitoring Officer or other legal officer in good time before the meeting.

If any Member or co-opted Member of the Council identifies a DPI or ORI which they have not already registered on the Council's register of interests or which requires updating, they should complete the disclosure form which can be obtained from Democratic Services at any time, copies of which will be available at the meeting for return to the Monitoring Officer.

Members and co-opted Members are required to disclose any DPIs and ORIs at the meeting.

Where the matter relates to a DPI they may not participate in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation.

Where the matter relates to an ORI they may not vote on the matter unless granted an advance dispensation.

Where a Member or co-opted Member has an NRI which directly relates to their financial interest or wellbeing, or that of a relative or close associate, they must disclose the interest at the meeting, may not take part in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation.

Where a matter affects the NRI of a Member or co-opted Member, the Code of Conduct sets out the test which must be applied by the MEMBER to decide whether disclosure is required. Again please ensure you have spoken in ADVANCE to the relevant legal officer and determined whether it is appropriate to declare the NRI and leave.

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At the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act 1998. The footage recorded will be available to view on the Council's website for 6 months and shall be retained in accordance with the Council's published policy.

By entering the meeting room and using the public seating area, you are consenting to be filmed and to the possible use of those images and sound recordings for webcasting and or training purposes.

If members of the public do not wish to have their image captured they should sit in the Stourport and Bewdley Room where they can still view the meeting.

If any attendee is under the age of 18 the written consent of his or her parent or guardian is required before access to the meeting room is permitted. Persons under 18 are welcome to view the meeting from the Stourport and Bewdley Room.

If you have any queries regarding this, please speak with the Council's Legal Officer at the meeting.

*Unless there are no reports in the open session.

NOTES

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

Wyre Forest District Council

Planning Committee

Tuesday, 14 April 2026

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interests by Members In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any disclosable pecuniary interest (DPI), an other registrable interest (ORI) or a non-registrable interest (NRI) in relation to any matter on the agenda. Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 17 March 2026.	7
5.	Applications to be Determined To consider the report of the Planning Manager on planning and related applications to be determined.	11
6.	To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.	

7.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	
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Part 2

Not open to the Press and Public

8.	<p>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY,
KIDDERMINSTER

17 MARCH 2026 (6PM)

Present:

Councillors: R Drew (Chairman), J F Byng (Vice-Chairman), J Aston, H E Dyke, P Harrison, M J Hart, D Little, N Martin, C Rogers and D Ross.

Observers:

There were no members present as observers.

PL.32 Apologies for Absence

Apologies for absence were received from Councillors: L Carroll and F M Oborski MBE.

PL.33 Appointment of Substitutes

No substitutes were appointed.

PL.34 Declarations of Interests by Members

No declarations of interest were made.

PL.35 Minutes

Decision: The minutes of the meeting held on 20 January 2026 were confirmed as a correct record and signed by the Chairman.

PL.36 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 632 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No.632 attached, subject to incorporation of any further conditions or reasons (or variations) thought to be necessary to give full effect to the Authority's wishes about any particular application.

There being no further business, the meeting ended at 6.29pm.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

17 March 2026 - Schedule 632 Development Management

The schedule frequently refers to various standard conditions and notes for permission and standard reasons and refusals. Details of the full wording of these can be obtained from the Planning Manager, Wyre Forest House, Finepoint Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 25/0810/OUT
Site Address: Clows Top Garage, Tenbury Road, Clows Top, Worcestershire DY14 9HG
<p>DELEGATED APPROVAL subject to:</p> <ul style="list-style-type: none"> a. The signing of a S106 agreement as set out in paragraph 4.35 of the report. b. the following conditions: <ul style="list-style-type: none"> 1. Details of the appearance, landscaping, layout and scale (hereafter called “the Reserved Matters”) shall be submitted to and approved by the local planning authority before development commences. 2. Application for approval of Reserved Matters shall be made before the expiration of three years from the date of this permission. 3. Development shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved. 4. Development shall not exceed the height of the existing two storey dwellinghouse. 5. Survey of existing drainage infrastructure on site and layout to exclude any existing on-site infrastructure, unless prior agreement is in place between parties for removal of any existing infrastructure on the site. 6. Surface water drainage. 7. SuDS management plan. 8. Non mains drainage management plan. 9. Water Efficiency. 10. Working hours restrictions. 11. External lighting plan. 12. Site access details. 13. Visibility works in accordance with approved plans. 14. Submission of a Highway safety enhancement scheme. 15. Street Lighting. 16. Residential travel information pack. 17. Construction traffic management plan. 18. Drainage Strategy (Highways).

19. Low NOx boilers.
20. Cycle parking provision.
21. Electric vehicle charging points.
22. Construction Environment Management Plan – Biodiversity.
23. Implementation of ecological enhancement measures as set out in the submitted Preliminary Ecological Appraisal.
24. Tiered Investigation (Contaminated Land).
25. Arboricultural Impact Assessment.
26. Landscape Environment Management Plan.
27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)(or any order revoking and re-enacting that Order with or without modification), any subsequent installations of electricity, sub-station or gas governor shall not be installed until details of the location, finished appearance including external materials and housing design and boundary treatment have been first submitted to and approved in writing by the Local Planning Authority. The installation shall thereafter be implemented in accordance with the approved details.
28. Reserved Matters application relating to layout and scale show bungalows as part of the housing mix with at least one bedroom to be provided and retained on the ground floor for the lifetime of the development and house types that meet the local housing need as set out in the most up to date Rock Parish housing needs survey.
29. 20% of the development to meet M42 if development is or over 10 units.
30. Reserved Matters application relating to layout and landscaping details shall include a 15 metre landscape buffer to the eastern boundary of the site adjacent to the woodland, which shall include no residential plots.
31. Details, implementation and maintenance plan for the Local Area of Play.
32. Details and implementation of defibrillator and maintenance of provision thereafter.
33. Contaminated Land condition.
34. First reserved matters application to include Noise Impact Assessment.
35. Development to be in accordance with Approved Plans.
36. Details of renewable or low carbon energy sources to be submitted, providing in excess of 10% total predicted energy usage across the site, in accordance with policy SP.37

Informatives

- S106 Agreement
- Building Regulations
- Section 278 Agreement
- Section 38 agreement details
- Drainage details for section 38

- Works adjoining Highway
- Construction Environmental Management Plan
- Mandatory BNG

Application Reference: 25/0882/RG3

Site Address: 8 Bridge Street, Stourport On Severn, Worcestershire
DY13 8XD

APPROVED subject to:

a. The following conditions:

1. Three years-time limit to implement the development.
2. No construction and/or demolition work shall commence outside of the following hours: Monday to Friday 07:30 - 18:00, Saturday 08:00 - 13:00.
3. Boundary brick walls hereby approved to be implemented prior to first occupation.
4. Removal of Permitted Development Rights for any future boundary treatment, walls and enclosures.
5. Existing boundary fencing to the front shall be removed prior to first occupation.
6. Details of the air source heat pump in terms of specifications and location.
7. All new window openings shall be installed prior to first occupation.
8. Side facing bathroom window to be installed with level 3 Pilkington obscured glazing prior to first occupation.
9. All existing signs/advertisements shall be removed prior to first occupation.
10. Development to be in accordance with the approved plan.

EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

Part A Applications

Ref:	Address of Site	Recommendation	Page No.
25/0952/OUT	Land At Deloraine And The Bungalow Woodrow Lane Dorhall Chaddesley Corbett Worcestershire DY10 4QG	Approval	13
25/0962/FUL	Unit 2 Riverside Exchange Street Kidderminster Worcestershire DY10 1BY	Approval	34

Part B Applications

Ref:	Address of Site	Recommendation	Page No.
23/0939/LBC	Ribbesford House Ribbesford Road Bewdley Worcestershire DY12 2TG	Refusal	43
23/0947/FUL	Ribbesford House Ribbesford Road Bewdley Worcestershire DY12 2TG	Refusal	43
25/0526/FUL	Unit 4 To 6 Parker Place Firs Industrial Estate Kidderminster Worcestershire DY11 7QN	Delegated Approval	59
25/0745/FUL	Units 5-7 Sevenside Business Park Cheapside Stourport On Severn Worcestershire DY13 9HT	Approval	73
25/0941/TDC	Land At Os 379750 269570 Redhouse Road Stourport On Severn Worcestershire	Approval	86

26/0043/FUL	Land At Os 383863 280765 Bridge Road Cookley Kidderminster Worcestershire	Approval	95
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

14 April 2026

PART A

Application	25/0952/OUT	Date	22.12.2025
Reference:		Received:	
Ord Sheet:	389374 274978	Expiry	17.04.2026
		Date:	
Case Officer	Emma Bailey	Ward:	Wyre Forest Rural

Proposal: Outline application for the demolition of 2No. dwellings and the construction of up to 4No. dwellings and associated works (all matters reserved except access)

Site Address: Land At Deloraine And The Bungalow , Woodrow Lane, Dorhall, Chaddesley Corbett, Worcestershire, DY10 4QG,

Applicant: A & H Construction Development PLC

Summary of Policy	SP.1, SP.2, SP.6, SP.11, SP.12, SP.20, SP.22, SP.23, SP.27, SP.28, SP.30, SP.31, SP.32, SP.33, SP.37, DM.22, DM.23, DM.24, DM.26 of the Wyre Forest District Local Plan Chaddesley Corbett Neighbourhood Plan (2022-2036) WCC Landscape Character Assessment Health and Wellbeing SPD Design, Amenity and Shopfronts SPD Housing SPD National Planning Policy Framework 2024 National Planning Practice Guidance National Design Guide
Recommendation	APPROVAL
Reason for referral to Committee	Parish objection

1.0 Planning History

- 1.1 25/0768/OUT Outline application for the demolition of 2No. dwellings and the construction of up to 10No. dwellings and associated works (all matters reserved except access) – Withdrawn 16.12.2025
- 1.2 25/0400/CLE - Certificate of Lawfulness for the existing use of the implementation of the bungalow adjacent Deloraine as per Planning Permission KR 390/69 – Granted 30.06.2025

25/0952/OUT

2.0 Consultations and Representations

2.1 Chaddesley Corbett Parish Council – Objection to four units. Insufficient opportunity has been given to the Parish Council or residents to properly assess the scheme and insufficient information is available. The application should be withdrawn. There are aspects of layout in the Chaddesley Corbett Parish Design Guide that a new outline application could address.

There is support for infill in both the local plan and Chaddesley Corbett's Neighbourhood Plan. However:

- * Infill policy only supports identified local needs
- * At this location there is no 'otherwise built-up frontage'. The demolition of the 2 properties would create a completely blank canvas
- * Developments must be located within walking distance of local facilities and bus routes
- * Developments must respond positively to design guidelines

The Planning Officer's report at the time of 25/0768/OUT additionally points out that:

- * The site does not meet the criteria in The National Design Guide for closeness to local facilities
- * The Neighbourhood Plan already includes allocations to meet identified needs
- * The site was not regarded as infill
- * The site is not a rural exception site, supports rural workers dwellings or replacement dwellings.

Local Plan Policy DM.22 point (e) supports limited infilling or redevelopment of an identified Previously Developed Site in the Green Belt", point (c) permits only the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. It is stretching to suggest that two replacement dwellings would be built, and the others would be infill for properties that don't yet exist. There are a number of reasons for this location not meeting the criteria for supporting infill.

Finally - the Location Plan outlines the site in red. From the original sale particulars, it amounts to approx. 0.93 acres. As can be seen from the Plan, dividing it in 4 would create plots smaller than most of those in the locality.

[Officer comment:- The number of units has been reduced from 5 to 4 (2 replacement units and 2 infill units, of which in principle support is offered within Local Plan Policy at SP.11 Part 3 for the replacement units, and Local Plan Policy DM.2. Policy H3 of the Chaddesley Corbett Neighbourhood Plan also supports infill residential development). Redevelopment of a previously developed site within the Green Belt for replacement and infill housing is also offered support at Paragraph 154(g) of the NPPF and local Plan Policies DM.22(e) and SA.PDL. This application has been submitted at Outline stage and matters relating to layout, appearance, landscaping and scale would be considerations for a future reserved matters application. Planning conditions would be imposed to ensure that the development would comply with relevant national and local planning policies and remains acceptable in all other respects. As a reduced scheme for four dwellings, it was not considered necessary in the interests of fairness,

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to formally re-consult the Parish Council or adjoining occupiers in accordance with the Planning Practice Guidance.]

- 2.2 Highway Authority – No objection subject to conditions requiring the provision of visibility splays, provision of access layout and closure of existing access points on Woodrow Lane prior to first occupation, details of car and cycle parking and submission of a Construction Traffic Management Plan.

As a scheme that has reduced from 10 dwellings with multiple accesses to a net increase of 3 dwellings with one access, this represents a betterment in comparison to the previous scheme. The submitted Traffic Impact Assessment in the Transport Statement, additionally evidences that the net increase of 3 dwellings will result in a negligible impact on the local road network and there are no existing highway safety concerns. The lack of pedestrian connectivity and the reliance on private car use apply equally to the other dwellings on Woodrow Lane, as would be expected in a rural location and it is acknowledged that Highways did not raise an objection to a single dwelling on land opposite the site in 2023 (previously approved scheme 21/0159/FUL). The Highway Authority therefore concludes that there are no grounds for refusal in Highway terms for this reduced scheme when assessed against the criteria of Paragraph 116 of the NPPF, the Worcestershire Streetscape Design Guide and local plan policy, subject to conditions and informative notes.

[Officer comment:- Assessment of the scheme was made by the Highway Authority at the time that the scheme proposed a maximum of 5 units. As the development has now been reduced to 4, this represents a further improvement to the scheme in highway safety terms.]

- 2.3 North Worcestershire Water Management Officer – No objection subject to a condition to secure the submitted drainage plan.

The site falls within flood zone 1 (low risk of fluvial flooding) and is not shown to be susceptible to surface water flooding. In addition, we hold no reports of flooding at this address or in the immediate vicinity.

A Flood Risk Assessment has been submitted which confirms the site is suitable for infiltration drainage and provides details of the proposed drainage arrangements. Calculations have been provided which confirm the proposals are acceptable.

- 2.4 Tree and Biodiversity Officer – No objection subject to conditions to secure the recommended mitigation for protected bats and delivery of the proposed mandatory 10% biodiversity net gain.

The revised scheme is now supported by a bat survey (Wild Service, January 2026) which confirms that no harm will occur to bats. The findings of this survey and recommendations are agreed. In terms of BNG the revised scheme is supported by a BNG Statement (ALCA Ecology, February 2026) which has taken into account degradation of the site and provided detail of the evaluation process. The updated BNG Habitat Map confirms that the majority of BNG mitigation will be taken off-site. This is reflected in an updated BNG metric, which is acceptable.

- 2.5 Worcestershire Regulatory Services (Nuisance team) – No objection.

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- 2.6 Worcestershire Regulatory Services (Contaminated Land team) – No objection subject to conditions to ensure necessary investigations, remediation and validation is undertaken should unexpected contaminated land is found during the construction phase. An informative is also recommended concerning the potential for asbestos.
- 2.7 Worcestershire Archaeologist – No objection. The likelihood of significant below-ground archaeological deposits is low. The revised scheme comprises a much lower density of housing than a previous scheme for the site, which is more in-keeping with the historic character of the settlement.
- 2.8 Conservation Officer – No objection subject to conditions to secure appropriate design detail, materials and landscaping at the reserved matters stage. Following receipt of relevant evidence, the reduced scale of the proposal compared to the previously withdrawn scheme, and the omission of development within the paddock land, the proposal would result in no greater than a low level of less-than-substantial harm, and potentially no harm, to the significance or setting of Dorhall House or Dorhall Old Farm. No heritage assets would be lost as a result of the development.
- 2.9 Public Consultation – 4 letters of representation received at the time of this report, objecting to the development.

Representations received are summarised below:-

- Site lies outside of any settlement boundary
- Not allocated for residential development
- Unsustainable location away from any recognised village
- Does not safeguard the countryside or maintain Green Belt openness
- Scheme does not meet any exceptions for developing in open countryside
- Contrary to the Chaddesley Corbett Neighbourhood Plan and the Local Plan
- Major development
- Would significantly increase the size and population of the area
- Represents ribbon development
- Reliance on car use, not located within suitable walking distance for local facilities or bus routes, bus service provision is poor, no pavements or street lighting
- No unmet need for the development, application cites a document that is six years old, developments have been permitted and built out in that time
- Only one-for-one replacement should be permitted
- Inappropriate development in the Green Belt
- Highway safety hazard
- There have been recent significant accidents at local junctions, to increase traffic numbers is unsafe without junction improvements
- Increased numbers of delivery vans etc on the road network to serve the development
- Local bus service provision is poor
- The design layout is not in keeping with existing plots
- Modern development would not be in-keeping with existing dwellings

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- Harm to landscape character
- Impact on ecology, submitted details are inadequate
- The scheme should be biodiversity-led and less urban
- Site is not allocated for residential development
- Impact on heritage assets
- Not previously developed land
- Light pollution results in loss of dark skies, impact on nocturnal species, erodes Green Belt openness
- Increased carbon emissions, would fail to meet sustainability objectives
- Ambiguity over extent of paddock
- Volume/floor area of Deloraine has not been specified
- Unauthorised display board on the land
- Increased flood risk
- Question how foul sewage would be dealt with
- Would set a precedent
- Would not provide affordable housing
- Impacts of noise
- Fully support the objections made by Chaddesley Corbett Parish Council

3.0 Site Location and Description

- 3.1 This application relates to a rectangular shaped parcel of land around 0.9 acres (0.37ha) in size. It extends along Woodrow Lane as a rural road governed by a 40mph speed limit, around 0.5 miles north of the settlement of Chaddesley Corbett as the crow flies. The site lies wholly within the open countryside and is washed over by West Midlands Green Belt.
- 3.2 The site presently consists of a two storey dwellinghouse known as Deloraine, a partly built bungalow recently granted lawful development certificate 25/0400/CLE and associated residential curtilage. An undeveloped green field, also within the ownership of the applicant, lies adjacent but is not included in this scheme.
- 3.3 Both properties have access points onto Woodrow Lane. Deloraine benefits from a formalised driveway, whereas the partly built bungalow is accessed via an agricultural farm gate.
- 3.4 This application seeks outline planning permission to demolish the dwellinghouse known as Deloraine, and the partly-built bungalow, and the construction of up to 4No. dwellinghouses and associated works. This scheme has been reduced from 5No. dwellings.
- 3.5 All matters concerning the proposed redevelopment scheme are reserved save for access, and so any submitted details that fall outside of access considerations remain indicative only. These would come forward at a later stage as part of a subsequent Reserved Matters application, if outline permission is granted.

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3.6 The following supporting documents have been submitted with the application:

- BNG Report and Metric
- Design and Access Statement
- Flood Risk Assessment and Drainage Strategy
- Planning Statement
- Preliminary Ecological Appraisal
- Transport Statement
- Arboricultural Impact Assessment
- Heritage Statement
- Bat Survey Report

4.0 Officer Comments

4.1 The main considerations for this application are:

- Policy Context and Background Information
- Principle of Development
- Impact on Landscape Character and Green Belt Openness
- Impact on Heritage Assets
- Access and Highway Safety
- Flood Risk and Drainage
- Pollution and Potential Contaminated Land
- Trees and Biodiversity
- Appearance, Landscaping, Layout and Scale
- Residential Amenity including Amenity of Existing Residents
- Renewable and Low Carbon Energy

POLICY CONTEXT AND BACKGROUND INFORMATION

4.2 The Development Plan for Wyre Forest District comprises of the Wyre Forest District Local Plan, which was adopted in April 2022 and for the purposes of decision making is up to date given its relative newness and the fact that a housing land supply significantly in excess of 5 years is demonstrable, which was reported at being 9.3 years on 1 April 2025. The Wyre Forest District Local Plan is complemented by a range of supplementary planning documents (SPD), these include the Planning Obligations SPD, Housing SPD, Health and Wellbeing SPD, Green Infrastructure SPD and Design, Amenity and Shopfronts SPD, and additionally in this case, the Chaddesley Corbett Neighbourhood Plan. In accordance with the Act, applications for planning permission are required to be determined in accordance with the development plan unless material considerations indicate otherwise. Decision making on applications is firmly plan-led.

4.3 One of the key material considerations is the National Planning Policy Framework (the NPPF) (December 2024 version). The NPPF sets out the Government's planning policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development (para. 7). So that sustainable development is pursued in a positive way at the heart of the NPPF is a presumption in favour of sustainable development (Paras 10-11). It states

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that decision makers at every level should seek to approve applications for sustainable development were possible (Para 39). It also states that the planning system should be genuinely plan-led (Para 15).

- 4.4 In the interests of clarity and for the avoidance of any doubt, the partly built bungalow was granted a lawful development certificate in 2025 by the Council under planning ref: 25/0400/CLE, to confirm that planning permission ref: KR 390/69 which consented for the bungalow to be originally built has been lawfully implemented. The importance of this certificate is that it establishes that the original planning permission may be lawfully completed and subsequently occupied as a residential dwellinghouse (Use Class C3). This represents a realistic fallback position for the bungalow, if this current application was not to succeed. The lawful use of Deloraine as a two storey dwellinghouse (Use Class C3) is not questioned.
- 4.5 It can therefore be established that that the current lawful use of the land is residential, comprising two lawful residential units and their respective curtilages. Matters concerning their condition, state or unoccupied status do not draw into doubt this lawful position.
- 4.6 National planning policy is clear that dwellinghouses and their respective residential curtilages when outside of built-up areas should be regarded previously developed land (PDL) at Annex 2: Glossary of the NPPF. To this end, the extent of land that the Council accepts as previously developed is indicated by the red line boundary of the submitted location plan of this revised scheme, which comprises the lawful plots of the partly built bungalow and of Deloraine. The area of land marked as “paddock” edged blue represents greenfield, undeveloped land not affected by this application.

PRINCIPLE OF DEVELOPMENT

- 4.7 The application site has two existing dwellinghouses. The demolition and replacement of a dwellinghouse is supported in principle under Local Plan Policy SP.11 (Addressing Rural Housing Needs) Part 3 provided that:-
- The dwelling is subject to residential use and has not been abandoned
 - The replacement dwelling is in the same or less prominent position as the original with curtilage only being amended if required by re-siting, landscape enhancement, vehicular safety or residential amenity
 - The replacement dwelling should not be materially larger than the one it replaces.
- 4.8 In terms of the third criteria of Policy SP.11(Part 3), the applicant’s agent has confirmed the following:-

Bungalow

- * Ground floor area – GIA 153.4sqm / GEA 170.7sqm
- * First floor area – N/A
- * Total floor area – GIA 153.4sqm / GEA 170.7sqm
- * Total volume – 650cbm
- * Floor area/volume of domestic outbuildings within the curtilage – N/A

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Dwellinghouse

- * Ground floor area – GIA 50.6sqm / GEA 61.3sqm
- * First floor area – GIA 47.5sqm / GEA 59.3sqm
- * Total floor area – GIA 98.1sqm / GEA 120.6sqm
- * Total volume – 420cbm
- * Floor area/volume of domestic outbuildings within the curtilage – Areas: GIA 2.4sqm / GEA 4.1sqm; Volume: 10.6cbm

- 4.9 Your Officers are of the view that the replacement of these existing dwellings with two comparable units on a similar footprint can be delivered on this site, and so this element of the scheme can be offered support.
- 4.10 Turning to the provision of an additional two dwellings, Local Plan Policy DM.2 (Residential Infill Development) and Policy H3 (Criteria for Assessing the Suitability of Potential Housing Sites) of the Chaddesley Corbett Neighbourhood Plan both support small-scale infill development as opportunities to meet local needs as evidenced within the Chaddesley Corbett Housing Needs Survey (2019), on an existing built-up frontage.
- 4.11 When measuring from the submitted plans, the distance between the dwellinghouse and the bungalow is around 33 metres and could reasonably facilitate a maximum of two infill dwellings. Furthermore, and as already described, this intervening land has a lawful use as residential curtilage and is regarded as previously developed by definition. The existing dwellinghouse and bungalow can also be observed to form part of an existing built-up frontage on this side of the Woodrow Lane.
- 4.12 The NPPF is clear that the redevelopment of previously developed land within the Green Belt should be prioritised, followed by grey belt land, and then other Green Belt locations at Para 148. Para 154(g) then goes on to offer specific support to limited infilling, or partial or complete redevelopment of previously developed land, if it does not lead to 'substantial' harm to Green Belt openness. This is consistent with Local Plan Policies DM.22(e) (Safeguarding the Green Belt) and SA.PDL (Previously Developed Sites in the Green Belt) which similarly give specific support to development that represents limited infilling or partial or complete redevelopment of previously developed land to meet local housing needs.
- 4.13 As an outline scheme with all matters reserved except for access, it can be established through local and national planning policy that in principle support for residential development on this site can be offered when assessed against relevant replacement dwelling and infill considerations. This is despite the site's rural location, whereby Local Plan Policies SP.2 Part 4 and SP.11, and the NPPF allows for flexibility in the delivery of rural housing in less sustainable locations provided that certain criteria are met. To this end, whether such a scheme can be recommended for approval rests upon compliance with all relevant policy criteria, comments from technical consultees and any other material planning consideration.

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IMPACT ON LANDSCAPE CHARACTER AND GREEN BELT OPENNESS

- 4.14 The application site does not lie within a protected landscape, which can be broadly described as National Parks, the Broads and designated National Landscapes (formerly Areas of Outstanding Natural Beauty).
- 4.15 Nonetheless, the site is washed over by Green Belt and has a prevailing open and rural landscape character, where built development is mostly loose and sporadic. Policy SP.22 (Landscape Character) of the local plan specifically concerns landscape character and gives weight to both the single and cumulative impact of new development upon the district's landscape. Encouragement is given to the protection and sympathetic enhancement where appropriate, which is broadly echoed within the NPPF, which amongst other things encourages recognition of the 'intrinsic character and beauty of the countryside' at Para 180(b).
- 4.16 Para 129(d) of the NPPF additionally gives weight to development that maintains an area's prevailing character and setting, which is broadly repeated within Local Plan Policies SP.20 and DM.24 (Quality Design and Local Distinctiveness), DM.22 (Safeguarding the Green Belt) and SP.28 (Green Infrastructure), and Policies D1 (Promoting High Quality Design in New Development) and GI1 (Local Green Infrastructure and Biodiversity) of the Chaddesley Corbett Neighbourhood Plan.
- 4.17 The subject land parcel falls within the Bluntington Estate Farmlands landscape (MW123.4b), described within the Worcestershire Landscape Character Assessment (LCA). This landscape is described as being a large-scale landscape, with a settlement pattern of discrete small villages or hamlets, associated with a low level of dispersal and a sub-regular pattern of fields derived mainly from arable origins. Tree cover comprises of discrete plantations together with coverts and groups of trees, and the land use is primarily arable. A condition report updated in 2011 comments upon the generally high intensity farming with declining field pattern and poorly managed boundaries, poor representation of hedgerow trees, and the localised impact of modern ribbon development located on former common.
- 4.18 It is acknowledged that, at this outline stage, all matters are reserved save for access. This means that matters relating to appearance, landscaping, layout and scale are reserved for a subsequent, Reserved Matters application, if outline consent was granted. It is also acknowledged that the scheme seeks consent for 'up to' 4No. dwellings and so it is possible that a reduced number of dwellings could come forward at this later stage.
- 4.19 In this case the planning agent has worked positively with the Council in reducing the site area and number of vehicle access points following the withdrawal of 25/0768/OUT, as well as reducing the number of units of this current scheme from five to a maximum of four (two replacement units and a maximum of two new infill units). The sole new access point would now serve only the land parcel that the Council regards as previously developed, and the remaining green field previously included for housing does not form part of this current scheme.
- 4.20 The application site is well contained by existing vegetation, and the proposed development would not extend beyond the current limits of the previously developed land so would not represent encroachment into the open countryside Green Belt.

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Planning conditions would ensure that existing boundary hedgerows and existing trees are retained (except where removal is required for the means of access and visibility), as well as provision of new suitable and native planting. Conditions would also be applied to restrict the scale of the replacement dwellings to a size comparable to those to be replaced, and for the infill dwellings proposed to meet evidenced local housing need as set out in the Chaddesley Corbett Parish Housing Needs Survey.

- 4.21 Your Officers are therefore of the view that with the imposition of conditions the development would protect and offer opportunities to enhance the unique character of the Bluntington Estate Farmlands landscape and would not amount to substantial harm to Green Belt openness in accordance with Policies SP.20, SP.22, SP.28, DM.22 and DM.24 of the Wyre Forest District Local Plan, Policies D1 and G11 of the Chaddesley Corbett Neighbourhood Plan and Paragraphs 154 and 187 of the NPPF.

IMPACT ON HERITAGE ASSETS

- 4.22 Part 16 of the NPPF details policies for the conservation and enhancement of the historic environment. It states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed by future generations. Paragraph 194 says that any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting, should require clear and convincing justification. Paragraph 196 says where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

- 4.23 'Significance' in the context of heritage policy is defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Universal Value forms part of its significance".

- 4.24 The NPPG explains why 'significance' is important in decision taking by advising: "Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."
- 4.25 When assessing if a proposal causes substantial harm to a heritage asset, the guidance sets out that it is the impact on the significance of the heritage asset that matters, with significance deriving not only from the asset's physical presence, but also from its setting. Whether there is substantial harm is a judgement for the decision taker. In general terms, substantial harm is a high test, so it may not arise in many cases. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

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- 4.26 Policy DM.23 of the Wyre Forest District Local Plan reflects the requirements for assessing the impacts of development on heritage assets within the NPPF.
- 4.27 This application is supported by a Heritage Statement due to the potential impact of the scheme upon nearby non-designated heritage assets, as well as the overall built character of the historic settlement of Woodrow. This is described more fully by the County Archaeologist below:-

Woodrow is an historic wayside settlement with a strong local character. Woodrow Lane appears to be medieval or earlier and the site is close to the crossroads with The Holloway, which is an 18th century or earlier routeway. Within the village several heritage assets are recorded on the Historic Environment Record. Farm Barns at Woodhouse Farm 300m to the north (WSM77607) is recorded on the Wyre Forest Local Heritage List. Dorhall Farm (WSM61727) is a partially extant 16th century unlisted farmstead directly opposite the proposed development. The buildings are individually recorded on the HER and are also recorded on the Wyre Forest Local Heritage List (WSM54077, WSM32919, WSM34743). Woodrow House, (WSM40502, LB1100688) is a Grade II Listed late 18th century house c.300m to the northwest. Together with the rest of the settlement, they create a cohesive historic character.

- 4.28 Within their responses both the County Archaeologist and the Conservation Officer raise no objection from a historic environment standpoint, advising that the submitted Heritage Statement provides a proportionate description of the significance of non-designated heritage assets in the vicinity and the contribution made each to their setting. Of particular note, it advises that Dorhall Old Farm has limited intervisibility with the site due to its orientation, separation and local topography, and the Conservation Officer is supportive of the reduced scheme no longer including greenfield land opposite Dorhall House. The development would be contained within the curtilage of the existing dwellings, rather than extend into open land that contributes more strongly to the appreciation of the heritage assets.
- 4.29 The Conservation Officer has confirmed that the proposal in its reduced form compared to the previous withdrawn application would result in no greater than a low level of less-than-substantial harm, and potentially no harm, to the significance or setting of Dorhall House or Dorhall Old Farm, and that no heritage assets would be lost as a result of the development. No objection is therefore raised on heritage grounds, subject to appropriate control of detailed design, materials and landscaping at the reserved matters stage.
- 4.30 Your Officers are in agreement with the comments of the County Archaeologist and the Conservation Officer and are of the view that at this outline stage a scheme could be delivered on this site that would preserve the historic interest and importance of nearby buildings and their setting in accordance with Policies SP.20, SP.21, DM.23 and DM.24 of the Wyre Forest District Local Plan.

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ACCESS AND HIGHWAY SAFETY

- 4.31 The NPPF states in Paragraph 108 that promoting sustainable transport should be considered from the earliest stages of plan-making and development proposals, so that:
- a. the potential impacts of development on transport networks can be addressed;
 - b. opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
 - c. opportunities to promote walking, cycling and public transport use are identified and pursued;
 - d. the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
 - e. patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.
- 4.32 Paragraph 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.33 Paragraph 117 of the NPPF advises that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 4.34 Policy SP.27 of the Wyre Forest District Local Plan states:
- Proposals must demonstrate that:
- * the location and layout of development will minimise the demand for travel;
 - * they offer viable sustainable transport choices, with a particular focus on active travel modes with attractive and well-designed walking and cycling networks;
 - * they address road safety issues; and in particular,
 - * they are consistent with the delivery of the Worcestershire Local Transport Plan objectives
- ‘Priority will be given to improving infrastructure, technology and services to support active travel (walking and cycling) and passenger transport (bus, rail and community transport) during the plan period.’
- 4.35 The sub-text within Policy SP.27 notes that “To tackle traffic congestion, significant changes in travel patterns and travel behaviour are necessary on a local neighbourhood and District wide level. This will require investment in transport infrastructure and services, and the adoption of policies that ensure the closer integration of land use and transportation planning, to help manage demand on the local transport network. Specifically, a strong focus is required on reducing the need to travel and encouraging use of other modes of transport (travel choices), especially for shorter trips, to improve accessibility and tackle traffic congestion. Nationally and at the local level, evidence and experience consistently proves that even small shifts

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away from single-occupancy car use to walking, cycling and passenger transport can deliver significant improvements to access to key services and facilities”.

- 4.36 The application is supported by a Transport Statement (Magna Transport Planning, August 2025). In consulting with the Highway Authority, a recommendation of no objection has been made.
- 4.37 Most pertinently, the Highway Authority acknowledges the reduced scale and traffic movements of the scheme compared to that submitted at the time of 25/0768/OUT, and the reduced number of access points from three to one. Within their comments, the Highway Authority advises as follows:-
- * The submitted Transport Statement and accompanying plans can demonstrate 132m visibility splays. While this is less than the desirable minimum of 160m, this figure is acceptable as in line with the Design Manual for Roads and Bridges (DMRB) standards. It can additionally be observed that there are access points on either side of this stretch of road that do not benefit all benefit from full visibility in accordance with DMRB standards, and so it is unlikely that Highways could maintain an objection under challenge, on the grounds of visibility.
 - * Access layout would be below the threshold for adoption by Highways and would be privately maintained. However, the applicant would be expected to enter into a S278 Agreement with the Highway Authority for works in the highway including the access onto Woodrow Lane, as well as the permanent closure of existing accesses and reinstatement of the highway verge, which should be conditioned.
 - * There is no significant personal injury collision data in this location, based on the information available to the Highway Authority, for the most recent 3-year period.
 - * While there is an absence of pedestrian connectivity and the scheme would likely rely on private car use, this equally applies to other dwellings on Woodrow Lane including the dwellings proposed to be demolished and is generally expected in a rural location. It is also acknowledged that Highways did not raise an objection to the provision of a single dwelling on land opposite the site in 2023 (21/0159/FUL).
- 4.38 The Highway Authority concludes that the net increase of dwellings would have a less than substantial impact on the local road network and there are no existing highway safety concerns. Adequate visibility has additionally been demonstrated, and the proposal for one access point is a significant improvement to the previous scheme for up to ten dwellings with multiple accesses. No objection is therefore raised when assessing the development against the considerations of Paragraph 116 of the NPPF, subject to conditions concerning visibility splays, access layout, closure of existing points on Woodrow Lane, details of car and cycle parking and the submission of a Construction Traffic Management Plan. An advice note is additionally recommended concerning entering into a Section 278 agreement, and that surface water drainage from the site must not discharge onto the public highway.
- 4.39 Your Officers agree with the opinion of the Highway Authority that the reduced scheme can demonstrate that it would not amount to a highway safety issue, nor that the residual impacts on the highway network would be severe, subject to the imposition of

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planning conditions. The development has therefore been found to accord with Policy SP.27 of the Wyre Forest District Local Plan and Worcestershire County Council Streetscape Design Guide (2022).

FLOOD RISK AND DRAINAGE

- 4.40 Policies SP.30 and SP.31 of the Wyre Forest District Local Plan refers to flood risk management and sustainable drainage, which is consistent with the NPPF.
- 4.41 Policy SP.32 of the Wyre Forest District Local Plan advises that effective on-site management of surface water can improve water quality, water conservation, the replenishment of ground water supplies and reduce instances of flooding. All new developments with surface water impacts will be required to demonstrate that flows and volumes of surface water runoff leaving a development site do not exceed Greenfield levels. Also, all major developments will be required to submit a detailed Drainage Strategy to show that the proposed drainage system meets the criteria for providing Sustainable Drainage Systems (SuDS) and that the proposed drainage systems will be managed and maintained for the lifetime of the development.
- 4.42 In consulting with the North Worcestershire Water Management Officer, it is confirmed that the site falls within flood zone 1 (low risk of fluvial flooding) and is not shown to be susceptible to surface water flooding. In addition, no reports of flooding at this address or in the immediate vicinity are held. Documents submitted in support of the scheme confirm that the site is suitable for infiltration drainage as well as details of proposed drainage arrangements. Calculations have additionally been provided which are acceptable.
- 4.43 Your Officers agree with the views of the North Worcestershire Water Management Officer that sufficient detail has been provided at this outline stage in terms of drainage to demonstrate that the scheme would not result in any risk of flooding or cause an increase in flooding elsewhere. The development has therefore been found to accord with Policies SP.30, SP.31 and SP.32 of the Wyre Forest District Local Plan.

POLLUTION AND POTENTIAL CONTAMINATED LAND

- 4.44 The NPPF at Paragraph 191, advises that ‘Planning Policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a. mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
 - b. identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - c. limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation’.

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- 4.45 Policy SP.33 of the Wyre Forest District Local Plan requires 'Development proposals to be designed to avoid any significant adverse impacts from pollution, including cumulative ones, on: human health and wellbeing; biodiversity; the water environment; neighbouring land uses; and existing or proposed Air Quality Management Areas (AQMA).
- 4.46 As previously developed land, contaminated land may be present. In accordance with Policy SP.33, proposals may be supported where contaminated land can be adequately remediated. Para 190 of the NPPF is clear that where a site is affected by contamination issues, responsibility rests with the developer and/or landowner.
- 4.47 In consulting with Worcestershire Regulatory Services (Potential Contaminated Land team), they are of the view that a condition should be applied to any approval notice concerning the reporting of unexpected contaminated land. Furthermore, in consulting with Worcestershire Regulatory Services (Nuisance team), no objection was raised.
- 4.48 Your Officers concur with the views of Worcestershire Regulatory Services that matters with respect to contaminated land and nuisance can be reasonably dealt with by planning condition, in accordance with Policy SP.33 of the Wyre Forest District Local Plan.

TREES AND BIODIVERSITY

- 4.49 Policies SP.23 and DM.26 of the Wyre Forest District Local Plan concern biodiversity and landscape. Both policies expect new developments to make a positive contribution to the natural environment through biodiversity net gain, provision of habitat and availability of appropriate foraging opportunities. Landscaping schemes should be appropriate for a site's context, with trees, hedgerows, and other natural defining features retained wherever possible in accordance with Policy SP.28. Emphasis is placed on the planting of native species to support existing and encourage new biodiversity to the area and strengthen landscape character set out within the WCC Landscape Character Assessment.
- 4.50 Turning to ecology matters, in the exercise of its functions the Council is required to give due regard to the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and this is enshrined throughout national and local planning policy.
- 4.51 Circular 06/2005 states that the presence of a protected species is a material consideration when a development is being considered which would be likely to result in harm to the species or its habitat. It goes on to state that 'it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted' (Para 99).
- 4.52 Para 174(d) of the NPPF additionally advises that new development should make provision for biodiversity net gains wherever possible. This is supported by Policy SP.23 of the local plan and Policy GI1 of the Chaddesley Corbett Neighbourhood Plan, which amongst other things seek to protect and enhance biodiversity.

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- 4.53 This application is supported by a Biodiversity Net Gain Statement Report and Metric, that advises that a 10% net gain in BNG is not achievable on-site, and that off-site units must be sourced in order to achieve an overall 10% net gain.
- 4.54 Turning to protected species, a Preliminary Ecological Appraisal (Worcestershire Wildlife Consultancy, September 2025) has been provided in support of the scheme, which confirms evidence of bats in the roof space of the house. Recommendations are laid out in this document as follows:-

Three dusk bat activity surveys were recommended between the months of May – August, at least 2 weeks apart. Two dusk surveys were said to have been completed with the remaining survey scheduled for late September 2025.

Should bats be observed entering or exiting the building, then a licence to destroy a bat roost will be required, at additional cost from Natural England.

Evidence of bats were also observed in the loft space of the bungalow but as this is a single storey building, it is less likely that bats will be roosting in this property and may be just foraging. It is recommended the one bat activity survey is undertaken on the bungalow. This can be undertaken at the same time as one of the surveys for the house. If bats are seen to emerge from the bungalow then a further two surveys will be required for this property as well.

Note: A Dusk Bat Emergence Survey was conducted by Wild Service over the summer and the final visit is scheduled for the end of September 2025.

- 4.55 Other than bats, no survey work concerning any other protected species is recommended.
- 4.56 A Bat Emergence Survey Report (Wild Service, January 2026) additionally accompanies the application. This confirms that three dusk surveys were undertaken covering the Deloraine site, with no bats observed emerging or otherwise using this building. One dusk survey was additionally undertaken covering the partly built bungalow, with no bats recorded emerging from the building. A common pipistrelle was observed on occasion entering and immediately exiting an existing garage with a missing door, however this is regarded by the ecologist to represent foraging behaviour within this area of the site. As the bat did not pause within the building it indicates that it is unlikely that it is being used as a feeding perch or night roost. Any droppings found were considered old or may have been the result of bats foraging or investigating spaces. Bat foraging activity was observed over the wider site.
- 4.57 The Bat Emergence Survey Report recommends a precautionary approach as part of any future works taking place on the site to minimise residual risks of harm to any bats that are unexpectedly present during the works, including:-
- * Demolition works to take place between October – April inclusive, this is outside of the active bat season and the bird nesting season
 - * Pre-work inspection undertaken by a bat licenced ecologist, to check for bats or any new signs of bats, and include an endoscope inspection of any accessible features

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- * Demolition of the most suitable areas for bat roosting (roof tiles and soffits) to be undertaken manually and under the supervision of an ecologist. Tiles to be lifted by hand.
- * Provision of a bat box on a retained tree near the eastern boundary before works commence to provide an emergency safe location for any bats found during the works, if relocation is considered necessary and appropriate by the supervising ecologist. This box should be retained post-construction as a general site enhancement feature.
- * If a roosting bat is found during works when an ecologist is not present, all works shall cease immediately and advice from a bat licensed ecologist sought. If bats are found roosting on the site at any time, a European Protected Species (EPS) licence will be required before works can proceed lawfully.

4.58 This document additionally advises that any external lighting on the site should be designed to minimise impacts on bats, and bat roosting opportunities should be provided as post-development enhancements.

4.59 In consulting with the Tree and Biodiversity Officer they have confirmed that the submitted PEA and Bat Survey is sufficient for the purposes of the application and agree that the suggested recommendations would ensure that no harm would come to bats. Furthermore, the submitted BNG Statement Report and Metric are acceptable. No objection is therefore raised subject to the imposition of conditions concerning the protection of badger, reptiles, amphibians, and bats, the provision of bird nesting, bat roosting and hedgehog enhancements, and the submission of an external lighting plan and biodiversity Construction Environmental Management Plan (CEMP).

4.60 There is agreement with the opinion of the Tree and Biodiversity Officer that the submitted surveying concerning protected species is sufficient and that the imposition of recommended conditions would ensure full compliance with Policies SP.23 of the Wyre Forest District Local Plan. Furthermore, the provision of off-site BNG is acceptable in this instance in accordance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

RESIDENTIAL AMENITY INCLUDING AMENITY OF EXISTING RESIDENTS

4.61 This is an outline application where all matters save access are reserved. No details regarding the potential design of the dwellings has therefore been submitted at this time for consideration, however, your Officers are of the view that a housing scheme could be reasonably delivered on this site without causing unacceptable harm to residential amenity through loss of privacy or overbearance.

RENEWABLE AND LOW CARBON ENERGY

4.62 Policy SP.37 of the Wyre Forest District Local Plan relates to reducing carbon emissions and to secure sustainable energy solutions. The policy requires major developments to incorporate energy from renewable or low carbon sources equivalent to at least 10% predicted energy requirements and to be accompanied by an Energy Statement. Also, that all developments should include electric vehicle charging points and, where possible, be fitted with solar panels. Policy SP.29 requires developments to incorporate design features including achieving internal water use of 110 litres per person per day. This is an outline application where all matters save access are reserved. No details regarding the energy credentials of the dwellings has therefore

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been submitted at this time. Conditions have therefore been recommended to secure these details and compliance with Local Plan Policies SP.29 and SP.37.

5.0 Conclusion and Recommendations

- 5.1 The planning agent has worked positively with the Council in reducing the site area and number of vehicle access points following the withdrawal of 25/0768/OUT, as well as reducing the number of units of this current scheme from five to a maximum of four. The sole new access point would now serve only the land parcel that the Council regards as previously developed, with the adjoining green field unaffected by the proposal.
- 5.2 The development has been found to meet with local and national planning policies concerning replacement and infill dwellings and would not represent encroachment into the open countryside Green Belt, instead creating an opportunity to enhance wider landscape character through appropriate planting. The imposition of conditions would ensure that the scale of the replacement dwellings would be limited to a size comparable to those to be replaced, and the infill dwellings proposed would meet evidenced local housing need as set out in the Chaddesley Corbett Parish Housing Needs Survey.
- 5.3 While it is appreciated that the scheme lies outside of any defined settlement boundary, both Local Plan Policies SP.2 Part 4 and SP.11, and the NPPF, offer flexibility in the delivery of windfall housing on appropriate rural sites, and recognise the benefits that these can bring despite not having the same levels of access to sustainable transport modes as more urban locations. Rather, the application site is not isolated by virtue of residential development surrounding it and is not a significant distance from the nearest recognised settlement where day to day needs can be adequately met. This is additionally recognised by the Highways Authority who do not raise an objection on sustainability grounds.
- 5.4 No objection has been raised by Highways, Trees and Biodiversity, Water Management, Historic Environment, Nuisance or Contaminated Land, subject to the imposition of conditions.
- 5.5 Officers therefore recommend **APPROVAL** subject to:
- a. The following conditions
 1. Details of the appearance, landscaping, layout and scale (hereafter called “the Reserved Matters”) shall be submitted to and approved by the local planning authority before development commences
 2. Application for approval of Reserved Matters shall be made before the expiration of three years from the date of this permission
 3. Development shall be begin not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved

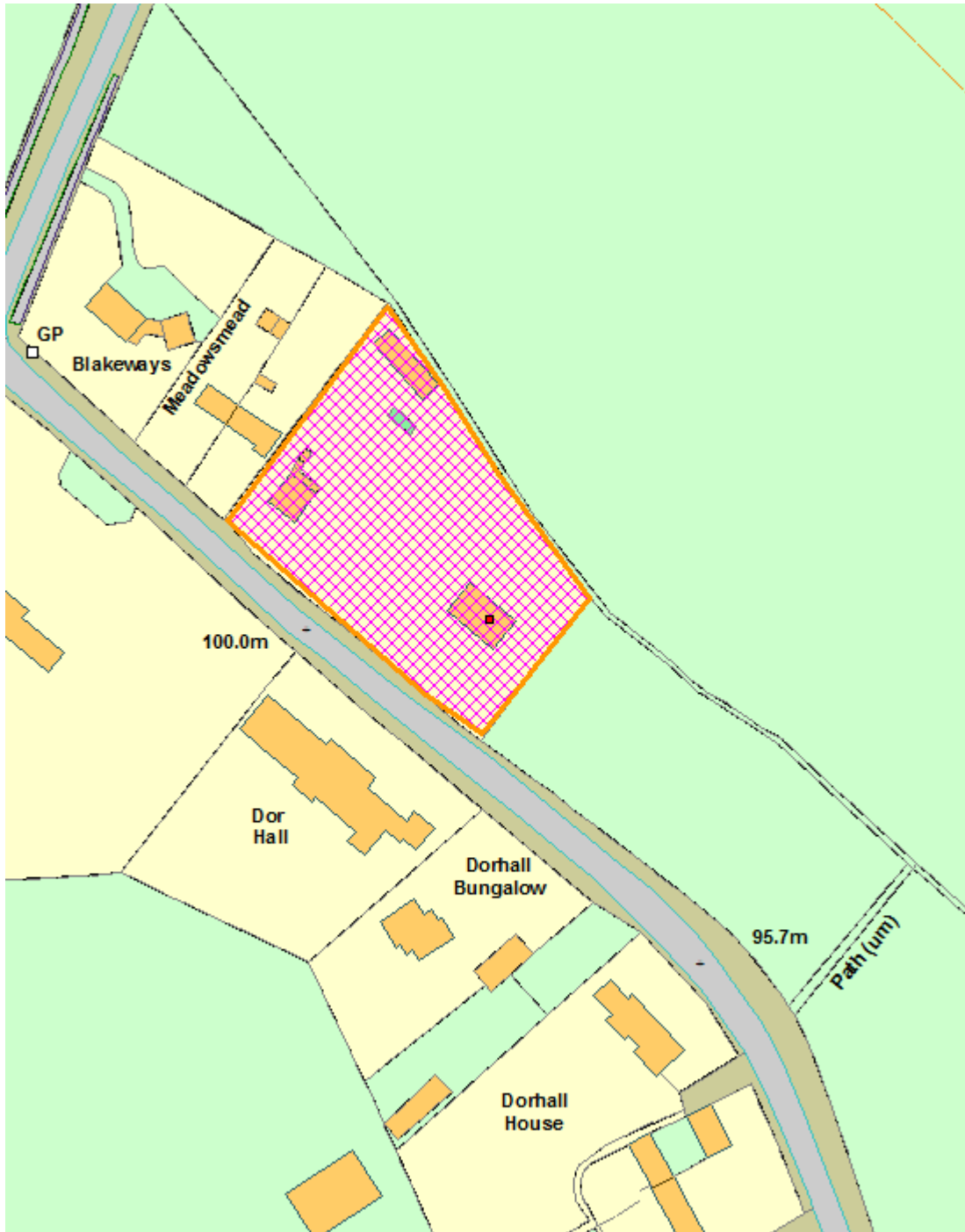
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4. Development shall not exceed the height of the existing two storey dwellinghouse and shall not exceed four dwellinghouses in total
5. The replacement units shall not exceed the combined floor area and volume of the existing development
6. The housing type and mix of the infill units shall meet the local housing need as set out in the Chaddesley Corbett Parish Housing Needs Survey
7. Details on how a water efficiency standard of 110 litres per person per day can be achieved including measures to support recycling and the re-use of water
8. Details of the means by which the development will incorporate energy from renewable or low carbon sources equivalent to at least 10% of predicted energy requirements have been submitted to and approved in writing by the Local Planning Authority
9. Landscaping scheme submitted in accordance with condition 1 shall include:
 - Planting plans and schedules indicating location, volume, size of proposed tree, hedge and shrubs
 - Existing landscaping features which are to be retained and or removed
 - A timetable for the implementation of the approved landscaping scheme
10. Construction Environment Management Plan (Nuisance)
11. Provision of visibility splays
12. Provision of access layout
13. Closure of existing access points on Woodrow Lane prior to first occupation
14. Details of car and cycle parking
15. Construction Traffic Management Plan
16. Unexpected contaminated land condition
17. Ecological Mitigation and Enhancement measures as set out in the Bat Emergence Survey Report
18. Construction Environmental Management Plan (Biodiversity)
19. Scheme of tree and hedgerow protection measures and implementation
20. No tree or hedgerow removal shall take place between 1st March – 31st August
21. Except for any trees and hedges that are identified for removal on the approved landscaping scheme pursuant to condition 9, if within a period of five years from the date of the completion of the dwellings, any new or retained trees, hedgerows or shrubs are felled, removed, uprooted, destroyed or die or become seriously damaged, diseased or defective, must be replaced by planting of identical tree/plant species within the first available planting season following the removal, uprooting, destruction or death of the original trees or plants.
22. Habitat Management and Monitoring Plan
23. External lighting plan
24. Development to be carried out in accordance with the submitted drainage plan, location plan and means of access plans
25. Development shall be implemented in accordance with the approved plans relating to means of access and the Location Plan to provide clarity of the application site

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Informatives

- a. Asbestos
- b. Building Regulations
- c. Mandatory BNG condition



Strategic Growth

Land At Deloraine And The Bungalow, Woodrow Lane, Dorhall, Chaddesley Corbett
Worcestershire DY10 4QG

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PART A

Application Reference:	25/0962/FUL	Date Received:	13.01.2026
Ord Sheet:	383111 276507	Expiry Date:	31.03.2026
Case Officer	Hayden Gillard	Ward:	Blakebrook And Habberley South

Proposal: Alterations to shopfront including changes to window and door openings, installation of planters and metal and timber screen to outdoor seating area, and provision of external takeaway access hatch (retrospective)

Site Address: Unit 2, Riverside, Exchange Street, Kidderminster, Worcestershire, DY10 1BY,

Applicant: Nando's Chickenland Ltd

Summary of Policy	DM.13, DM.17, DM.23, DM.24, DM.25, DM.28, SP.1, SP.2, SP.3, SP.18, SP.20, SP.21, SP.25, SP.27, SP.33, and SP.37 of the Wyre Forest Local Plan (Adopted April 2022) Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	APPROVAL
Reason for referral to Committee	Town Council Objection

1.0 Planning History

- 1.1 WF/0499/95 - Redevelopment of 7.7 hectare site in Kidderminster Town Centre – Withdrawn 03.07.1996.
- 1.2 WF/0075/00 - Listed Building Consent for works to replace slates, repaint felt, windows and downpipes, replace ground floor glass with toughened glass, repair brickwork and stonework at Brintons Main Office Building – Approved 27.03.2000.
- 1.3 08/0963/FULL - Part demolition, part extension and alterations to provide 60 x 1 and 2 bed extra care residential units with 4 x A1/A3 retail units at ground floor together with ancillary care home facilities and associated parking – Approved 02.06.2010.
- 1.4 14/0390/FULL - Partial demolition with reconstruction and alterations including riverside walkway and changes of use to whole premises to use classes A1/A3/A4/A5 in up to 6 units at ground floor level but including any levels above forming part of such units – Approved 01.09.2014.
- 1.5 16/0339/ADVE - Installation of illuminated fascia sign and 2No. Menu box units – Approved 20.07.2016.
- 1.6 17/0140/ADVE - Display of 1no. Externally illuminated Fascia sign, 2no. Hanging signs (1 illuminated, 1 externally illuminated) and 3no. Non-illuminated signs – Approved 28.04.2017.

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- 1.7 17/2020/CR - Conditions 6 and 10 of Planning Permission 14/0390/FULL – Approved 12.09.2017.

2.0 Consultations and Representations

- 2.1 Parish Council – Objection- The hatch proposed at the front of the building is likely to affect the pedestrian walkway as a result of increased delivery traffic. Aside from this issue, we support the rest of the application.

- 2.2 Nuisance Assessment Team - No Objection.

- 2.3 Conservation Officer - The application site lies within the Vicar Street Conservation Area and affects the setting of a Grade II listed building.

The proposed internal alterations and the installation of replacement mechanical plant, largely confined to previously approved locations and discreetly sited, would result in no harm to the significance of the listed building or to the character and appearance of the conservation area. The principle of shopfront alteration and external seating is also acceptable in heritage terms, subject to detailed design and materials.

However, concern is raised in relation to the proposed illuminated signage, including the illuminated fascia sign, projecting sign, neon sign and illuminated menu board. The cumulative impact of multiple illuminated advertisements would introduce an excessive level of visual clutter and night-time illumination within a sensitive historic environment. This would compete with the architectural character and historic character of the conservation area.

As proposed, the illuminated signage would fail to preserve the character and appearance of the conservation area and would cause harm to the setting of the adjacent listed building. The signage element of the proposal is therefore not considered to be policy compliant.

Objection is raised to the illuminated signage on conservation grounds.

All other elements of the proposal raise no objection in heritage terms.

UPDATE 26.03.2026

No objections following submission of revised scheme.

- 2.4 Public Consultation – No responses received.

3.0 Site Location and Description

- 3.1 The application site relates to Unit 2 of the Riverside complex, which extends approximately 353 sqm. The site is currently comprised of four units, with the subject unit last occupied by Le Bistrot Pierre. Other occupants adjacent include an Indian restaurant, a café bar and a coffee shop.

- 3.2 The surrounding area is characterised by a mix of uses, including public and retail services, with Weavers Whard Shopping Centre and a bus terminal nearby. The unit adjoins a Grade II Listed Building, the former Brintons Carpet Works, and is also

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situated within the Vicar Street and Exchange Street conservation area. The River Stour lies a shorter distance to the west of the application site.

- 3.3 The application proposes alterations to the shopfront, including changes to the window and door openings, the installation of planters and a metal and timber screen to the outdoor seating area, and the provision of external takeaway access hatch. As of 31.03.2026, it is noted that works to the premises have begun – as such, the application is now deemed retrospective.
- 3.4 The following supporting documents have been submitted with the application:
- Planning Statement
 - Heritage Statement
 - Flood Risk Assessment
- 3.5 The application is exempt from mandatory BNG because the proposal is below the relevant size threshold – additionally, the development does not impact a priority habitat.

4.0 Officer Comments

- 4.1 The main considerations for this application are:
- Background Information
 - Principle of Development
 - Character and Appearance of Area
 - Flood Risk and Drainage
 - Pollution and Potential Contaminated Land
 - Access and Highway Safety
 - Historic Environment

PRINCIPLE OF DEVELOPMENT

- 4.2 The Development Plan for Wyre Forest is comprised of the Wyre Forest District Local Plan, which was adopted in April 2022 and for the purposes of decision making is up to date given its relative newness and the fact that a housing land supply significantly in excess of 5 years is demonstrable, which was reported at being 9.73 years on 1 April 2024. The Wyre Forest District Local Plan is complemented by a number of supplementary planning documents (SPD), these include the Planning Obligations SPD, Housing SPD, Health and Wellbeing SPD and Design, Amenity and Shopfronts SPD. In accordance with the Act, applications for planning permission are required to be determined in accordance with the development plan unless material considerations indicate otherwise. It should also be worth noting that due to the robustness of the Local Plan, decision making on applications is firmly plan-led.
- 4.3 One of the key material considerations is the National Planning Policy Framework (the 'NPPF') (December 2024 version). The NPPF sets out the Government's planning policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development (para. 7). So that sustainable development is pursued in a positive way at the heart of the

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NPPF is a presumption in favour of sustainable development (paras. 10-11). It states that decision makers at every level should seek to approve applications for sustainable development where possible (para. 39). It also states that the planning system should be genuinely plan-led (para. 15).

- 4.4 Policy SP.2 outlines that the Spatial Development Strategy and the site allocations in this Plan (as described by Policies SP.3 – SP.6) are based upon the following principles, specific to Kidderminster:
- a) Administrative centre of the District
 - b) Focus of public services
 - c) Focus of employment
- 4.5 Additionally, Policy SP.3 states that Kidderminster will continue to be the strategic centre for the District and its role in providing a focus for new housing, commercial, employment, retail, office and leisure development is to be enhanced. Specifically, Development proposals which help to promote Kidderminster as the tourism 'hub' of the District will be encouraged during the plan period. This includes the provision of supporting facilities such as sports facilities, hotels, conferencing facilities and developments that improve the evening/nighttime economy and cultural offer of the town.
- 4.6 As the unit is located within Kidderminster Town Centre, the principle of development is important. Policy SP.18 sets out that, regarding town centre development:
- Support will be given to safeguarding, maintaining and enhancing the vitality and viability of the existing retail centres throughout the District.
 - New development for retail, commercial and leisure uses should be focussed on the three town centres of Kidderminster, Stourport-on-Severn and Bewdley. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
- 4.7 The re-use of a vacant unit, to provide a new restaurant, will comply with the requirements set out above. Additionally, the redevelopment will create jobs, and ensure the continued commercial use of the site, improving economic vitality in the district.

CHARACTER AND APPEARANCE OF AREA

- 4.8 The NPPF states good quality design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Decision takers should always seek high quality design, and should ensure developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

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c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.9 All development within Wyre Forest District will be expected to exhibit high quality design and help to create and reinforce local distinctiveness as set out in Policies SP.20 and DM.24. The sites allocating policies require specific elements to be delivered as part of the overall development of the site.

4.10 The proposals would involve alterations to the shopfront and external seating area, with new signage to facilitate the occupation of a new client. The external scheme largely retains the existing shopfront, with two new windows and a replacement entrance door to match those elsewhere on the unit. Outside, five new metal planter boxes, with an integrated metal and timber screen for additional planters, is proposed, along with a visually screened access hatch for takeaway collections. Regarding the external signage (which is also subject to a separate consent under application 25/0963/ADV), these have been reduced in size and luminosity to more suitably integrate with adjacent units.

4.11 Your Officers consider that the proposed alterations would be of an acceptable design and scale and would be aesthetically in keeping with the character and appearance of the area. The proposed development is therefore considered to be in accordance with Policies SP.20 and DM.24 of the Wyre Forest District Local Plan and National Planning Policy Framework.

LOCAL AMENITY

4.12 The NPPF requires new developments to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (paragraph 135(f)). Paragraph 126 of the National Design Guide (2019) states that 'well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation.'

4.13 The proposal is situated a significant distance from any residential dwellings. As noted by Worcestershire Regulatory Services, no objection has been raised from a nuisance

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standpoint. Concern has been raised by the Town Council in respect of the proposed external access hatch and its potential impact on the adjacent pedestrian walkway. However, the Local Highway Authority has reviewed the proposal and raises no objection, advising that the hatch is intended solely for use by third-party delivery drivers rather than customers, and therefore is unlikely to generate significant levels of queuing or pedestrian conflict. The hatch is positioned within the site's frontage and would be physically separated from the main customer area by a metal screen with integrated planters, allowing space for a small number of drivers to wait without obstructing the riverside walkway. It is also noted that such arrangements are typical of comparable restaurant operations and can be effectively managed by the operator. Should it be considered necessary, a condition could be imposed to ensure that the hatch is used only for delivery purposes and that adequate pedestrian access is maintained at all times. In light of this, it is considered that the concerns raised can be satisfactorily addressed and that the proposal would not result in a detrimental impact on pedestrian movement or highway safety.

- 4.14 Your Officers therefore consider that the development would not result in an unacceptable development in terms of noise, impact on privacy, outlook, sunlight, daylight or be unduly overbearing, and would not result in a disproportionate impact to the pedestrian walkway. The proposed development is therefore considered to be in accordance with Policy DM.25 of the Wyre Forest District Local Plan and National Planning Policy Framework.

FLOOD RISK AND DRAINAGE

- 4.15 Policies SP.30 and SP.31 of the Wyre Forest District Local Plan refers to flood risk management and sustainable drainage, which is consistent with the NPPF.
- 4.16 Policy SP.32 of the Wyre Forest District Local Plan advises that effective on-site management of surface water can improve water quality, water conservation, the replenishment of ground water supplies and reduce instances of flooding. All new developments with surface water impacts will be required to demonstrate that flows and volumes of surface water runoff leaving a development site do not exceed Greenfield levels. Also, all major developments will be required to submit a detailed Drainage Strategy to show that the proposed drainage system meets the criteria for providing Sustainable Drainage Systems (SuDS) and that the proposed drainage systems will be managed and maintained for the lifetime of the development.
- 4.17 The application site is located within Flood Zone 3; however, the proposed development is limited to minor external alterations and the installation of signage, and as such would not increase built footprint, alter ground levels, or otherwise exacerbate flood risk. The existing floor level of the unit has been previously assessed and confirmed as acceptable under an earlier application, and this arrangement remains unchanged as part of the current proposals. In this context, it is considered that the development would not worsen flood risk on site or elsewhere and is therefore acceptable in flood risk terms. The development would therefore accord with Policy SP.31 and SP.32 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

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HISTORIC ENVIRONMENT

- 4.18 The development lies adjacent to the Vicar Street and Exchange Street Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when deciding whether to grant consent for development which affects a conservation area or its setting, Local Planning Authorities should have special regard to the desirability of preserving or enhancing the character or appearance of that area.
- 4.19 Policies SP.21 and DM.23 also encourage the preservation of the district's heritage assets (designated and non-designated) including their settings as a finite resource. Part 16 of the NPPF, which specifically relates to conserving and enhancing the historic environment advises local planning authorities to take account of:-
- a. the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b. the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c. the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d. opportunities to draw on the contribution made by the historic environment to the character of a place.
- 4.20 Para 135(c) of the same document also reinforces that developments should be 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'.
- 4.21 The Council's Conservation Officer has been consulted for their views. In response to an initial objection regarding the size/scale of the external signage, the applicant has submitted a revised scheme, reducing the size of the neon 'heart' sign, fascia signage and projecting sign. Additionally, the original yellow spiral backdrop has been omitted. Following these revisions, the Conservation Officer has no further objections to the proposal. The scheme is therefore deemed to accord with the above guidance.

5.0 Conclusion and Recommendations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 indicates that determination must be in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 5.2 Taking all matters into account, the proposal is considered to represent an acceptable form of development that accords with the relevant policies of the Development Plan. The use is appropriate in this location, would not give rise to unacceptable impacts on highway safety, pedestrian movement or flood risk, and the concerns raised by

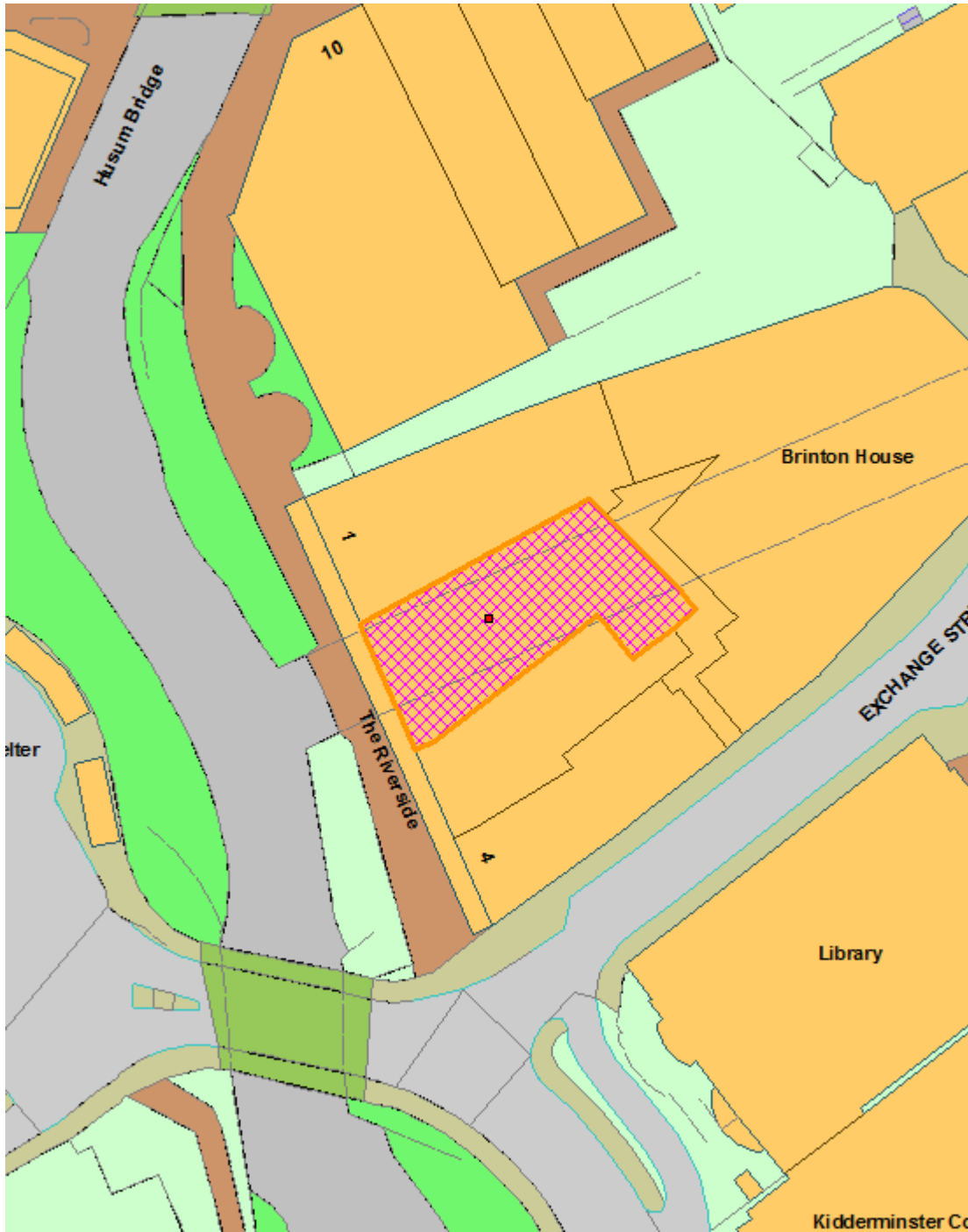
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consultees have been satisfactorily addressed. The development would also contribute positively to the vitality of the area and secure the beneficial use of the premises. Accordingly, the application is recommended for approval, subject to appropriate conditions.

5.3 Officers therefore recommend **APPROVAL** subject to:

a) The following conditions

1. The materials to be used externally on the development hereby authorised shall comply with the details shown on the approved plan.
2. External access hatch use.
3. Use Class E(b).
4. Approved plans.



Strategic Growth

Unit 2 Riverside, Exchange Street, Kiddeminster Worcestershire DY10 1BY

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PART B

Application Reference:	23/0947/FUL and 23/0939/LBC	Date Received:	01.05.2025
Ord Sheet:	378649 273858	Expiry Date:	29.08.2025
Case Officer	Emma Bailey	Ward:	Bewdley And Rock

Proposal: Reconfiguration of Ribbesford House and extensions and alterations to outbuildings to create 22No. residential units and associated demolition, restoration and reinstatement works, landscaping and car parking provision (revised scheme)

Site Address: Ribbesford House , Ribbesford Road, Bewdley, Worcestershire, DY12 2TG

Applicant: Samuel Leeds Limited

Summary of Policy	<p>SP.1, SP.2, SP.6, SP.11, SP.16, SP.20, SP.21 SP.22, SP.23, SP.27, SP.28, SP.30, SP.31, SP.32, SP.33, SP.35, DM.3, DM.23, DM.24, DM.25, DM.26 of the Wyre Forest Local Plan (Adopted April 2022) WCC Landscape Character Assessment Health and Wellbeing SPD Design, Amenity and Shopfronts SPD Housing SPD National Planning Policy Framework 2024 National Planning Practice Guidance National Design Guide</p>
Recommendation	REFUSAL
Reason for referral to Committee	Major planning application.

1.0 Planning History

- 1.1 25/0180/LBC Listed building consent for restoration and repair works to the roof of the hall range and kitchen/service range (part-retrospective) – Approved 23.06.2025
- 1.2 23/0939/LBC Listed building consent for the reconfiguration of Ribbesford House and extensions and alterations to outbuildings to create 22No. residential units and associated demolition, restoration and reinstatement works, landscaping and car parking provision (revised scheme) – Tandem application pending consideration
- 1.3 19/0559/LIST Urgent works, substantial reconstruction of wing building and repairs to roof and windows – Approved 05.11.2019

2.0 Consultations and Representations

- 2.1 Bewdley Town Council – Object. Bewdley Town Council Planning Committee recommend that it does NOT SUPPORT the application at this time due to concerns

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surrounding unsustainability of the number of apartments in this semi-rural location. The Committee requires further information from the specialist consultees to make a valued judgement.

- 2.2 Highway Authority – Object. The currently proposed amendments to the lane are not acceptable and the latest version of the submitted Transport Statement does not address the previous concerns of the Highways Authority in relation to access for all modes via the private lane. The following remains outstanding:- A detailed General Arrangement drawing to show the formal connection to the highway on the B4194. Tracking details from the access junction to the site for any new layout proposed for a range of vehicle sizes and types. Access amendments will impact on the visibility splays, which will need to be re-drawn. Once the access has been accepted by the Highway Authority in principle, a Stage 1 Road Safety Audit (RSA1) will need to be agreed. Detailed drawings are required to show the dimensions and surfacing for passing bays plus forward visibility on the lane and to and from the passing bays. Changes to the lane will require works and trees to hedgerows, this must be agreed with the Tree and Biodiversity Officer. Adequate provision for pedestrian, cyclist and equestrian movements on the lane must also be shown as a matter of public safety.
- 2.3 Public Rights of Way Officer – Object. Submitted plans do not clearly show the position of public rights of way RB-517, RB-518, RB-519 within the Ribbesford parish, as rights of way most likely to be affected by the development. This is a requirement. The access road in particular is coincident with bridleway RB-518. Impacts of the development upon these rights of way should be discussed within the submitted Planning Statement to allow for proper assessment.
- 2.4 North Worcestershire Water Management Officer – Object. The submitted revised Flood Risk Summary is incomplete as it has not fully assessed the surface water flood risk around the dwellings, and it contradicts itself in a number of places. It is also not currently possible to determine from the submitted Drainage Strategy whether the current infrastructure would be capable of dealing with the anticipated foul water flows for the intensity of the development proposed, in line with current regulations. This is not acceptable and further re-assessment and clarification is required.
- 2.5 Forestry Commission – Comment. Part of the application site is affected by a re-stocking notice. Planning permission granted by the local planning authority that affects land also covered by a felling licence will not override the conditions of the licence (which are typically to replant the area with trees and maintain those trees for 10 years). This should be regarded as a material planning consideration.
- 2.6 Tree and Biodiversity Officer – Object. The latest plans do not evidence that the re-stocking notice required by the Forestry Commission has been taken into account. The area required to be planted with trees which was previously shown on the plans to be used as a car park for the development is now shown as lawn. The Biodiversity Net Gain assessment is not supported by a BNG metric. This is required in order for proper assessment of the scheme in BNG terms to take place. Insufficient information continues to have been submitted to demonstrate that no harm will occur to protected species. Changes to the lane as required by Highways are also likely to impact

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hedgerows and trees and we will need full details of this and evidence of mitigation for losses.

- 2.7 Worcestershire Archaeologist – Comment. A pre-determination archaeological evaluation is required to be undertaken in the area proposed for car-parking and the driveway up to it, to ensure that this area is not impacted by any significant archaeology. The outcome of this evaluation has the potential to impact the acceptability of the scheme’s overall layout and design.
- 2.8 Conservation Officer – Object. The intensity of the scheme remains not acceptable without stronger justification, or numbers need to be reduced further. Significant amounts of detail concerning how the scheme will be delivered without harm to the building are absent, and inconsistencies and omissions exist across submitted plans.
- 2.9 Historic England – Object. Remain supportive of helping to secure the appropriate repair and re-use of the building, which remains on the Heritage at Risk Register. However, the scheme in its reduced form remains intensive, and subdivision of some of the spaces and subsequent loss of historic room proportions will result in harm. Assurance is required that this more intensive approach to conversion is sustainable and viable. The intensity of the scheme also directly impacts the number of parking spaces proposed and could lead to harm through the car park’s prominence in views looking into the site, and views looking out into the landscape.
- 2.10 Bewdley Civic Society – Object. Support given to securing an appropriate re-use in principle, as a significant and important historic building to the heritage and culture of Bewdley. However, agree with comments made by Historic England, the County Archaeologist and the Highways Authority. Further clarification is additionally required concerning energy performance of the building and how this is to be sensitively improved, as well as further detail with respect to the provision of external vents, flues and other plant and how this would impact upon the appearance of the building.
- 2.11 Planning Policy – Object. Object to the number and size of the units, particularly the studio and one-bed apartments, of which some fall below the Nationally Described Space Standards. The submitted Health Impact Assessment also does not follow the format set out in the adopted Health and Wellbeing SPD. This is required in order for the impact of the application to be properly assessed.
- 2.12 Senior Housing Officer – Object. As a predominantly one-bedroom development the housing mix is not in line with the 2023 Bewdley Housing Need Survey, which shows a need for two and three-bed homes. Some of the units do not meet the minimum Nationally Described Space Standards and others only have floor areas large enough to support a maximum of one person despite being described as being suitable for two. This is not acceptable.
- 2.13 Worcestershire Regulatory Services (Nuisance) – No objection subject to conditions. Recommend conditions with respect to the submission of a Construction Environment Management Plan and restrictions on construction hours due to the extent of building works and proximity of residential neighbours.

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- 2.14 Worcestershire Regulatory Services (Contaminated Land) – No objection subject to the imposition of an unexpected contaminated land condition to ensure that any land contamination discovered during works is appropriately addressed.
- 2.15 Public Consultation – 28 letters of representation received at the time of this report, 23 letters of objection and 2 of comment.

Letters of objection are summarised below:-

- Question the suitability of the access road for the volume of traffic
- A new access road should be provided
- The speed limit on the B4194 should be reduced
- Visibility when exiting onto the B4191 is poor
- There is a history of bad accidents on the B4194
- Will make the public rights of way hazardous for walkers, cyclists, horses
- Noise and dust pollution from vehicles using the bridleway
- The condition of the access/right of way has deteriorated since works started on restoring Ribbesford House and no repairs have been made
- Question rights of access
- The submitted Transport Statement covers collision data during Covid restrictions and so is not accurate, underestimates current vehicle movements and traffic volumes from recently built housing developments in Bewdley, Habberley and Stourport
- Car park is inadequate for the number of residents, the Church carpark will be used as overflow parking
- Congestion and demand for parking connected to the site could block accesses of surrounding residents and impede access to the Church
- Congestion is already experienced during Church events
- There is an existing need for traffic calming measures and passing places on the access, the proposed passing places do not go far enough
- Lack of public transport, residents will rely on private cars to meet daily needs
- Increased traffic/disturbance will impact on neighbours' health and wellbeing
- Over-intensification/overdevelopment of the site, the number of residents at Ribbesford House would outnumber the total number of residents of Ribbesford currently
- Question the financial grounds for the development
- Inappropriate re-use
- Will impact the historic importance of Ribbesford House and the Ribbesford conservation area
- Health and safety risks
- Impacts on ecology through noise and activity, external lighting
- There is a restocking notice in place for tree replanting
- Light pollution
- Conflicts with the National Planning Policy Framework
- Lack of information concerning drainage, sewerage and flood risk
- Applicant has not engaged with the local community
- Fire safety risk
- Environmental impact of the building and carbon neutrality
- Impact on outlook
- Question benefit for existing residents of Ribbesford or visitors

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- Question suitability/appropriateness of the bin store
- The scheme in its reduced form does not significantly change previously raised concerns

3.0 Site Location and Description

- 3.1 Ribbesford House is a grand, Grade II* listed building within the Ribbesford conservation area and a short distance south of Church of St Leonard, Grade I listed. The principal building has been subject to significant emergency roof repair and restoration works in recent years, of which Historic England and Council Officers have had extensive involvement through site visits and meetings with project coordinators and contractors.
- 3.2 The site lies within the open countryside, around 1 mile south of the town of Bewdley as the crow flies. Access is via Ribbesford Road as a single width lane that serves Ribbesford Church and a small number of dwellinghouses. The site additionally lies a short distance from the River Severn, Blackstone Rock, Mucky Marsh Meadow, and Ribbesford Wood as recognised Local Wildlife Sites (LWS).
- 3.3 This application seeks full planning permission and listed building consent for the reconfiguration of Ribbesford House and extensions and alterations to outbuildings to create 22No. residential units and associated demolition, restoration and reinstatement works, landscaping and car parking provision.

The proposed housing mix would comprise:

- 1No. studio apartment
 - 11No. 1-bedroom apartments
 - 5No. 2-bedroom apartments
 - 3No. 2-bedroom dwellings
 - 1No. 3-bedroom dwelling
 - 1No. 3-bedroom apartment
- 3.4 The scheme has been slightly reduced in its intensity from the original submission, which initially proposed 20No. apartments and 4No. cottages – an overall reduction in the number of units from 24 to 22. Parking has also been relocated from an area forward of Ribbesford House, to the south-eastern side, nearest to the B4194.
- 3.5 The proposal has been subject to a significant number of revised plans and documents through the course of this application. The following information has been submitted in support of the application.
- Flood Risk Summary and Drainage Strategy (September 2025)
 - Transport Statement (September 2025)
 - BNG Assessment V2 (September 2025)
 - Ecological Appraisal (July 2024)
 - Tree Survey, Constraints and Protection Plan (September 2025)
 - Structural Survey (June 2025)
 - Dendrochronology Survey (June 2025)

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- Level 3 Historic Building Recording (June 2025)
- Written Scheme of Investigation (June 2025)
- Heritage Impact Assessment (December 2023)
- Historic Building Record (December 2023)
- Energy Assessment (March 2024)
- Health Impact Assessment (March 2024)
- Planning Policy Statement (September 2025)
- Design and Access Statement (June 2025)
- Ventilation Grilles (June 2025)

4.0 Officer Comments

4.1 The main considerations for this application are:

- Principle of Use and Impact on Heritage Assets
- Impact on Landscape Character
- Access and Highway Safety
- Flood Risk and Drainage
- Trees and Biodiversity
- Pollution and Potential Contaminated Land

PRINCIPLE OF USE

4.2 As a Grade II* listed building Ribbesford House is regarded as being an important building of more than special interest. Only around 5.8% of all listed buildings are Grade II*. However, this vacant building has in recent years fallen into a significant state of disrepair and is currently listed on Historic England's Heritage at Risk Register.

4.3 Policies SP.21 (Historic Environment), DM.23 (Safeguarding the Historic Environment) and DM.24 (Quality Design and Local Distinctiveness) of the Wyre Forest District Local Plan and the National Planning Policy Framework are supportive of the appropriate and viable re-use of buildings of historic value, as a means to secure their long-term protection and ongoing maintenance, as well as opportunities for their enhancement, including enhancement of their setting where appropriate.

4.4 Part 16 of the NPPF details policies for the conservation and enhancement of the historic environment. It states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed by future generations. Paragraph 213 says that any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting, should require clear and convincing justification. Paragraph 214 says where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

4.5 The Council has been working closely with Historic England, the applicant's agent and project managers to advise on the urgent repair works taking place to the building, with a particular focus making it watertight and slowing the rapid deterioration of the

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building's interior. These roof works are now largely complete and follow a grant of listed building consent ref: 25/0180/LBC for the repair and restoration of the roof of the hall and kitchen/service range. The Council, along with Historic England, remains committed to overseeing the repairs and restoration of Ribbesford House, and securing a viable and appropriate re-use for this significant and highly important historic building.

- 4.6 Ribbesford House was originally built as a moated medieval manor house and has been subject to significant adaptations and extensions over the centuries, and most recently it was converted into 12 flats (currently unoccupied).
- 4.7 Local Plan Policy DM.3 (Flat Conversions) is additionally supportive of subdivision of existing buildings to create apartments provided that:-
- a) Conversion is not detrimental to the appearance of the building, and the building and its plot is of a suitable and adequate size for conversion
 - b) Appropriate provision can be achieved for car and cycle parking, private amenity space and refuse storage
 - c) The proposal would not be detrimental to the character of the area
 - d) The internal layout would minimise noise disturbance and overlooking to neighbours
 - e) It can be demonstrated that development and the site location would provide appropriate opportunities for sustainable transport modes
- 4.8 During the course of this application the applicant's agent has reduced the number of proposed residential units from 24 to 22, with the revised housing mix set out below:-
- * Unit 1 – 113m² (3B6P) apartment
 - * Unit 2 – 77m² (2B4P) apartment
 - * Unit 3 – 78m² (1B2P) apartment
 - * Unit 4 – 74m² (2B4P) apartment
 - * Unit 5 – 33m² (1B2P) apartment
 - * Unit 6 – 79m² (2B4P) apartment
 - * Unit 7 – 52m² (1B2P) apartment
 - * Unit 8 – 66m² (1B2P) apartment
 - * Unit 9 – 69m² (2B4P) apartment
 - * Unit 10 – 42m² (1B2P) apartment
 - * Unit 11 – 51m² (1B2P) apartment
 - * Unit 12 – 58m² (1B2P) apartment
 - * Unit 13 – 50m² (1B2P) apartment
 - * Unit 14 – 66m² (1B2P) apartment
 - * Unit 15 – 95m² (2B3P) apartment
 - * Unit 16 – 123m² (3B6P) two storey dwelling
 - * Unit 17 – 133m² (2B4P) two storey dwelling
 - * Unit 18 – 82m² (2B3P) two storey dwelling
 - * Unit 19 – 88m² (2B3P) two storey dwelling
 - * Unit 20 – 32m² (studio) apartment
 - * Unit 21 – 46m² (2B2P) apartment

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* Unit 22 – 49m² (1B2P) apartment

- 4.9 It can be observed that the proposed housing mix would comprise mostly of very small units, with over half (12 of the 22 dwellings) shown to be 1-bedroom or studio apartments. Furthermore, of the 22 units proposed, 6 do not meet the minimum national space standards, with a further 3 being within 2sqm of the minimum space standard, meaning that around 41% of the total number of units are smaller than is desirable or acceptable. This represents a clear, in-principle conflict with the Bewdley Housing Needs Survey (April 2023), which identifies the largest need in the local area for 2- and 3-bedroom homes, as well as harm through residential amenity.
- 4.10 In consultation with the Conservation Officer and Historic England, the proposal has drawn significant concern with respect to housing mix and subsequent harm through intensive partitioning of spaces, and loss of legibility of original character and layout. It is additionally observed that significant levels of detail remain absent or are inadequate given the significance of the building, and there are inconsistencies throughout the plans and supporting surveys which prevents proper understanding of the true extent of the works required to take place.
- 4.11 The intensity of the scheme also draws concern with respect to the amount of car parking required to meet demand, and wider impacts of this upon the Ribbesford Conservation Area and its setting, including longer-distance viewpoints from public rights of way and the B4194, and nearby heritage assets and their settings including Grade I listed Church of St Leonard.
- 4.12 The County Archaeologist has additionally commented with respect to the proposed parking area that there is a risk of vehicles damaging previously undiscovered archaeological deposits of significant value below ground through their weight, vibrations and land contamination. Without evidence that this would not occur, or what mitigation measures would be required to prevent this harm from occurring and whether this is acceptable, it is not possible to determine whether the land is suitable for this purpose. This could reasonably undermine the deliverability of this element of the scheme, and in turn, the scheme as a whole.
- 4.13 Your Officers have secured agreement to extensions of time to allow for further amended plans and details to respond to consultees to be submitted. However, and to date, no meaningful update has been received since the submission of the latest set of revised plans in September 2025. In most recent correspondence with the applicant's agent in March 2026, it was confirmed that the application should proceed to determination based on the information submitted to date.
- 4.14 Your Officers are therefore of the view that the proposal fails to meet with the requirements of Local Plan Policies SP.20, SP.21, DM.23 and DM.24, which are clear that schemes should preserve and where appropriate enhance heritage assets, and should not lead to harm or loss of significance without significant justification.

IMPACT ON LANDSCAPE CHARACTER

- 4.15 The application site does not lie within a protected landscape, which can be broadly described as National Parks, the Broads and designated National Landscapes (formerly Areas of Outstanding Natural Beauty).

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- 4.16 Nonetheless, it is washed over by a prevailing open and rural landscape character. Local Plan Policy SP.22 (Landscape Character) specifically concerns landscape character and gives weight to both the single and cumulative impact of new development upon the district's landscape. Encouragement is given to the protection and sympathetic enhancement where appropriate, which is broadly echoed within the NPPF, which amongst other things encourages recognition of the 'intrinsic character and beauty of the countryside' at Para 187(b).
- 4.17 Para 129(d) of the NPPF additionally gives weight to development that maintains an area's prevailing character and setting, which is echoed within Local Plan Policies SP.20 and DM.24 (Quality Design and Local Distinctiveness), and SP.28 (Green Infrastructure).
- 4.18 While a majority of the building works would be contained within the envelope of existing buildings on the site, a number of revised plans have been received over the course of the determination process with respect to parking provision, with most recent plans showing parking relocated to the south-eastern boundary of Ribbesford House, closest to the B4194.
- 4.19 Pertinent in the considerations of landscape, the area proposed to be used for car parking falls within the River Severn – Bewdley to Winnall Riverside Meadows (KS03) landscape, as described within the Worcestershire Landscape Character Assessment (LCA). This landscape is described as having a broadly pastoral land use with hedgerow trees. An updated condition report undertaken in 2008 specifically acknowledges poor representation of tree cover and localised impacts of amenity land uses.
- 4.20 As described, high-density schemes like this are not generally expected outside of urban places, where sustainable travel modes and facilities and amenities cannot be easily accessed. This places greater reliance by occupants, visitors and deliveries upon the private car and in turn, increased demand for parking spaces.
- 4.21 Notwithstanding the concerns already raised with respect to parking, in the consideration of landscape the latest plans show that parking and vehicle access to parking is proposed on land that is currently extensively covered by trees and vegetation, and so the scheme would worsen the harm already identified within the Landscape Character Assessment Condition Report. Furthermore, the parking area would extend right up to the site boundary in places, minimising opportunities for any meaningful replacement planting to occur to offset the redevelopment of this land and conceal parked cars from wider viewpoints.
- 4.22 The proximity of parking to existing tree cover is additionally likely to put pressure on additional tree works, due to issues concerning maintenance of the car park and access, in the interests of pedestrian safety, and to limit damage to vehicles. It is noted from submitted tree and landscaping plans that the position of the latest revised access route requires further adjustment to ensure the longevity of retained trees, which at the time of writing has not been resolved.

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- 4.23 The scheme would therefore represent unacceptable harm through further erosion of the River Severn – Bewdley to Winnall Riverside Meadows (KS03) landscape, in direct conflict with Policy SP.20, SP.22, DM.24 and SP.28 of the Wyre Forest District Local Plan and Paragraphs 129(d) and 187(b) of the NPPF.

ACCESS AND HIGHWAY SAFETY

- 4.24 The NPPF states at Paragraph 117 that promoting sustainable transport should be considered from the earliest stages of plan-making and development proposals, so that:
- a. the potential impacts of development on transport networks can be addressed;
 - b. opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
 - c. opportunities to promote walking, cycling and public transport use are identified and pursued;
 - d. the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
 - e. patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.
- 4.25 Paragraph 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.26 Paragraph 118 of the NPPF advises that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 4.27 Policy SP.27 of the Wyre Forest District Local Plan states:

Proposals must demonstrate that:

- * the location and layout of development will minimise the demand for travel;
- * they offer viable sustainable transport choices, with a particular focus on active travel modes with attractive and well-designed walking and cycling networks;
- * they address road safety issues; and in particular,
- * they are consistent with the delivery of the Worcestershire Local Transport Plan objectives

‘Priority will be given to improving infrastructure, technology and services to support active travel (walking and cycling) and passenger transport (bus, rail and community transport) during the plan period.’

- 4.28 The sub-text within Policy SP.27 notes that “To tackle traffic congestion, significant changes in travel patterns and travel behaviour are necessary on a local neighbourhood and District wide level. This will require investment in transport infrastructure and services, and the adoption of policies that ensure the closer integration of land use and transportation planning, to help manage demand on the

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local transport network. Specifically, a strong focus is required on reducing the need to travel and encouraging use of other modes of transport (travel choices), especially for shorter trips, to improve accessibility and tackle traffic congestion. Nationally and at the local level, evidence and experience consistently proves that even small shifts away from single-occupancy car use to walking, cycling and passenger transport can deliver significant improvements to access to key services and facilities’.

4.29 The application is supported by a revised Transport Statement (Lime Transport, August 2025) following revisions to the parking layout and access. In consulting with the Highway Authority, they comment that this document continues to place emphasis on the sustainability of the site which is not necessary, as it has already been accepted given the unique circumstances of re-use due to the status of Ribbesford House, and that future occupiers are likely to be reliant on private car use.

4.30 Rather, the revised statement does not address the points already raised concerning suitability of the access to Ribbesford House for all modes, and the amendments as shown are not sufficient or detailed enough to overcome the concerns. The following key points are raised by the Highways Authority as remaining outstanding:-

- * A detailed General Arrangement drawing is required to show the formal connection to the highway on the B4194.
- * The General Arrangement is required to include a bellmouth junction layout, dimensions, geometry, road lining, adequate surfacing and visibility splays. The existing signage at the access, indicating the bridleway and the trail routes plus the Ribbesford Church sign, will need to be re-located, and these details must be included on the General Arrangement drawing.
- * Tracking details will be required from the access junction to the site for any new layout proposed and should include all types of vehicles which will access the site to include emergency vehicles, panttechnicons (furniture movers), delivery vans etc.
- * The access amendments set out as above, will impact on the visibility splays, which will be required to be re-drawn.
- * Once the access proposal has been accepted in principle, WCC Highways requests that the Applicant undertake a DMRB G119 compliant Stage 1 Road Safety Audit (RSA1). A draft RSA brief and the CVs of the proposed audit team must be sent to WCC Highways for approval prior to the audit being undertaken.
- * Detailed drawings are required to show the dimensions and surfacing on the passing bays plus the forward visibility on the lane and to and from the passing bays.
- * It must be confirmed that there is no objection from the Trees and Biodiversity Officer to the proposed changes on the existing lane.
- * Adequate provision for pedestrian, cyclist and equestrian movements on the lane must be shown as a matter of public safety.

4.31 Your Officers have raised these matters with the applicant’s agent however no amended or additionally details have been received since the submission of the latest set of revised plans in September 2025. In most recent correspondence with the applicant’s agent in March 2026, it was confirmed that the application should proceed to determination based on the information submitted to date.

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4.32 It has not been demonstrated that the scheme in its current intensity would not represent a highway safety hazard, nor has it been demonstrated that safe and suitable access can be achieved. The proposal has therefore been found to be contrary to Policy SP.27 of the Wyre Forest District Local Plan, the WCC Streetscape Design Guide, and should be refused as set out at Paragraph 116 of the NPPF.

FLOOD RISK AND DRAINAGE

4.33 Policies SP.30 and SP.31 of the Wyre Forest District Local Plan refers to flood risk management and sustainable drainage, which is consistent with Part 14 of the NPPF.

4.34 Policy SP.32 of the Wyre Forest District Local Plan advises that effective on-site management of surface water can improve water quality, water conservation, the replenishment of ground water supplies and reduce instances of flooding. All new developments with surface water impacts will be required to demonstrate that flows and volumes of surface water runoff leaving a development site do not exceed Greenfield levels. Also, all major developments will be required to submit a detailed Drainage Strategy to show that the proposed drainage system meets the criteria for providing Sustainable Drainage Systems (SuDS) and that the proposed drainage systems will be managed and maintained for the lifetime of the development.

4.35 The application is supported by a revised Flood Risk Summary and Drainage Strategy (AMAQ, August 2025). In consulting with the North Worcestershire Water Management Officer, it is acknowledged that this revised document includes some of what had been previously requested, however the contents of this document are inconsistent and incomplete. The following remains outstanding:-

- * The Environment Agency flood risk map chosen to inform the Flood Risk Summary is not correct
- * The Flood Risk Summary states that there is a high risk of surface water flooding, but later concludes a medium risk with no justification for this reduced risk level
- * The flood mitigation measures section of the Flood Risk Summary does not clearly set out which parts of the development are at risk of flooding, and to what depths, and what actual flood mitigation measures are being proposed for those parts of the development that are shown to be at risk of surface water (pluvial) flooding
- * The surface water flood risk around the residential units has not been properly assessed and so it cannot be established whether the access and emergency escape routes shown as part of the Flood Risk Summary can be safely accessed by residents from their dwellings. It should be evidenced that a safe access/egress route is available for all parts of the proposed development, taking into account anticipated flood depths resulting from surface water flood risk also
- * The Drainage Strategy states that the amount of impermeable area will not be altered as new car parking areas will be constructed permeably, however it later states that additional run-off will discharge into existing drainage systems.
- * The Drainage Strategy also does not show that an existing soakaway will form part of the system utilised for the disposal of storm water from impermeable areas. Large parts of the surface water drainage system could not be surveyed, and it is presumed that this indicates that substantial work is required to restore the functionality of any existing drainage systems. A functional surface water drainage system for the proposed development has not therefore been confirmed

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- * The Drainage Strategy contradicts itself with regards to the foul drainage proposals. This document states that it is proposed to install a new foul drainage system to serve the proposed residential development, however later into this document it advises that it is proposed that foul water will continue to discharge to an existing septic tank. Having reviewed the findings of survey it is evident that the location the septic tank was not established. There is therefore no information at all about the existing septic tank, nor how it disposes of treated effluent at present. It is therefore not possible to determine whether current foul water infrastructure on-site would be capable of dealing with the anticipated foul water flows of the scheme and whether it would be able to meet the current environmental regulations.

- 4.36 Your Officers have raised these matters with the applicant's agent however no amended or additional details have been received since the submission of the latest set of revised plans in September 2025. In most recent correspondence with the applicant's agent in March 2026, it was confirmed that the application should proceed to determination based on the information submitted to date.
- 4.37 The development is therefore contrary to Policies SP.30, SP.31 and SP.32 of the Wyre Forest District Local Plan and advice contained within the NPPF which is clear that schemes should not increase flood risk elsewhere at Paragraph 181 and that adequate surface water drainage systems should be delivered on-site at Paragraph 182.

TREES AND BIODIVERSITY

- 4.38 Policies SP.23 and DM.26 of the Wyre Forest District Local Plan concern biodiversity and landscape. Both policies expect new developments to make a positive contribution to the natural environment through biodiversity net gain, provision of habitat and availability of appropriate foraging opportunities. Landscaping schemes should be appropriate for a site's context, with trees, hedgerows, and other natural defining features retained wherever possible in accordance with Policy SP.28. Emphasis is placed on the planting of native species to support existing and encourage new biodiversity to the area and strengthen landscape character set out within the WCC Landscape Character Assessment.
- 4.39 Turning to ecology matters, in the exercise of its functions the Council is required to give due regard to the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and this is enshrined throughout national and local planning policy.
- 4.40 Circular 06/2005 states that the presence of a protected species is a material consideration when a development is being considered which would be likely to result in harm to the species or its habitat. It goes on to state that 'it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted' (Para 99).
- 4.41 Para 187(d) of the NPPF additionally advises that new development should make provision for biodiversity net gains wherever possible. This is supported by Local Plan Policy SP.23 which amongst other things seek to protect and enhance biodiversity.

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- 4.42 The latest set of plans received September 2025 accommodates changes to car parking provision and access and is additionally supported by a landscaping masterplan.
- 4.43 In consulting with the Trees and Biodiversity Officer, it is observed that the scheme remains silent on the need to meet with the requirements of a restocking notice placed on the site by the Forestry Commission. Within comments received by the Forestry Commission, it is made clear that any planning permission granted by the local planning authority that affects land also covered by a felling licence will not override the conditions of the licence (which are typically to replant the area with trees and maintain those trees for 10 years). The land subject to this notice is currently shown as lawn, which is not correct, and should be clearly shown on the plans as allocated for tree planting.
- 4.44 Information submitted concerning Biodiversity Net Gain also remains incomplete as a BNG metric is missing to support a submitted BNG assessment. The metric represents an integral part of BNG calculations and proposed measures.
- 4.45 Insufficient surveying has additionally been carried out to demonstrate that risk to protected and notable species is minimised, together with mitigation measures required in order to facilitate the works and enhancement measures.
- 4.46 The submitted Tree Protection Plan also recommends that the access road is adjusted to allow sufficient space for trees.
- 4.47 Your Officers have raised these matters with the applicant's agent however no amended or additional details have been received since the submission of the latest set of revised plans in September 2025. In most recent correspondence with the applicant's agent in March 2026, it was confirmed that the application should proceed to determination based on the information submitted to date.
- 4.48 Insufficient information has therefore been submitted to demonstrate that the obligations contained within The Conservation of Habitats and Species Regulations 2017 (as amended) have been met, and the development is contrary to Local Plan Policy SP.23, SP.28 and DM.26 and Paragraph 187 of the NPPF.

Planning Balance

- 4.49 When weighing the above considerations in the planning balance, the proposed scheme to deliver 22No. residential units along with associated demolition, extension, restoration and reinstatement works, landscaping and car parking provision would amount to substantial harm to the historic importance of Ribbesford House as a Grade II* listed building and its setting, the Ribbesford Conservation Area and surrounding heritage assets including Church of St Leonard, Grade I listed, as overdevelopment and an unacceptable over-intensification of the use of the site. The harm as identified significantly outweighs the need to provide housing within the district, of which the Council can demonstrate 9.3 years supply of deliverable land against the housing requirement set out within the adopted Local Plan and a robust housing delivery rate of 185%.

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5.0 Conclusion and Recommendations

- 5.1 Policies SP.21, DM.23 and DM.24 of the Wyre Forest District Local Plan and the National Planning Policy Framework are supportive of the appropriate and viable re-use of buildings of historic value, as a means to secure their long-term protection and ongoing maintenance, as well as opportunities for their enhancement, including enhancement of their setting where appropriate. As a Grade II* listed building on the Heritage at Risk Register, the Council, working closely with Historic England, recognises the significant importance in bringing the building back into use for the benefit of the building's longevity and maintenance as a nationally important historic building. Local Plan Policy DM.3 is additionally supportive of appropriate subdivision of existing buildings to create apartments.
- 5.2 The principle of the use of the Ribbesford House as residential apartments is therefore offered support. However, the proposed housing mix should clearly reflect the evidenced housing needs of the Bewdley Housing Needs Survey and should not amount to unacceptable harm to the heritage asset or its wider rural setting. Acceptability additionally rests with compliance with all other relevant policy criteria of the local plan, comments from technical and statutory consultees and any other material planning consideration.
- 5.3 In this case, and despite a slight reduction in the overall intensity of the scheme, the development continues to represent an over intensive and unacceptable use of Ribbesford House as a high-density housing scheme comprising mainly one-bedroom apartments, in a rural and unsustainable area. Furthermore, the level of submitted detail required to support the scheme continues to be inadequate and unacceptable. In the absence of sufficient detail and evidence to justify the works in its layout and intensity, Officers cannot be certain that the scheme would not represent substantial harm to Ribbesford House and its setting, nor can it be confident that harm would not occur in terms of residential amenity, trees and biodiversity, highways or drainage.
- 5.4 Officers therefore recommend **REFUSAL** of **Application 23/0947/FUL** for the following reasons:-
1. The development would result in an over intensive use of the building to the detriment of the significance of the heritage asset (Grade II*) and would lead to inadequate standards of amenity for future occupiers in terms of the size of six apartments that fall below the nationally described space standards. The development therefore conflicts with Policies SP.20, SP.21 and DM.24, and DM.23 of the Wyre Forest District Local Plan, and Para 213-4 of the National Planning Policy Framework which is clear that that schemes should preserve and where appropriate enhance heritage assets, and should not lead to harm or loss of significance without significant justification.
 2. The proposed housing mix comprising mainly of one-bedroom apartments does not represent the housing needs of Bewdley and Rock ward, evidenced through the Bewdley Housing Needs Survey (April 2023) which identifies greatest demand for two- and three-bedroom homes, and is out of character with the lower density housing of the local rural area including Ribbesford as a minor rural settlement.

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Consequently, the proposal fails to meet with the requirements of Policies SP.1, SP.2, SP.20, SP.21, DM.3 and DM.24 of the Wyre Forest District Local Plan

3. The loss of trees and vegetation required to facilitate the extent of proposed car parking provision would result in significant harm to landscape character that cannot be offset through replacement planting due to its proximity to the site boundary, which would be required in order to conceal parked cars from wider public viewpoints. The scheme would therefore represent unacceptable harm through erosion of landscape character in direct conflict with Policy SP.20, SP.22, DM.24 and SP.28 of the Wyre Forest District Local Plan and Paragraphs 129(d) and 180(b) of the NPPF.
4. In the absence of information that demonstrates otherwise, the proposal would result in the loss of flora and trees that has the potential to support habitat and foraging activities of protected species, and in the absence of sufficient detail it cannot be confirmed that the development would not cause an offence under The Conservation of Habitats and Species Regulations 2017 (as amended). Furthermore, insufficient information has been submitted with respect to Biodiversity Net Gain. The scheme therefore is contrary to Policy SP.23 and Paragraph 187 of the NPPF.
5. Insufficient information has been submitted to demonstrate that safe and suitable access for the proposal can be achieved in accordance with Highways standards. In the absence of this evidence, it has not been demonstrated that the scheme would not represent a highway safety hazard to all road users, including pedestrian, cyclist and equestrian users of bridleway RB-518, which is coincident with vehicle access to the site. The development has therefore been found to directly conflict with Policy SP.27 of the Wyre Forest District Local Plan, the WCC Streetscape Design Guide, and Paragraph 115(b) of the NPPF.
6. Insufficient information has been submitted to demonstrate that the scheme would not lead to an increased risk of flooding on- and off-site and that the development would achieve appropriate long-term sustainable management of surface and foul drainage. The development is therefore contrary to Policies SP.30, SP.31 and SP.32 of the Wyre Forest District Local Plan and Paragraphs 181-2 of the NPPF.

5.5 Officers therefore recommend **REFUSAL** of **Application 23/0939/LBC** for the following reasons:-

1. The development would result in the subdivision of the Grade II* listed building that would lead to the loss of the historic floorplan and diminish the significance of the heritage asset. The substantial harm caused to the heritage asset would not be outweighed by the public benefits of the scheme in terms of delivering housing. The development is therefore contrary to Policies SP.21 and DM.23 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

PART B

Application Reference:	25/0526/FUL	Date Received:	10.07.2025
Ord Sheet:	382057 273397	Expiry Date:	28.02.2026
Case Officer	Hayden Gillard	Ward:	Foley Park And Hoobrook

Proposal: Proposed Industrial Unit To Form Warehouse/Storage with Office Block

Site Address: Unit 4 To 6, Parker Place, Firs Industrial Estate, Kidderminster, Worcestershire, DY11 7QN,

Applicant: Mr L Wellings

Summary of Policy	DM.9, DM.12, DM.24, DM.26, DM.28, SP.1, SP.2, SP.3, SP.17, SP.20, SP.22, SP.23, SP.25, SP.27, SP.28, SP.32, SP.33, SP.37 and SA.K24 of the Wyre Forest District Local Plan Design Guidance SPD National Planning Policy Framework Planning Practice Guidance Design, Amenity and Shopfronts SPD Green Infrastructure SPD
Recommendation	DELEGATED APPROVAL
Reason for referral to Committee	Major Application

1.0 Planning History

- 1.1 WF/0387/82 - To combine Plot 4 with Plot 5A. The existing unit on Plot 4 to be used for precast concrete manufacture, remaining land for outside storage at Plots 4 and 5A, Estate Road No.1, The Firs Industrial Estate, Kidderminster – Approved 15.06.1982
- 1.2 WF/0518/84 - Office extension at Slabways, Firs Industrial Estate, Oldington Lane, Kidderminster – Approved 14.08.1984
- 1.3 WF/1002/87 - Extension to production area at Road No.1, Firs Trading Estate, Kidderminster – Approved 15.12.1987
- 1.4 WF/0446/94 - Front extension at Roc Precast Concrete, Road No.1, Firs Industrial Estate, Kidderminster – Approved 16.08.1994
- 1.5 WF/0801/94 - Erection of front extension to provide service centre and enlarged office at ROC Precast, Road No.1 Firs Trading Estate, Kidderminster – Approved 17.01.1995

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2.0 Consultations and Representations

- 2.1 Kidderminster Town Council – No objection, subject to ecological concerns being resolved.

[Officer comments – The Tree and Biodiversity Officer raised no objection subject to conditions]

- 2.2 Highways Authority – No objection and there are no grounds for refusal in accordance with local and national planning policy, subject to conditions to require travel planning measures to promote sustainable and active travel options to staff and visitors, on the basis that the proposed development represents the opportunity to review access by all modes, to the combined site to include the existing buildings to the west. It is stated that employees will move out of the existing office to the new one, and the existing office will be used for storage and/ or manufacturing and whilst staff numbers have not been provided, the proposed office block is larger, and it is reasonable to assume an increase in staff. A construction traffic management plan to ensure adequate measures are in place during the demolition and construction phases of the development is also required.

In addition, the Applicant should contribute £5,000 towards costs of monitoring on street parking around the turning head on Parker Place where HGV movements are required with TRO restrictions to be installed if required to prevent obstruction of the turning head by on street parking.

The Highway Authority have advised that further to the deferral, the Applicant has submitted an updated Transport Note (TN) prepared by DTA Transport Planning Consultants to address the Highways concerns and it is noted that an additional 2 parking spaces have been provided to a total of 26 spaces thereby reducing the shortfall to 2 spaces. Also provided are 3 x motorcycle parking spaces (0.8m x 2m with security stand) and EV provision (to be dealt with via Building Regulations 2010 (Part S)) as shown on an updated plan, drawing no. 4722-01J. Cycle parking is also indicated, with 5 Sheffield stands within the proposed building. As per Section 2.0 of the TN, the TRICS analysis has been revisited, to remove sites surveyed during COVID and based on the submitted data, the Highway Authority is in agreement that the increase in traffic flows from the development proposals is considered minimal and there is nothing to indicate non-compliance with Paragraph 116 NPPF. Revised tracking details for a 16.5m articulated vehicle have been shown on drawing no. 27219-01 A to show the vehicle reversing into the loading bay and then leave the site in forward gear. However, given the constraints of the location and the presence of on street parking, traffic regulation order monitoring fees will be collected to monitor Parker Place to include the turning head to the south of the site, with a view to introducing a TRO, if deemed necessary. It is noted that there is a gated entrance to the rear of Kidderminster Crematorium at the end of the cul-de sac which should not be obstructed, however it is understood that use of this gated access is infrequent and deliveries to the crematorium are directed to the main entrance. Kerb works will be required in the highway along the site frontage to facilitate the access layout as shown and these works will require the Applicant to enter into a S278/184 Agreement with the Highway Authority, as per the informative note below. It is noted that a street lighting column will need to be relocated as part of the access works and early contact with the Highway Authority is recommended.

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- 2.3 North Worcestershire Water Management Officer – No objection subject to condition to require the submission of the details of the Proprietary Treatment (subject to this passing the Simple Index Approach).

Following my deferral comments, the Drainage Strategy has now been updated (Onn Point, Jan 2026). The updated Drainage Strategy has addressed the majority of my comments:

- It is now proposed that the site will utilise a rainwater harvesting system.
- It has been detailed that infiltration has been discounted for the site on request of the Canal and Rivers Trust to prevent any an impact upon the slopes soil moisture balance and the stability of the bank
- For practical reasons a discharge rate of 2l/s has been agreed for the site, which is a huge improvement compared to the situation prior to re-development when the discharge was unattenuated (146l/s)
- Tanked permeable carparking areas have been introduced to help capture water at source.

The point that is outstanding is a water quality assessment that demonstrates that the discharge is sufficiently treated prior to discharge to the sewer. The updated Drainage Strategy has an Appendix J in which the Simple Index Method is discussed for the site, but this I believe is incomplete. Appendix J refers to a Downstream Defender, which is a specific proprietary product to treat runoff, however the appended Proposed Drainage Design (Appendix A) includes a different proprietary product, namely an Aco V-Septor 750. I am therefore not certain which proprietary treatment product is being proposed for the site. More importantly, the Simple Index Approach detailed in appendix J does not include the actual mitigation indices for either proprietary treatment product. Without the mitigation indices (which the SuDS Manual details will need to get obtained from the manufacturer) it can not be concluded that water discharging from all parts of the site will receive sufficient treatment prior to discharge. In other words, the Simple Index Approach has not been followed. However, I am satisfied for the submission of the details of the Proprietary Treatment (subject to this passing the Simple Index Approach) to be conditioned.

- 2.4 Tree and Biodiversity Officer – No objection subject to conditions to require details of external lighting, a construction environment management plan, ecological mitigation measures (these being a minimum of two built in woodcrete Swift nest boxes) The application has considerable biodiversity constraints. The site is within 10 metres of a conservation area, 20 metres of a Local Wildlife Site and 40 metres of a Site of Special Scientific Interest. The application has come with a Preliminary Ecological Appraisal, which has identified no significant ecological constraints on site. The site is on a strategic wildlife corridor with many highly light phobic species being potentially present and using the land immediately adjacent to the development for forage and commuting and therefore suitable lighting will be required to prevent harm to these species. I also note that the development is above a water course and a condition to secure a Construction Environment Management Plan will be required to prevent harm to this and the wooded corridor and species that be using this or incidentally using the site itself - this we can condition. In regards to BNG and during the course of the application, a revised BNG metric has been submitted and the draft BNG Plan shows

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that native hedgerow planting will secure the mandatory 10% BNG. In terms of trees, a Tree Survey has been submitted which concludes that the offsite trees can be retained however, it will be subject to some pruning, of no more than 1m, which is acceptable.

2.5 Severn Trent Water – No objection subject to a condition to require details of disposal of foul and surface water flows.

2.6 Worcestershire Regulatory Services (Nuisance Team) – No objection. Operational Noise: The applicant does not appear to be proposing to install any external plant / equipment and there are no nearby residential dwellings. Therefore, I have no objection to the application in terms of noise.

Demolition & Construction Nuisance: The applicant should refer to the 'WRS Code of Best Practice for Demolition and Construction Sites'

<https://www.worcsregservices.gov.uk/media/raejo4k2/wrs-contractor-guidance-2nd-edition-v-1-0.pdf> and ensure its recommendations are complied with.

2.7 Worcestershire Regulatory Services (Contaminated Land Team) – No objection subject to condition to require full investigations, remediation and validation due to the industrial site history and proximity to a historic landfill site, and with office space as part of the proposed development.

2.8 Worcestershire Regulatory Services (Air Quality Team) – No objection subject to conditions to require electric vehicle charging points to be installed in 10% (as a minimum) of the allocated parking spaces at the development and to require secure cycle storage provision.

2.9 Canal and River Trust – No objection subject to conditions to require a construction environment management plan (CEMP), landscaping and boundary treatments scheme, external lighting scheme and full site investigations, remediation and validation report for any contaminated land.

The main issues relevant to the Trust as statutory consultee on this application are: the visual impact on the canal corridor, the impact of the proposal on the Structural integrity of the canal embankment, Contamination

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to advise that the proposal is unlikely to be able to comply with Policy DM.26 of the adopted Local Plan and paragraph 135 of the NPPF The Trust has reviewed the further information provided.

Landscaping and visual impact on the Canal: The land between the site and canal is sparsely landscaped. The site is at much higher level than the canal and very visible from the canal corridor which is a conservation area. No assessment of the impact of the proposal on the designated heritage asset has been provided. The applicant does not control the area which currently provides some screening. The proposal should not rely on landscaping beyond the redline site boundary and outside of the control of the applicant. If insufficient land is available to adequately screen the building within the site boundary this suggests that the proposal represents overdevelopment and the building should be reduced in size to allow an appropriate landscape buffer to be provided within the site. The LVIA clearly demonstrates the harmful impact of the proposal on the canal corridor. Due to the insufficient space to allow a suitably robust

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landscaping buffer the building will remain highly visible and dominant in the landscape. Although the changes to the building design may be an improvement, the inclusion of green walls may not be successful on these east facing walls. At present, without detailed information of the species to be planted, there is insufficient information to allow a proper assessment. However, the lack of a space available to allow suitable canal facing landscaping to be provided within the site indicates that the proposal is unlikely to be able to comply with Policy DM.26 of the adopted Local Plan and paragraph 135 of the NPPF. We request that the Council's landscape Officer gives the impact of the proposal on the canal conservation area suitable consideration. If the council are of the opinion that the visual impact of the proposal is acceptable or can be alleviated by further landscaping, then the Trust request that a suitably worded landscaping condition is imposed and make the further comments below.

The impact of the proposal on the Structural integrity of the canal embankment: The site is located above the Staffordshire & Worcestershire Canal which runs in a principal cutting below the site. The cutting slope is steep, and there has been a historical cutting failure nearby which was caused by heavy surface water run off during severe storms and rain fall. After several requests the applicant has now provided sufficient additional information to alleviate our concerns regarding the impact of the proposal on the structural integrity of the canal cutting. However, notwithstanding the additional information provided, the Trust require a detailed construction method statement and foundation design. If piling of any sort is included which requires heavy machinery and significant ground disturbance, a stability analysis to simulate this will also be required. Any alterations to the stability of the land could have an adverse impact on the cutting below.

Drainage: We welcome further clarification that surface water drainage from the site will be sent to the public sewer to prevent which could have an impact on the soil moisture balance and stability at the crest of the canal cutting which could result in its destabilisation.

Contamination The site is part of an industrial estate, and no detail has been provided to allow an assessment of the potential for contamination of the canal below. It is noted that the contaminated Land Offer has been consulted. This is a steep cutting, and the Trust is concerned that contaminated runoff and dust may impact the canal - especially if the land is likely to have contamination present which could be easily mobilised during works. We have previously requested further information regarding contamination as well as a CEMP. We understand that the Council Contaminated Land Team have requested conditions relating to contamination and we request that these are imposed. The Trust would also wish to see a CEMP which includes appropriate measures to protect the canal below from wind and waterborne pollution. This is required to ensure that proposal complies with part 2 of SP33. This matter may be dealt with by way of a suitably worded condition. Other matters The Trust require access to the slope periodically to ensure that it does not pose a risk to the canal below. Any tree planting/landscaping must ensure that the slope can be inspected.

- 2.10 Conservation Officer – No objection.
- 2.11 Public Consultation – No responses received.

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3.0 Site Location and Description

- 3.1 The application site relates to an area within Firs Industrial Estate, located off Parker Place, south-west of Kidderminster Town Centre. The location is currently comprised of three, dis-used commercial units, accessible from the A451, which runs west of the site. Most recently, the units have been used as a vehicle garage/testing centre and are vacant at present.
- 3.2 The site lies within a designated employment area, and forms part of the South Kidderminster Enterprise Park (SKEP). The surrounding area is characterised by industrial and commercial enterprises to the north and west, with an expanse of vegetation leading down towards the River Stour to the east. The site overlooks a conservation area to the east, along with a Site of Special Scientific Interest (SSSI) located further eastwards.
- 3.3 The application proposes the demolition of existing buildings on-site to facilitate a proposed industrial unit, to form a warehouse/storage facility with an associated office block. The applicant, Trueline Products Ltd, is currently based to the immediate west of the application site.
- 3.4 The proposed building would take the form of a large warehouse and storage building, with a three-story office block on the southern elevation. The office section will feature a flat-roof, whilst the warehouse will have a shallow pitch with metal exterior cladding. The proposal will include 26 parking spaces, with 3 motorcycle spaces, as well as offering EV charging points. Pedestrian access will remain from the principal elevation of the site.
- 3.5 The following supporting documents have been submitted with the application:
- Planning Statement
 - Transport Statement (with Transport Note)
 - Energy Statement
 - Drainage Strategy (Final)
 - Slope Stability Assessment
 - Landscape Visual Impact Assessment
 - Arboricultural Impact Assessment
 - Preliminary Ecological Assessment (with BNG Condition Assessment)

4.0 Officer Comments

- 4.1 The main considerations for this application are:
- Principle of Development
 - Design and Impact on Character and Appearance of Area
 - Impact on Residential Amenity
 - Flood Risk and Drainage
 - Pollution, Potential Contaminated Land and Climate Change
 - Access and Highway Safety
 - Trees and Biodiversity

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- Historic Environment and Landscape Character

PRINCIPLE OF DEVELOPMENT

- 4.2 The application site is located to the southeast of the Industrial estate and, due to its position within the site, the principle of the development is important. Policy SA.K24 sets out that the site is allocated for employment development (light Industrial, B2 and B8). Development proposals within the SKEP area should:
- Positively contribute to the economic well-being of the District
 - Ensure that they are compatible with neighbouring areas and should not prejudice the operation and amenity of existing employment in the area
- 4.3 Additionally, Policy SP.17 of the Local Plan states that ‘Land and premises within the District’s existing employment areas will be reserved for B2 and B8 use classes as well as employment generating uses including Class E offices (other than professional and financial services offices), research and development and light industrial uses and, where appropriate, sui generis uses’.
- 4.4 The redevelopment of the site, to provide a warehouse with associated office use, will comply with the requirements set out above. Additionally, the construction will create jobs, and ensure the continued commercial use of the site, improving economic vitality in the district. The principle of development is therefore acceptable subject to the following site-specific considerations.

DESIGN AND IMPACT ON CHARACTER AND APPEARANCE OF AREA

- 4.5 The NPPF states good quality design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Decision takers should always seek high quality design, and should ensure developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where

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crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 4.6 All development within Wyre Forest District will be expected to exhibit high quality design and help to create and reinforce local distinctiveness as set out in Policies SP.20 and DM.24. The sites allocating policies require specific elements to be delivered as part of the overall development of the site.
- 4.7 The proposals would involve the removal of the existing buildings on-site, which are relatively non-descript. The proposal will consist of a single building, predominantly made up of the warehouse, with a three-storey office element located on the southern side. The layout and form are generally indicative of other units on the site, particularly those on the opposite side of the highway. Regarding materials, the warehouse and office will be clad in profiled steel cladding, with a green finish to the rear elevation, to blend more suitably into the nearby wildlife corridor. The amount of glazing to the rear elevation has been reduced during the application stage, to reduce the potential for light spill, with a single balcony located at the third floor to provide an amenity area. Additionally, solar panels are included on the south-facing flat roof element, to ensure the development meets sustainability principles. The front elevation, facing the west, will include 4 roller shutter doors and 2 pedestrian doors providing access to the warehouse, which are largely indicative of other commercial enterprises in the locality.
- 4.8 Your Officers consider that the proposed warehouse/office building would be of an acceptable design and scale and would be aesthetically in keeping with the character and appearance of the area. The proposed development is therefore considered to be in accordance with Policies SP.20 and DM.24 of the Wyre Forest District Local Plan and National Planning Policy Framework.

IMPACT ON RESIDENTIAL AMENITY

- 4.9 The NPPF requires new developments to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (paragraph 135(f)).
- 4.10 The proposal is situated a significant distance from any residential dwellings. As noted by Worcestershire Regulatory Services, the applicant is not proposing to install any external plant/equipment – therefore, no objection has been raised from a nuisance standpoint.
- 4.11 Your Officers therefore consider that the development would not result in an unacceptable development in terms of noise, impact on privacy, outlook sunlight, daylight or be unduly overbearing due to the adequate separation distance between the nearest dwelling and proposed warehouse building.

FLOOD RISK AND DRAINAGE

- 4.12 Policies SP.30 and SP.31 of the Wyre Forest District Local Plan refers to flood risk management and sustainable drainage, which is consistent with the NPPF.

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- 4.13 Policy SP.32 of the Wyre Forest District Local Plan advises that effective on-site management of surface water can improve water quality, water conservation, the replenishment of ground water supplies and reduce instances of flooding. All new developments with surface water impacts will be required to demonstrate that flows and volumes of surface water runoff leaving a development site do not exceed Greenfield levels. Also, all major developments will be required to submit a detailed Drainage Strategy to show that the proposed drainage system meets the criteria for providing Sustainable Drainage Systems (SuDS) and that the proposed drainage systems will be managed and maintained for the lifetime of the development.
- 4.14 The site is not in an area at risk of flooding. In support of the application, the applicant has provided a Surface Water Drainage Strategy. After careful consideration by North Worcestershire Water Management Officer, it was advised that a revised strategy be submitted, as the site is not deemed suitable for infiltration drainage, partly due to the close proximity to the canal, as noted by the Canal and River Trust. In response, the applicant has provided a revised scheme, which instead proposes a scheme of rainwater harvesting, discounting any infiltration to ensure the local slope stability remains unaffected.
- 4.15 The North Worcestershire Water Management Officer has carefully considered the revised scheme, and has raised no objection, subject to a detailed drainage condition regarding proprietary treatment of discharged water. The development would therefore accord with Policy SP.31 and SP.32 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

POLLUTION, POTENTIAL CONTAMINATED LAND AND CLIMATE CHANGE

- 4.16 The NPPF, in paragraph 198, advises that 'Planning Policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a. mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
 - b. identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - c. limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'.
- 4.17 Policy SP.33 of the Wyre Forest District Local Plan requires 'Development proposals to be designed to avoid any significant adverse impacts from pollution, including cumulative ones, on: human health and wellbeing; biodiversity; the water environment; neighbouring land uses; and existing or proposed Air Quality Management Areas (AQMA).
- 4.18 No objection has been raised by Worcestershire Regulatory Services in terms of potential contaminated land, subject to a condition requiring a Tiered Investigation (Phase 1 Complete). The National Planning Policy Framework advises that Planning

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Decisions should ensure the site is suitable for its proposed use taking account of ground conditions, pollution arising from previous uses and any proposals for mitigation including land remediation. The Framework also requires adequate site investigation information be prepared by a competent person is presented.

- 4.19 In terms of air quality impacts, the WRS Technical Services (Pollution Team) has no adverse comments to make – with a general recommendation for secure cycle parking and electric vehicle charging points, which has been included in the scope of the application.
- 4.20 The Canal and River Trust initially raised concerns in relation to the potential impact of the proposed development on the structural integrity of the canal corridor and the risk of pollution. In response, the applicant has submitted a Slope Stability Assessment which has been reviewed by the Canal and River Trust. Following consideration of this additional technical information, the Canal and River Trust have confirmed that they no longer raise objections in respect of land stability, structural impact on the canal infrastructure, or pollution risk. Accordingly, it is considered that these matters have been satisfactorily addressed, subject to conditions. Issues relating to the visual and landscape impact of the development, including its relationship with the canal corridor, are considered separately within the relevant sections of this report.
- 4.21 The office unit will be installed with roof mounted solar panels, to provide direct energy to the proposed buildings. Additionally, an air source heat pump will be installed, providing all heating and hot water provisions. The Energy Statement provided in support of the application states that the proposed renewable energy system will exceed the 10% requirement of the building’s annual energy consumption. Your Officers therefore deem that the proposal will meet the stipulations set out in Policy SP.37 of the Wyre Forest District Local Plan and that the development will contribute towards reducing carbon emissions and securing sustainable energy solutions.
- 4.22 Your Officers therefore consider that the development would not result in an unacceptable development in terms of potential contaminated land, air quality or pollution risk, subject to the recommended conditions. The development therefore accords with Policies SP.27, SP.33 and SP.37 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

ACCESS AND HIGHWAY SAFETY

- 4.23 The NPPF states in Paragraph 108 that promoting sustainable transport should be considered from the earliest stages of plan-making and development proposals, so that:
- a. the potential impacts of development on transport networks can be addressed;
 - b. opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
 - c. opportunities to promote walking, cycling and public transport use are identified and pursued;

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- d. the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e. patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

- 4.24 Paragraph 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.25 Paragraph 117 of the NPPF advises that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 4.26 Policy SP.27 of the Wyre Forest District Local Plan states:

‘Proposals must demonstrate that:

- the location and layout of development will minimise the demand for travel;
- they offer viable sustainable transport choices, with a particular focus on active travel modes with attractive and well-designed walking and cycling networks;
- they address road safety issues; and in particular,
- they are consistent with the delivery of the Worcestershire Local Transport Plan objectives’.

‘Priority will be given to improving infrastructure, technology and services to support active travel (walking and cycling) and passenger transport (bus, rail and community transport) during the plan period.’

- 4.27 The Highway Authority initially reviewed the application and raised concerns regarding the intensification of the site, including insufficient parking provision, vehicle manoeuvrability, traffic generation, and pedestrian safety. As such, the application was deferred pending the submission of further information. Following the submission of additional details, including an updated Transport Note, revised tracking plans, and amended site layout, the Highway Authority has confirmed that these concerns have been satisfactorily addressed. The revised scheme increases parking provision, incorporates cycle, motorcycle and EV facilities, and provides updated traffic generation data demonstrating that the impact on the highway network would be minimal. Whilst some constraints remain in respect of the site’s context and on-street parking, these can be appropriately managed through mitigation measures.
- 4.28 Accordingly, the Highway Authority raises no objection to the proposal subject to conditions, including the provision of the access, parking and turning areas, the submission and implementation of a Travel Plan, and a Construction Traffic Management Plan, together with a financial contribution towards the monitoring of on-street parking through a Traffic Regulation Order if required. Your Officers concur with the view of the Highway Authority and consider that the development would accord with Policy SP.27 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

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TREES AND BIODIVERSITY

- 4.29 Policies SP.23 and DM.26 of the Wyre Forest District Local Plan concern biodiversity and landscape. Both policies expect new developments to make a positive contribution to the natural environment through biodiversity net gain, provision of habitat and availability of appropriate foraging opportunities. Landscaping schemes should be appropriate for a site's context, with trees, hedgerows, and other natural defining features retained wherever possible. Emphasis is placed on the planting of native species to support existing and encourage new biodiversity to the area and strengthen landscape character set out within the WCC Landscape Character Assessment.
- 4.30 The Council's Tree and Biodiversity Officer initially identified that the site is subject to significant ecological constraints, given its proximity to a Conservation Area, Local Wildlife Site (LWS) and Site of Special Scientific Interest (SSSI), as well as its location within a strategic wildlife corridor. Concerns were raised in relation to potential impacts on protected species, the loss of tree cover, the presence of a large oak tree in close proximity to the development, and the potential visual and ecological effects of the building's height and position in relation to the escarpment and wider landscape setting.
- 4.31 Following the submission of additional information, including an Arboricultural Report and further clarification on biodiversity matters, the Tree and Biodiversity Officer is now satisfied that the proposal is acceptable in principle from a biodiversity and tree protection perspective. It has been confirmed that key trees can be retained subject to appropriate safeguards, and that the development is capable of delivering Biodiversity Net Gain on site. Additionally, the addition of 'green walls' to the rear elevation of the facility introduces a new level of mitigation, when viewed from the sensitive areas to the east.
- 4.32 Notwithstanding this, several safeguards are required to mitigate impacts and ensure policy compliance. These include the submission and implementation of a Construction Environmental Management Plan (CEMP), a sensitive lighting strategy to protect light-sensitive species within the wildlife corridor and nearby designated sites, and details of appropriate building materials to ensure the development integrates with its surroundings. In addition, ecological enhancements, including the provision of integrated swift nesting boxes, are to be secured by condition. Subject to the imposition of these conditions, the Tree and Biodiversity Officer raise no objection to the proposal. Your Officers concurs with this view and considers that the development accords with Policies SP.23 and DM.26 of the Local Plan and the National Planning Policy Framework and can achieve mandatory 10% BNG in compliance with the Environment Act 2021.

HISTORIC ENVIRONMENT AND LANDSCAPE CHARACTER

- 4.33 Concerns were initially raised by the Canal and River Trust regarding the potential impact of the proposed development on the landscape character of the canal corridor and the adjacent Conservation Area.
- 4.34 In response, the applicant has submitted a Landscape and Visual Impact Assessment (LVIA), supported by a series of verified viewpoint images, to assess the visual effects of the development within its context. The LVIA concludes that, whilst

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the proposal would introduce a larger built form within the site, the impacts on the wider landscape character would be limited due to the existing industrial context (notably the Evttec Aluminium warehouse to the north), the containment of views by surrounding landform and vegetation, and the degree of separation from sensitive receptors. The submitted viewpoints further demonstrate that the development would not appear unduly prominent within the skyline when viewed from key locations, including the canal corridor, and that the overall visual effects would be localised. On this basis, it is considered that the proposal would not result in unacceptable harm to the character of the surrounding landscape or the setting of nearby designated assets.

- 4.35 The Council's Conservation Officer has raised no objections to the proposal. The proposal is therefore considered to accord with the requirements of Policies SP.21 and DM.23 of the Wyre Forest District Local Plan, and with paragraph 208 of the National Planning Policy Framework (NPPF).

5.0 Conclusion and Recommendations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 indicates that determination must be in accordance with the development plan unless material considerations indicate otherwise. The NPPF advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.
- 5.2 The proposed development has been assessed against the provisions of the Local Plan and all other material considerations. Whilst the scheme represents an intensification of the site, it has been demonstrated that the proposal would not give rise to unacceptable impacts in terms of highway safety, landscape character, biodiversity, or the integrity of the adjacent canal corridor, subject to the imposition of appropriate conditions and planning obligations. Technical matters raised by consultees, including the Highway Authority, Canal and River Trust, and Tree and Biodiversity Officer, have been satisfactorily addressed through the submission of additional information. Furthermore, the proposal would make effective use of an existing employment site and deliver economic benefits. The proposal is therefore considered to represent sustainable development and would accord with the Development Plan when read as a whole.
- 5.3 Officers therefore recommend **DELEGATED APPROVAL** subject to:
- a) The completion of the S106 Agreement to secure a £5,000 contribution towards a traffic regulation order monitoring fee; and
 - b) The following conditions
 1. 3-year Time Limit to commence development
 2. The materials to be used externally on the development hereby authorised shall comply with the details shown on the approved plan.
 3. Tiered investigation for potential contaminated land.
 4. Access, parking and turning layout.
 5. Travel Plan.

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6. Construction Traffic Management Plan (CTMP).
7. Details of proprietary treatment.
8. Construction Environmental Management Plan (CEMP).
9. No external lighting installed on-site.
10. Provision of swift nesting boxes.
11. Electric vehicle charging points.
12. Secure cycle parking.
13. Construction Management Plan (CMP).
14. Landscaping and boundary treatment scheme.
15. Implementation of landscaping and boundary treatment scheme.
16. Use Class B8 warehousing/storage.
17. Development to be in accordance with approved plans.

Informatives:

Section 278 Agreement Informative

No Drainage to Discharge to Highway

Affected sewers and water mains

WRS Code of Best Practice for Demolition and Construction Sites

Infrastructure Services Team (Canal and River Trust)

PART B

Application Reference:	25/0745/FUL	Date Received:	13.10.2025
Ord Sheet:	381233 270902	Expiry Date:	30.04.2026
Case Officer	Hayden Gillard	Ward:	Areley Kings And Riverside

Proposal: Change of use of premises from Storage and Distribution (Use Class B8) to Padel and Pilates Exercise Studio (Use Class E(d))

Site Address: Units 5-7, Severnside Business Park, Cheapside, Stourport On Severn, Worcestershire, DY13 9HT,

Applicant: Mr Alex Ford

Summary of Policy	DM.9, DM.23, DM.24, SP.1, SP.2, SP.5, SP.20, SP.21, SP.27, SP.32, SP.33, SP.37 and SA.S1 of the Wyre Forest District Local Plan Design, Amenity and Shopfronts SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	APPROVAL
Reason for referral to Committee	Major Application

1.0 Planning History

- 1.1 WF/0354/82 - Car park at Severn Road/Cheapside, Stourport on Severn – Approved 15.06.1982.
- 1.2 WF/0116/83 - Warehouse for finished goods at British Vinegar Limited, Severn Road, Stourport on Severn – Approved 15.03.1983.
- 1.3 WF/0482/83 - Peripheral carriageway at British Vinegar Limited, Severn Road, Stourport on Severn – Approved 27.07.1983.
- 1.4 WF/0773/84 - Construction of filling hall, amenity block, boiler house, grain silo and storage tanks at Vinegar Works, Severn Road, Stourport on Severn – Approved 21.01.1985.
- 1.5 WF/0140/86 - Extension to filling hall, new covered storage/loading area, generator/gas governor room, effluent tank and 3No. fermentation vessels at The Vinegar Brewery, Stourport on Severn – Approved 15.04.1986.

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- 1.6 WF/0540/00 - Change of use from brewery building to industrial/office use, installation of new upper floor, alterations to form new loading bay and reception area at Cheapside, Stourport on Severn – Approved 15.08.2000.

2.0 Consultations and Representations

- 2.1 Stourport-on-Severn Town Council – Recommended Approval.

- 2.2 Worcestershire Archaeology – No objection.

The heritage statement only considers the impact of the proposal on the nearby designated Warehouse at Severn Street, Bridgnorth (Historic England List Entry No.1209932). It does not acknowledge that Units 5-7 Severnside Business Park has been identified as a non-designated heritage asset and placed on the Wyre Forest Local Heritage List and County Historic Environment Record (WSM73330). Units 5-7 was constructed at the turn of the 20th century. Built in red brick, with red and yellow brick detailing, forming visual rhythm, and rising as arches around windows. Windows are large industrial steel windows. Roof lights to elevation facing towards Severn Road. The redline boundary does not include the structure on the local heritage list. All physical impacts relate to the more modern structures that post-date the early 20th century mapping.

- 2.3 Highways Authority – No objection subject to conditions to require access, cycle storage and parking provision including disabled bays and turning to be provided prior to first use and a car parking management plan.

The following initial comments were provided:

Access - It is stated in the Transport Statement (TS) that the site is accessed directly from Severn Road via a secure, gated entrance which is via a tight left turn directly after the junction between Severn Road and Cheapside. Access to the business park is also available via Cheapside which routes through the business park via 2 tight turns and terminates at the canal path. The access arrangements should therefore be clarified (please also see safety considerations below). It is noted that there is on street parking on the northwestern side of Cheapside for the first 50m approximately from the junction with Severn Road and thereafter there are parking restrictions on both sides of the narrow access road through the business park.

Parking provision - As per the TS, 30 spaces are dedicated solely to the proposed use which comprises 3 padel courts, 2 Pilates studios, a coffee shop, and a small retail stand, managed by the front desk. It is stated that cycle and EV parking will be provided, and these provisions are required by County Council standards and building regulations respectively. Cycle parking is expected to be sheltered, secure and accessible.

Parking addendum - The TS includes a parking addendum with scenarios based on certain assumptions and whilst it is agreed that there would be a maximum of 4 players per padel court which equates to 12 players per hour, there would be staff and spectators plus change-over times when there could be more players on site and for the pilates studios x 2, there could be a maximum of 24 participants. It is noted that

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start times could be staggered. Taking the Upper Case B3 scenario as the worst-case scenario, (12 persons per pilates studio; 24 total) the assumptions are that 75% of participants would arrive by car with a 1.5-person occupancy rate which equates to a parking demand of 12 spaces. For the padel courts, there would be 12 players, 85% of whom would arrive by car with a 1.5-person occupancy rate which equates to 7 cars. Plus 3 cars for spectators and 6 for staff with a parking demand of 16 spaces. The overall total is 28 with 30 spaces provided. However, this is not considered to have a sufficient margin for error. Also, the parking provision of 30 spaces includes 3 disabled spaces therefore the actual provision of standard parking is 27 spaces. Equally, drivers are expected to park in EV charging spaces only if they are in an electric vehicle and they require charging facilities. Therefore, the parking provision needs to be re-assessed. In addition, the parking spaces would need to be marked out on the ground to minimise undisciplined parking, and the dimensions of the parking spaces should be provided on a detailed parking layout plan. Where spaces are against a firm boundary such as a wall, they should be wider for manoeuvrability. As a developing sport, several planning approvals have been granted recently, across the country, which means there is evidence available from other sites which could be used to inform the proposal. Moreover, the maximum numbers for the pilates studios x 2 would be based on floor area and determined by building and planning regulations and it is not clear what the floor area of the studios is. Subject to a reassessment of the parking demand, the 'Demand Management Measures' as listed in the TS, are acknowledged, and these would need to be formalised into a Car Park Management Plan, to be required by condition, should consent be granted.

Trip generation and impact - The TS also includes a paragraph on 'Trip Generation and Impact' which is light on detail and whilst it is acknowledged that the change of use would result in a change of traffic patterns on the business park and any HGV movements associated with the application site would be removed, nonetheless there would be vehicular trips associated with the site throughout the day and it would be expected that the traffic generation existing and proposed is quantified through a TRICS analysis. On the Application Form, the hours of operation are shown as 06:00 - 11:00 Monday to Saturday and 07:00 - 11:00 on a Sunday and it is assumed that this should be 06:00 - 23:00 and 07:00 - 23:00 respectively. Confirmation is required.

Vehicle movements - Moreover, HGV movements on the wider business park would continue and there are safety concerns regarding the proposed parking and turning manoeuvres, with the potential for increased conflict with other site traffic, to include HGVs travelling past the parking area to and from the gated access. Vehicles exiting some of the spaces would be required to reverse on to the access driveway, with limited forward visibility and there is no option to segregate the parking area other than by lining on the ground. Further details are required and safety measures would be expected.

Accessibility - Section 6: 'Accessibility by Sustainable Modes' in the TS is also light on detail and further information relating to the accessibility of the site would be expected on a mode-by-mode basis. There is a concern regarding pedestrian and cyclist safety and where the safe routes through the business park are. The parking demand numbers in the TS are based on the assumption that, for example, 75% of pilates

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participants would drive to the site, then 25% would be travelling by other modes and it must be clearly shown that safe and suitable access for all users can be achieved. Also, if attendees are walking and cycling, what routes would they take, from where and what public transport links are available, particularly for staff, for example? A more detailed assessment would be expected. Genuine opportunities for walking and cycling should also include an assessment of the lighting provision on the business park, particularly as sessions would occur in the evenings. It is noted that servicing would be small scale.

Summary - Insufficient information has been submitted to enable a full assessment of the proposed development and the Applicant should be requested to submit an amended Transport Statement as outlined above, in order to demonstrate that adequate parking provision can be made and that safe and suitable access for all users can be provided in accordance with Paragraph 115 and 116 NPPF. The Highway Authority therefore recommends that the application is deferred until the requested information has been submitted.

UPDATE COMMENTS 08.01.2025

Further to the deferral comment, the Applicant has submitted a revised parking plan Rev C showing 35 parking spaces with dimensions of 2.4m x 4.8m, to include 2 disabled bays, and based on the submitted assessment in the parking addendum, this is sufficient to meet the forecasted demand and the spaces should be marked out on the ground in accordance with plan. The parking usage should also be monitored and managed via a Car Park Management Plan, as per the condition below and details of the cycle parking are also required. It is understood from the TS that servicing requirements are modest and limited to small van deliveries for the café and retail and regular but minimal refuse/recycling collections which will be commercially managed within the existing site.

With regards to accessibility, it is noted that there are existing pedestrian and cyclist movements on the business park, associated with the existing premises and there is footway and lighting provision on Cheapside. Furthermore, it is widely accepted that attendees of sports and exercise venues are generally more likely to travel by car, due to having kit to carry and / or wear, and as above the parking provision is adequate to meet demand. It is further acknowledged that the proposal will result in a reduction in HGV movements. Upon review of the details, the Highway Authority has no further objection.

- 2.4 Conservation Officer – No objections. The applicant has supplied a heritage statement, which is sufficient in meeting the requirements set out Para 207. of the NPPF and Policies DM.23 & SP.21 of the Wyre Forest District Local Plan (2016-2036). There are no alterations to the listed building, therefore there is no potential harm.
- 2.5 Worcestershire Regulatory Services (Air Quality team) – No objection.
- 2.6 Wyre Forest Cycle Forum – No comments received.
- 2.7 Crime Risk Management – No comments received.
- 2.8 Environment Agency – No comments received.

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- 2.9 Senior Public Health – No comments received.
- 2.10 Hereford and Worcester Fire and Rescue - No comments received.
- 2.11 Worcestershire Regulatory Services (Nuisance Team) – No objection. Noise from the proposed padel tennis courts would not adversely impact the nearest residential receptors on the opposite side of Discovery Road.
- 2.12 North Worcestershire Water Management Officer – No objection.
 This site is at risk of flooding from the river (flood zone 2), and a site specific Flood Risk Assessment (FRA) has been submitted with this application (Tailored Designs Ltd, 16 Sep 2025). This FRA details that the flood vulnerability will not alter as a result of the proposed development; it will remain 'less vulnerable', which the NPPF details is appropriate in flood zone 2. The FRA does reference some flood mitigation measures. As the FRA has not established a design flood level for the site, it is not possible to judge the effectiveness of the measures. To enable a sensible investment, I would recommend that the applicant obtains the modelled flood level from the Environment Agency. This is I feel a business decision rather than a planning matter.
- I note information regarding a Sequential test has been submitted; however it is my understanding that a change of use application does not need to pass the Sequential Test. A change of use application would not be expected to incorporate SuDS for the disposal of surface water as per the Council's policy. Foul drainage arrangements will I believe be sufficiently covered by a future Building Control application. I believe that there would not be a water management reason to withhold approval of this application.
- I note that the Environment Agency has also been consulted. As the fluvial flood risk on this site is associated with a main river, if there are any discrepancies between my consultation response and the Environment Agency's consultation response, then their consultation response should be leading.
- 2.13 Stourport Civic Society - We welcome this proposal to provide additional sports and recreational facilities to the town. The site is in an area which has become neglected and the addition of new businesses would hopefully encourage further investment to redevelop the area to save the historic buildings and also provide employment.
- 2.14 Senior Sustainability Officer – No comments received.
- 2.15 Sport England - Thank you for consulting Sport England on the above application. Non-statutory planning advice: The proposed development does not fall within our statutory remit (Statutory Instrument 2015/595) and, therefore, Sport England has not provided a detailed response in this case.
- 2.16 Worcestershire Regulatory Services (Contaminated Land Team) – No objection subject to a condition to require full site investigations, remediation and validation for potential contaminated land.

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The application involves a change to a more sensitive end use from open storage to leisure use. The mapping and available records indicate that the proposed site has an industrial history and is in close proximity to a former food processing factory, former gas works with gas holders and a former carpet factory. Given the site history, and the higher sensitivity of the proposed development, WRS consider that a preliminary risk assessment should be undertaken in the first instance to determine the nature and extent of potential risks.

2.17 Public Consultation – Two comments of support, summarised below:

- I would like to express my support for the proposed Padel court development in Stourport-on-Severn.
- I fully support the plan for the padel and Pilates centre. It's great to see a brownfield area being brought back into use for something positive.

3.0 Site Location and Description

- 3.1 The application site lies within Severnside Business Park, southwest of Stourport-On-Severn. The area is comprised of several modern industrial and commercial units of utilitarian character. The site is accessible via the adjacent Severn Road, with several footpaths in the surrounding area.
- 3.2 The site is allocated within the Wyre Forest District Plan as a mixed-use area. The surrounding area is characterised industrial and commercial uses, with a residential estate located to the northeast. The River Severn lies a short distance to the south of the site. Two Grade II Listed Buildings are present to the southwest of the site, with factories present elsewhere across the business park.
- 3.3 The application proposes a change of use of the premises from Storage and Distribution (Use Class B8) to Padel and Pilates Exercise Studio (Use Class E(d)). The proposal will be located entirely within Units 5-7 and will involve predominantly internal works to facilitate the new use.
- 3.4 The applicant, The Padel Port UK, is a specialist supplier of padel court facilities operating across the UK. The company provides high-quality, CE-certified panoramic padel courts for a range of clients including leisure operators, educational institutions, and private developments. Their courts are designed for durability and performance in outdoor UK conditions, incorporating galvanised steel frames, tempered panoramic glass and specialist synthetic turf. The applicant offers a turnkey approach, supplying complete court packages including structure, surfacing, lighting and installation guidance, with options for bespoke configurations and covered courts. The company also provides ongoing technical support and warranties, demonstrating experience in delivering and maintaining padel facilities.
- 3.5 The external appearance of the unit will remain consistent with the existing industrial character of the site. Internally the unit will feature three padel courts, and two pilates

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studios, with associated changing rooms and a viewing/seating area. The proposal will include 35 parking spaces, with 2 disabled bays.

3.6 The following supporting documents have been submitted with the application:

- Planning Statement
- Transport Statement
- Heritage Statement
- Flood Risk Assessment
- Financial Appraisal
- Health Impact Assessment
- Sequential Test

3.7 The application is exempt from mandatory BNG because the main part of the site is already covered by hard surfacing.

4.0 Officer Comments

4.1 The main considerations for this application are:

- Background Information
- Principle of Development
- Impact on Residential Amenity
- Flood Risk and Drainage
- Pollution and Potential Contaminated Land
- Access and Highway Safety

PRINCIPLE OF DEVELOPMENT

4.2 The application site is located in the eastern section of the business park and, due to its position within the site, the principle of the development is important. Policy SA.S1 sets out that the site is allocated for a mix of residential, business and/or commercial development, which should meet the following requirements:

- i. The Listed Buildings and Local Heritage List assets within the site boundaries should be retained and enhanced where possible. The most significant surviving elements of the Vinegar Works, the Gas Works and the former canal basin (eg: retaining walls) should be retained in order to preserve some industrial characteristics of the Stourport-on-Severn No.1 Conservation Area and these should be incorporated into any new development. The development must take into account the positive contribution made by the heritage assets to the Conservation Area.
- ii. The development should incorporate and enhance the natural assets of the site, including the environment of the rivers that surround the site.
- iii. Full regard should be had to flood risk.

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4.3 Policy SP.2 outlines that the Spatial Development Strategy and the site

allocations in this Plan (as described by Policies SP.3 – SP.6) are based upon the following principles, specific to Stourport-on-Severn:

- a) Comprehensive range of local services
- b) Employment for residents and those in nearby rural areas
- c) River/Canal based Tourism and leisure

4.4 Additionally, Policy SP.5 of the Wyre Forest District Local Plan states that within Stourport-On-Severn, development proposals will be sought, the following relevant to this application:

- a) Employment, start-up business units and commerce, to provide local employment opportunities and enhance economic viability.
- b) Development within the towns' Conservation Areas must preserve or enhance those areas, the heritage assets contained therein and their settings.

4.5 SP.17 of the Local Plan states that 'Land and premises within the District's existing employment areas will be reserved for B2 and B8 use classes as well as employment generating uses including Class E offices (other than professional and financial services offices), research and development and light industrial uses and, where appropriate, sui generis uses'.

4.6 Policy DM.9 of the Wyre Forest District Local Plan also sets out that in addition to sites allocated specifically for employment uses, the provision of employment land and the conversion of existing buildings to support job creation throughout the District will be supported if they are in conformity with other policies in the Plan and providing it can be demonstrated that the new employment use can integrate effectively with surrounding uses and is of an appropriate scale to the location. Specifically, Planning permission for the change of use to alternative uses of land or buildings which are allocated for employment use (as shown on the Policies Map), or were last used for employment purposes within use class B2, B8, Class E (g) offices (other than professional and financial services offices), research and development and light industrial use will only be granted where:

- a) A financial appraisal demonstrates that redevelopment for any employment generating use is unviable and is unlikely to achieve viability within 5 years; and
- b) Details are provided of active marketing of the premises / land for at least 12 months and appropriate to the prevailing market conditions; and/or
- c) The proposed use would be compatible with adjacent land uses and not prejudice the amenity, lawful operation, viability or future development of other businesses.

4.7 In support of the application, the applicant has submitted a Financial Viability Assessment (FVA) prepared by consultants to consider whether the site could viably continue in an employment generating use within Use Class B2 General Industrial, B8 Distribution and Warehousing and Class E (g) offices. The assessment reviews the potential for the site to remain in employment use through either refurbishment of the existing warehouse accommodation or redevelopment for a new-build industrial/light industrial unit. The appraisal examines market conditions within the local industrial

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property market and identifies relatively modest achievable rents within the Stourport area, typically in the region of approximately £5 per sq. ft. for refurbished units. The report also highlights wider market constraints including increasing vacancy levels within the Wyre Forest sub-market, as well as the location and configuration of the premises which limit the pool of potential occupiers.

- 4.8 In viability terms, the assessment concludes that both refurbishment and redevelopment scenarios would generate very limited or negligible residual land value when compared with the development costs involved. In particular, the redevelopment scenario would produce only a marginal residual land value which could easily become negative with relatively small changes in rents or build costs, thereby indicating that the scheme would not represent a viable development opportunity. Furthermore, feedback from the marketing of the premises indicates limited interest from potential occupiers, with prospective tenants deterred by the condition and configuration of the building, alongside a preference in the market for smaller, more modern units.
- 4.9 The Council's independent viability consultant has reviewed the applicant's Financial Viability Assessment and concludes that the site is not viable for continued employment use, either through refurbishment or redevelopment, and is unlikely to become viable within a five-year period. This is evidenced by the limited residual land values generated and the sensitivity of the appraisals to minor changes in costs and values, alongside clear marketing evidence demonstrating a lack of occupier demand. As such, the requirements of Policy DM.9(i) are satisfied. Furthermore, the proposed leisure use is considered to be compatible with the surrounding uses within Cheapside and would not prejudice the operation, viability or future development of the remaining employment units. The proposal therefore accords with Policy DM.9(iii) and, taken together, Policy DM.9 overall. In addition, the site occupies a sustainable location on the edge of the town centre, where it would be readily accessible by foot and cycle, enabling linked trips with the town centre and ensuring that the development would not have a detrimental impact on its vitality and viability. Accordingly, the principle of the proposed use is considered acceptable.
- 4.10 On the basis of the evidence provided within the Financial Viability Assessment, it is therefore concluded that redevelopment or refurbishment of the site for a continued employment generating use would be unviable and unlikely to achieve viability within a five-year period. The redevelopment of the site is therefore deemed to comply with the requirements of Policy DM.9 set out above. Additionally, the proposal will create jobs, and ensure the continued commercial use of the site, improving economic vitality in the district.

IMPACT ON RESIDENTIAL AMENITY

- 4.11 The NPPF requires new developments to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (paragraph 135(f)).

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- 4.12 The proposal is situated a significant distance from any residential dwellings, with the nearest separated by Discovery Road to the north. No objection has been raised by Worcestershire Regulatory Services in terms of nuisance assessment. Additionally, the benefits of the proposal for the wider community are noted, particularly in regard to health and well-being, with ancillary spaces providing a social hub for residents.
- 4.13 Your Officers therefore consider that the development would not result in an unacceptable development in terms of noise or impact on privacy, due to the adequate separation distance between the nearest dwelling and proposed unit. Your Officers also note that the wider site of Cheapside is allocated for mixed residential, business and commercial and therefore to ensure no harm on the amenity of future occupiers of dwellings on the wider side that it is considered necessary to restrict the hours of use to between 7am and 10pm daily.

FLOOD RISK AND DRAINAGE

- 4.14 Policies SP.30 and SP.31 of the Wyre Forest District Local Plan refers to flood risk management and sustainable drainage, which is consistent with the NPPF.
- 4.15 Policy SP.32 of the Wyre Forest District Local Plan advises that effective on-site management of surface water can improve water quality, water conservation, the replenishment of ground water supplies and reduce instances of flooding. All new developments with surface water impacts will be required to demonstrate that flows and volumes of surface water runoff leaving a development site do not exceed Greenfield levels. Also, all major developments will be required to submit a detailed Drainage Strategy to show that the proposed drainage system meets the criteria for providing Sustainable Drainage Systems (SuDS) and that the proposed drainage systems will be managed and maintained for the lifetime of the development.
- 4.16 The application site lies within Flood Zone 2. The applicant has provided a Flood Risk Assessment (FRA) in support of the application, confirming that the proposed use indoor sport/leisure use is classified as a 'less vulnerable' use. Additionally, a sequential test has also been provided, to demonstrate the lack of sequentially preferable sites.
- 4.17 The North Worcestershire Water Management Officer has carefully considered the submitted documents and the proposed development and has raised no objection, noting that a change of use application does not require the incorporation of SuDS. The development would therefore accord with Policy SP.31 and SP.32 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

POLLUTION AND POTENTIAL CONTAMINATED LAND

- 4.18 The NPPF, in paragraph 198, advises that 'Planning Policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a. mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

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- b. identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c. limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation’.

4.19 Policy SP.33 of the Wyre Forest District Local Plan also requires ‘Development proposals to be designed to avoid any significant adverse impacts from pollution, including cumulative ones, on: human health and wellbeing; biodiversity; the water environment; neighbouring land uses; and existing or proposed Air Quality Management Areas (AQMA).

4.20 No objection has been raised by Worcestershire Regulatory Services in terms of potential contaminated land, subject to a condition requiring a Tiered Investigation (Full). The National Planning Policy Framework advises that Planning Decisions should ensure the site is suitable for its proposed use taking account of ground conditions, pollution arising from previous uses and any proposals for mitigation including land remediation. The Framework also requires adequate site investigation information be prepared by a competent person is presented.

4.21 Your Officers therefore consider that the development would not result in an unacceptable development in terms of potential contaminated land, subject to the recommended conditions.

ACCESS AND HIGHWAY SAFETY

4.22 The NPPF states in Paragraph 108 that promoting sustainable transport should be considered from the earliest stages of plan-making and development proposals, so that:

- a. the potential impacts of development on transport networks can be addressed;
- b. opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- c. opportunities to promote walking, cycling and public transport use are identified and pursued;
- d. the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e. patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

4.23 Paragraph 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.24 Paragraph 117 of the NPPF advises that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

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4.25 Policy SP.27 of the Wyre Forest District Local Plan states:

‘Proposals must demonstrate that:

- the location and layout of development will minimise the demand for travel;
- they offer viable sustainable transport choices, with a particular focus on active travel modes with attractive and well-designed walking and cycling networks;
- they address road safety issues; and in particular,
- they are consistent with the delivery of the Worcestershire Local Transport Plan objectives’.

‘Priority will be given to improving infrastructure, technology and services to support active travel (walking and cycling) and passenger transport (bus, rail and community transport) during the plan period.’

4.26 The Highways Authority have undertaken a robust review of the application. In response to the Highways Officer’s initial deferral, the applicant has provided an amended Transport Statement, to demonstrate that adequate parking provision can be made and that safe and suitable access for all users can be provided. The new plan highlights that the site can provide 35 spaces, with 2 disabled spaces, along with dedicated cycle parking.

4.27 The revised proposal has been carefully considered by the Highway Authority, who have advised that they have no objection, subject to the inclusion of conditions. The development therefore accords with Policy SP.27 of the Local Plan and the National Planning Policy Framework.

5.0 Conclusion and Recommendations

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 indicates that determination must be in accordance with the development plan unless material considerations indicate otherwise. Based on the information submitted against the above considerations, including Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal is considered to be acceptable and accords with the principal determining criteria of the relevant development plan policies. There are no outstanding technical issues that cannot be addressed by condition, and the development is considered to be in accordance with the Wyre Forest District Local Plan.

5.2 Overall, whilst the proposal would result in the loss of an existing employment-generating use, it has been robustly demonstrated through the submitted and independently reviewed viability evidence that the site is not viable, nor likely to become viable for employment purposes within the next five years. When this is considered alongside the fact that the proposed recreational use would be compatible with adjoining employment uses and would not prejudice their continued operation, the loss of the industrial use is considered acceptable in this instance. The development would also deliver wider public benefits, including the provision of padel courts and a pilates studio, which would support increased opportunities for physical activity and social interaction, aligning with the aims of the National Planning Policy Framework in

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promoting healthy and inclusive communities. Furthermore, the proposal would generate approximately 10 full-time equivalent jobs and secure the beneficial reuse of a vacant brownfield site. Taken together, these considerations weigh in favour of the development and support the acceptability of the proposal.

5.3 Officers therefore recommend **APPROVAL** subject to:

a) The following conditions:

1. 3-year Time Limit to commence development
2. The materials to be used externally on the development hereby authorised shall comply with the details shown on the approved plan
3. Access, parking and turning layout
4. Car Park Management Plan (CPMP)
5. Cycle Parking
6. Tiered investigation for potential contaminated land
7. Use Class E (d) only
8. The padel tennis courts shall only be used between the hours of 07:00 - 21:00.
9. Energy Statement to show that 10% of the development's energy consumption would be sourced by renewable or low carbon sources
10. Development to be in accordance with the approved plans

Informatives:

Floodline Warning Direct service

PART B

Application Reference:	25/0941/TDC	Date Received:	16.12.2025
Ord Sheet:	379750 269570	Expiry Date:	17.04.2026
Case Officer	James Glennie	Ward:	Areley Kings And Riverside

Proposal: Technical details consent for 1No. dwelling and detached garage

Site Address: Land At Os 379750 269570, Redhouse Road, Stourport On Severn, Worcestershire, ,

Applicant: The N A Crane Settlement

Summary of Policy	SP.20, SP.22, SP.23, SP.27, SP.31, SP.32, DM.24 of the Wyre Forest District Local Plan (2022) Design, Amenity and Shopfronts SPD (2024) Worcestershire Streetscapes Design Guide (2025) National Planning Policy Framework (December 2024) National Planning Practice Guidance National Design Guide
Recommendation	APPROVAL
Reason for referral to Committee	Departure from Local Plan

1.0 Planning History

1.1 25/0329/PIP – Permission in principle for 1 dwelling (*Approved*)

2.0 Consultations and Representations

2.1 Stourport Town Council – Recommend approval.

2.2 Worcestershire Regulatory Services (Air Quality Team) – No objection.

2.3 Worcestershire Regulatory Services (Contaminated Land Team) – No objection subject to a condition relating to the reporting of unexpected contamination.

2.4 North Worcestershire Water Management Officer – No objection following the clarification of drainage strategy details.

2.5 Worcestershire Regulatory Services (Nuisance Assessment Team) – No objection. The applicant should refer to Worcestershire Regulatory Services’ Code of Best Practice for Demolition and Construction Sites.

2.6 Severn Trent Water – No objection, subject to the development being carried out in accordance with the protection document provided.

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- 2.7 Tree and Biodiversity Officer – No objection subject to conditions relating to the provision of biodiversity enhancement measures as part of the development and construction-related protection measures.
- 2.8 Highways Authority – No objection subject to conditions relating to the provision of visibility splays shown on the proposed drawings/site plan; the provision of access and parking as outlined in the proposed drawings/site plan; and the surfacing of the first 5 metres of the access with a bound material.
- 2.9 Public Consultation – No comments received.

3.0 Site Location and Description

- 3.1 The application site relates to a parcel of land situated between New Barns Farmhouse to the East and The Steading to the West. The land is bounded on all four sides by native hedging with mature trees along the northern and western boundaries. The rear boundary and shared boundary with The Steading is characterised by semi-mature trees.
- 3.2 The parcel of land was historically connected to the agricultural site to the North as a single parcel of agricultural land associated with the rural property that is now The Steading. The site is considered to be within the open countryside, though it lies close to the urban edge of the market town of Stourport-on-Severn (which does not have a defined settlement boundary). It is noted that the land to the North of the site is currently under development for the construction of 329 dwellings, following the approval of application 21/0031/FUL. The land to the South, on the opposite side of Redhouse Lane is also subject to an application for up to 160 dwellings, currently under consideration.
- 3.3 This application seeks Technical Details Consent (TDC) following the grant of Permission in Principle (PIP) under 25/0329/PIP on 23rd July 2025. The Permission in Principle stage established the suitability of the site for residential development, the residential land use, and the amount of development (one dwelling).
- 3.4 The application seeks to erect a four-bedroom, two-storey detached dwellinghouse located in a setback position from Redhouse Lane approximately 30m from the roadside. The dwelling has a rural feel, designed to resemble a large farmhouse conversion in an L-shape configuration, and includes a detached garage slightly to the front of the property to the southwest. The property will feature a large, private garden to the rear of approximately 450m², with a 30-metre driveway leading to the front of the property and a large parking area serving the dwelling. Native hedgerow planting is proposed to enclose the domestic curtilage to the north and west, with existing hedgerows enclosing the site from the east and south. A timber gate and brick pillars are proposed at the entry to the property from Redhouse Lane, setback from the lane by approximately 3 metres.

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4.0 Officer Comments

4.1 The main considerations for this application are:

- Background Information and Legislative Framework
- Impact on landscape character
- Design
- Impact on existing residential amenity
- Impact on biodiversity
- Impact on highway safety
- Drainage/surface water impacts

BACKGROUND INFORMATION AND LEGISLATIVE FRAMEWORK

4.2 This application seeks Technical Details Consent (TDC) following the grant of Permission in Principle (PIP) under 25/0329/PIP on 23rd July 2025. In accordance with the Town and Country Planning (Permission in Principle) Order 2017 (as amended), the principle of development is established and is not a matter for reconsideration. The remit of this report is strictly limited to the assessment of the "Technical Details," which include the design, layout, scale, access, and landscaping of the proposal. The application must be determined in accordance with the development plan and the National Planning Policy Framework (NPPF) as they relate to these specific technical matters.

IMPACT ON LANDSCAPE CHARACTER

4.3 When considering the impact of development on landscape character, the NPPF states that planning decisions should recognise the "*intrinsic character and beauty of the countryside*". Policy SP.22 of the Wyre Forest District Local Plan embeds this in a local context, and states that new development must protect and where possible enhance the unique character of the landscape. In assessing the prevailing landscape character, the Worcestershire Landscape Character Assessment (2012) is the primary reference document used in planning decisions.

4.4 The landscape is identified in the Worcestershire Landscape Character Assessment as Sandstone Estatelands, a landscape type defined by large, arable fields enclosed by hedgerows. The prevailing built form is comprised of isolated brick farmsteads and clusters of wayside dwellings.

4.5 The proposed dwelling is situated between two existing dwellings on the edge of Stourport-on-Severn outside of the built-up area of the town. Whilst becoming enclosed to the North by a denser pattern of development, the prevailing landscape character is considered to be of a larger, farmstead-style dwellings set within large plots, as exemplified by the properties to the East and West. The garage would be modest in scale, and at 4.6 metres in maximum height would likely be obscured by the existing or proposed hedgerows bordering the site. The proposed front gate and brick pillars are considered to be an acceptable features that mirrors similar means of enclosure at neighbouring properties, though a condition will be applied to ensure that the boundary treatment is not unsympathetic to the surrounding landscape character.

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- 4.6 The proposed dwelling is considered to emulate the existing Sandstone Estatelands character, and it is considered by your Officers that the scale and appearance of the proposal would resemble a modernised farmstead dwelling that would fit in well with the existing character of The Steading to the West and New Barns Farm to the East. The proposal largely maintains the hedgerow to the front of the site, maintaining the hedge-lined road pattern that distinguishes Sandstone Estatelands. Whilst the proposal includes the division of the existing land parcel through a hedgerow that lines the Western boundary, this is considered to be acceptable and necessary to clearly demarcate the extent of the property's curtilage and prevents building encroachment above the Severn Trent aqueduct that runs through the site.
- 4.7 The proposed development is therefore considered to maintain and reinforce the prevailing landscape character and is in accordance with Policy SP.22 of the Wyre Forest District Local Plan.

DESIGN

- 4.8 When considering design, Policy SP.20 of the Wyre Forest District Local Plan states that all development within Wyre Forest District will be expected to exhibit high quality design, and will need to integrate effectively with its surroundings.
- 4.9 Policy DM.24 of the Local Plan builds on this principle, and provides guidance for achieving high quality design through attention to the following:
- a) Siting and layout
 - b) Relationship to surroundings and other development
 - c) Settlement character
 - d) Scale, Height and Massing
 - e) Landscaping
- 4.10 The proposed dwelling is considered to be of a size and scale commensurate to that of the locale and harmonises well with the existing dwellings to the West and East. The property's overall design is considered to resemble a modernised farmstead, which aligns well with the prevailing street scene, with the use of timber cladding on both the main dwelling and the garage considered to maintain a predominantly rural feel. The height of the dwelling is not considered to be excessive and matches the height of the existing properties to the West and East, and the garage maintains a subordinate scale to the dwelling and that of the surrounding properties.
- 4.11 The proposed dwelling is considered to interact well with The Steading and New Barns Farm, being set back from the road at a distance that sits between the principal elevation of New Barns Farm and The Steading, providing a visually pleasing "staggered" effect in the built form of the lane. The set back from Redhouse Lane is considered to maintain the rural feel of the surroundings and is considered to prevent the development from representing an overbearing or oppressive presence when viewed from Redhouse Lane.
- 4.12 With regards to landscaping, the new dwelling maintains much of the existing established hedgerow that borders the parcel of land and provides new hedgerow as part of the landscaping for the scheme. This landscaping is considered to be appropriate to the rural location and aligns with the landscape character of the area. The rear garden is around 450m², far above the minimum 70m² garden size required

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by the Design, Amenity and Shopfronts SPD. The dwelling therefore has a sufficient private outdoor amenity area for future occupiers.

- 4.13 The overall GIA of the dwelling is 224m², with a detached garage of 38m². The property is set around a large, central staircase, with the ground-floor of the dwelling featuring a large, open plan kitchen and dining room, a separate lounge and a study. The first-floor of the dwelling includes four bedrooms, a main bathroom, and two ensembles. Assuming a maximum occupancy of 2 adults per bedroom, the GIA of the dwelling is almost double that set out as a minimum for 8-person, 4-bedroom dwellings in the National Described Space Standards (NDSS), and all bedrooms are NDSS compliant with regards to minimum space standards. It is therefore considered that the future occupants of the dwelling would enjoy an acceptable level of amenity with regards to internal space and layout.
- 4.14 The proposal is therefore considered to accord with Policies SP.20 and DM.24 of the Wyre Forest District Local Plan with regards to design. Planning conditions have been imposed to control future enlargements of the dwellinghouse and the addition of any outbuildings and boundary fences/walls and enclosures of the site in order to safeguard the landscape character.

IMPACT ON EXISTING RESIDENTIAL AMENITY

- 4.15 When considering the impact of proposal on residential amenity, Policy DM.24 of the Wyre Forest District Local Plan states that development should provide an adequate level of privacy, outlook, sunlight and daylight, and should not be unduly overbearing.
- 4.16 The proposed dwelling is located in a hedge-lined parcel of land, with established mixed-species hedgerow lining the site at a minimum height of around 2.5-3 metres. As the property is located closest to New Barns Farm due to the siting on the Eastern portion of the land parcel, potential impacts on this neighbouring property are considered the most significant.
- 4.17 The property is located approximately 45 metres from The Steading, and around 15 metres from the main dwelling of New Barns Farm. It is considered that this separation and the intervening hedgerow is sufficient to prevent the property from representing an overbearing presence from these neighbouring properties. The degree of separation is also considered to provide an adequate distance so as to minimise significant impacts on daylight, sunlight or outlook.
- 4.18 No windows are proposed on the side elevations of the property at a first-floor level, which is considered to minimise the risk of overlooking for the neighbouring properties. Whilst new, large windows are proposed to the rear, these look into the rear garden of the proposed dwelling, and it is considered that the slight orientation of the dwelling away from New Barns Farm and the intervening hedge is sufficient to minimise any significant impacts with regards to overlooking. A condition will be applied to ensure that this hedgerow is maintained to preserve the residential amenity of New Barns Farm.
- 4.19 It is therefore considered that the proposal demonstrates accordance with Policy DM.24 of the Wyre Forest District Local Plan and the adopted Design, Amenity and Shopfronts SPD with regards to existing residential amenity.

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BIODIVERSITY IMPACTS

- 4.20 When considering impacts on biodiversity, Policy SP.23 of the Wyre Forest District Local Plan gives guidance on how to protect and enhance biodiversity throughout the District. This has been considered in conjunction with relevant legislation regarding protected species and Biodiversity Net Gain as implemented through the Environment Act (2021).
- 4.21 Policy SP.23 of the Wyre Forest District Local Plan states that the Council will expect proposed developments to deliver measurable net gains in biodiversity. The level of biodiversity net gain required will be proportionate to the type, scale and impact of development, and enhancements for wildlife within the built environment will be sought where appropriate from all scales of development.
- 4.22 From April 2024 onwards, Biodiversity Net Gain (BNG) came into effect through the Environment Act (2021), requiring development to leave the natural environment in a measurably better state than prior to development. Under the BNG framework, developers must demonstrate that a minimum 10% net gain in biodiversity can be delivered for all non-exempt development. The delivery of this gain is expected to be done in accordance with the mitigation hierarchy, prioritising gains onsite, before moving to alternative sources of provision (for instance, offsite or through biodiversity credits).
- 4.23 The application has been submitted with an appropriate level of ecological information, through a Preliminary Ecological Appraisal (PEA) and draft BNG metric. The applicant is intending to provide onsite Biodiversity Net Gain through a mix of onsite and offsite provision. Onsite enhancements include the provision of native hedgerow planting, and offsite provision through grassland enhancement and tree planting. The Tree and Biodiversity Officer is satisfied with the rationale provided with regards to the mix of provision, and it is considered that the delivery of a mix of onsite and offsite BNG provision is necessary due to the small scale of the site and the inability to utilise ground above the aqueduct for provision of BNG.
- 4.24 Aside from the statutory provision of Biodiversity Net Gain, the development also includes bat boxes and swift boxes to support protected species and wildlife generally. Any other impacts of development are considered to be remediable through the imposition of conditions, and there are therefore considered to be no outstanding issues relating to biodiversity at the current stage.
- 4.25 The proposal is therefore considered to accord with Policy SP.23 of the Wyre Forest District Local Plan.

IMPACT ON HIGHWAY SAFETY

- 4.26 Policy SP.27 of the Wyre Forest District Local Plan outlines how proposals should be designed to ensure they do not negatively affect highway safety or parking. The Worcestershire Streetscapes Design Guide (2025) is a material consideration in this regard, and provides guidance on delivery of development that is appropriate from a highway safety perspective.

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- 4.27 The development provides for parking for at least 4 cars, delivering a level of parking provision that satisfies the parking requirements for such a development in accordance with Appendix I of the Worcestershire Streetscapes Design Guide.
- 4.28 The access initially did not deliver sufficient visibility splays for traffic exiting and entering onto Redhouse Lane. The access was therefore subsequently shifted to the West to allow for the recession of the hedgerow and the delivery of sufficient visibility for cars entering and exiting the site. A sufficient level of visibility can correspondingly be maintained to ensure the safety of the development for its lifetime.
- 4.29 The Highway Authority have stated that the development is acceptable in terms of highway safety, subject to conditions requiring the carrying out of development in accordance with the approved access and parking plans. Your officers similarly are of the opinion that the development is acceptable from a highway safety perspective, and accords with the Local Plan and the Worcestershire Streetscapes Design Guide.
- 4.30 The proposal is therefore considered to accord with Policy SP.27 of the Wyre Forest District Local Plan.

DRAINAGE/SURFACE WATER IMPACTS

- 4.31 Policy SP.32 of the Wyre Forest District Local Plan outlines how effective onsite management of surface water can improve water quality, aid water conservation, contribute to the replenishment of ground water supplies, and reduce instances of flooding. All new developments with surface water impacts will be required to demonstrate that flows and volumes of surface water runoff leaving a development site do not exceed Greenfield levels. Sustainable Drainage Systems (SuDS) should be provided as part of development to manage surface water impacts.
- 4.32 The submitted drainage strategy outlines that the ground is suitable for infiltration drainage, and drainage of surface water run off to two onsite soakaways is proposed. North Worcestershire Water Management, acting in their capacity as lead local flood authority, have stated that there is no objection to the development, viewing the provided drainage strategy as acceptable and in accordance with Local Policy. Your officers are similarly satisfied that the proposed drainage strategy is in accordance with the Local Plan and minimises the potential for surface water run-off from the development site as a result of an increase in onsite impermeable surfacing. The proposal is therefore considered to accord with Policy SP.32 of the Wyre Forest District Local Plan.
- 4.33 As highlighted at the Permission in Principle stage, a Severn Trent Water's aqueduct runs through a significant proportion of the site. Severn Trent were therefore consulted at both the Permission in Principle and current Technical Details Consent stage.
- 4.34 A Ground Penetrating Radar (GPR) survey was conducted onsite, providing the precise location of the Severn Trent aqueduct that runs through the site, and confirming that the location of development was acceptable given distancing requirements from Severn Trent Water Assets. Severn Trent Water have confirmed that the scheme is considered acceptable, subject to the development being carried out in accordance with the guidance outlined in its Asset Protection Document. An informative will be attached to the planning permission to this effect.

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5.0 Conclusion and Recommendations

- 5.1 The principle of development and suitability of the site for the development of a single residential dwelling has already been established with the approval of application 25/0329/PIP in July 2025. The present technical details consent is not considered to result in an unacceptable form of development, and is in accordance with local policy with regards to landscape character, design, residential amenity, biodiversity, highway safety and drainage. The proposed dwelling will blend in well with the surrounding landscape, and is considered to represent sympathetic design with respect to the prevailing character of the open, rural nature of the site. There are not considered to be any significant impacts on residential amenity, highway safety or drainage/flood risk as a result of the development, and the development delivers ecological enhancements onsite through the provision of bat boxes and swift boxes, as well as the provision of both onsite and offsite gains in habitat.
- 5.2 There are considered to be no outstanding issues that cannot be resolved through the imposition of satisfactory pre-commencement or other conditions, and the form of development proposed is considered by your officers to be acceptable overall and in accordance with local policy.
- 5.3 Officers therefore recommend **APPROVAL** subject to:
- a) The following conditions
1. Standard 3-year condition for implementation of permission
 2. Notwithstanding approved plans, details of external materials
 3. Details of hard and soft landscaping scheme and boundary treatments
 4. Implementation of landscaping scheme
 5. Reporting of unexpected contamination
 6. Provision of visibility splays as indicated on submitted plans
 7. Provision of access and parking as indicated on submitted plans
 8. Surfacing of access with bound material within 5 metres of highway
 9. Submission of badger protection measures
 10. Delivery of ecological enhancement features
 11. Retention and protection of hedgerow onsite
 12. Submission of Construction and Environmental Management Plan (CEMP)
 13. Submission of external lighting plan
 14. Submission of a Reasonable Avoidance Methods Statement (RAM) for reptiles and hedgehogs
 15. Provision of hedgehog highway
 16. Removal of Permitted Development Rights for enlargements of dwelling (Class A and AA) and outbuildings (Class E)
 17. Removal of Permitted Development Rights for new boundary fencing, walls and enclosures
 18. Development to be implemented in accordance with approved plans
 19. Retention of the hedgerow between the proposed dwelling and New Barns Farm
 20. No external lighting to be installed without prior approval

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- b) The following informative:
 - 1. The development shall be carried out in accordance with Severn Trent's Asset Protection Guidance document

PART B

Application Reference:	26/0043/FUL	Date Received:	30.01.2026
Ord Sheet:	383863 280765	Expiry Date:	01.05.2026
Case Officer	James Glennie	Ward:	Wyre Forest Rural

Proposal: Use of Land for the Siting of Five Field Shelters (Retrospective) and the Siting of Two New Field Shelters

Site Address: Land At Os 383863 280765, Bridge Road, Cookley, Kidderminster, Worcestershire, ,

Applicant: Ms A Lloyd

Summary of Policy	SP.20, SP.22, SP.23, SP.30, SP.32, SP.33, DM.22, DM.24 of the Wyre Forest District Local Plan (2022) National Planning Policy Framework 2024 National Planning Practice Guidance National Design Guide
Recommendation	APPROVAL
Reason for referral to Committee	Major Application

1.0 Planning History

- 1.2 WF 0381/00 – Change of use of agricultural land to use for the keeping of horses (*Withdrawn*)
- 1.3 WF 0591/00 – Change of use of agricultural land to the keeping of horses (access via Debdale Farm) (*Approved*)
- 1.4 WF 0458/01 – Erection of 2 No. Shelters on land approved (WF 591/00) for the keeping of horses and change of use of adjacent field to the keeping of horses (*Approved*)
- 1.5 WF 1212/03 – Change of use of building and adjoining land for use as livery (*Approved*)
- 1.6 WF 270/05 – Refurbishment of existing barn and stables for use for keeping of horses and construction of new tack room (*Approved*)

2.0 Consultations and Representations

- 2.1 Wolverley and Cookley Parish Council – Recommend Approval.

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- 2.2 North Worcestershire Water Management Officer – No objection subject to conditions securing surface water drainage to soakaways and storage of manure in suitable locations. As the shelters have some permanence, it is considered that surface water drainage arrangements should be implemented to deal with surface water runoff.
- 2.3 Tree and Biodiversity Officer – No objection. There are no ecological triggers for the application, and therefore further investigation is not necessary (providing there are no plans for lighting). As the land is registered for the current use, and given the proposed shelters amount to a surface area of less than 25m², it is considered that the application is correctly identified as exempt from Biodiversity Net Gain.
- 2.4 Public Consultation – No comments received.

3.0 Site Location and Description

- 3.1 The proposal relates to an area of land approximately 8ha in size on the outskirts of Cookley. The area has a varied topography and sits in an elevated position above the River Stour. The area is distinctly rural in character; despite its proximity to the nearby industrial site on Bridge Road, the topography changes and intervening river and wooded area significantly shields the site so as to generate a visual feel of rural openness. The site is located in the Green Belt as defined by the Local Plan, and is currently used for the keeping of horses. The site is divided into several smaller parcels through established hedgerows and is further subdivided through the use of hip-height electric fencing to segregate individual horses. A Public Right of Way (PROW) - PROW 583(B) - runs through the northern portion of the site along a hedgerow and provides views across a significant portion of the site.
- 3.2 The application is for the retrospective permission for five field shelters currently used in conjunction with the keeping of horses onsite, and the prospective siting of two new horse shelters. Horse shelters can be considered “chattel” for planning purposes provided they lack permanence and physical attachment to the ground. The applicant would like to site the structures as indicated on the provided plans permanently, and thus are applying to establish permission for the existing horse shelters, and proposing two additional horse shelters, on this basis. The use of the land for the keeping of horses has been granted permission by applications WF 0591/00, WF 0458/01, and WF 1212/03. The application is considered a major application by virtue of its overall redline area.

4.0 Officer Comments

- 4.1 The main considerations for this application are:
- Background Information
 - Impact on Green Belt
 - Design of the proposal
 - Impact on landscape character
 - Flood risk and Water Quality
 - Biodiversity Impacts

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- Horse Welfare

BACKGROUND INFORMATION

- 4.2 The existing site has gradually evolved to harbour an established horse keeping use over several applications, commencing in 2000 with application WF 0591/00, with several subsequent applications expanding the use to neighbouring fields that now comprise the overall site. The application is for the retrospective and prospective siting of seven horse shelters in association with this horse keeping use.

IMPACT ON GREEN BELT

- 4.3 The NPPF attaches great importance to Green Belt, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of Green Belts being their openness and permanence. When considering planning applications, Paragraph 153 of the NPPF states that substantial weight should be given to any harm to the Green Belt, including harm to its openness. Inappropriate development is definitionally harmful to the Green Belt, and should not be approved except in very special circumstances. Policy DM.22 of the Wyre Forest District Local Plan embeds NPPF Green Belt policy in a local context.
- 4.4 Paragraph 154 outlines exceptions to inappropriate development in the Green Belt, which includes *“the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for ... outdoor sport ... [or] outdoor recreation ... as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it”*.
- 4.5 As the use of the land for horse keeping has already been established through several approved planning permissions, it is considered that the provision of horse shelters in connection with this use would fall under the exception cited above in Paragraph 154 of the NPPF and would therefore not automatically constitute inappropriate development in the Green Belt. The impact of the proposal on the Green Belt therefore hinges on whether the horse shelters would preserve the openness of the Green Belt, and not conflict with the purposes of including land within it.
- 4.6 The five purposes of the Green Belt are outlined in Paragraph 143 of the NPPF. These five purposes are:
- a) To check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

These purposes operate in conjunction with the overall emphasis on preserving openness.

- 4.7 Considering each of these purposes in turn, it is not considered that the proposal would compromise the function of the Green Belt in checking the unrestricted sprawl of large, built-up area. The site is adjacent to the small village of Cookley, and does not represent a sprawling of a large, built-up urban area into the open countryside. With regards to the merging of neighbouring towns, Cookley is not defined as a town,

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and thus the development would, by definition, not contribute to the merging of a town with another.

- 4.8 With regards to safeguarding the countryside from encroachment, this purpose and the general emphasis on openness is the key consideration for the impact of the proposal on the Green Belt. The site forms part of the open countryside, with minimal built form aside from existing buildings on site given permission to facilitate the horse keeping use, and several residential dwellings to the south of the site.
- 4.9 When considering openness, the Planning Practice Guidance makes clear that numerous considerations, such as traffic generation and development permanence, can impact openness, and that openness “*is capable of having both spatial and visual aspects*”. The proposed horse shelters are generally low in height, with the maximum overall height being 3 metres, and involve minimal foundations and hardstanding. Revisions were sought to cluster the shelters to prevent them from having an overly sprawling appearance, and Horse Shelters J and K were clustered along the hedgerow to move Shelter K away from the PROW and preserve the visual openness and feel of the Green Belt when experienced from the PROW. In the final plans, the shelters are considered to be clustered together as much as practicable given the requirements of the horse keeping use, and are sited adjacent to the established hedgerows that subdivide the site, minimising the visual impact of the shelters on openness. The lack of extensive foundations or hardstanding to site the shelters is considered to minimise the degree of permanence of the development, and allows for the easy restoration of the site to its condition prior to the development should the use of the land for the siting of horse shelters cease.
- 4.10 It is noted that the fallback position possessed by the applicant is to site a potentially unlimited number of “chattel” shelters onsite, which would likely have more of a negative impact on the Green Belt than the currently proposed development. It is considered that having a defined number of permanent shelters with limited foundations onsite does not represent additional visual harm over the siting of temporary, chattel shelters around the field which are moved around periodically but remain present on the overall land parcel permanently.
- 4.11 With regards to the final two Green Belt purposes, neither Cookley nor any neighbouring settlements are defined as historic towns, and thus the impact of the development on this purpose is not relevant to the application’s consideration. With regards to promoting urban regeneration and the recycling of derelict/urban land, the horse keeping use of the site is fundamentally a use that would not be feasible in an urban setting. It is therefore considered that the horse shelters would not compromise the openness of the Green Belt and would not conflict with the five purposes of the Green Belt outlined in Paragraph 143 of the NPPF.
- 4.15 Given the above, it is therefore considered that the proposal would result in insignificant harm to the openness of the Green Belt and would not conflict with the five purposes of the Green Belt outlined in Paragraph 143 of the Green Belt. The proposal is therefore considered by your officers to be in accordance with both the NPPF and Local Policy DM.22 with regards to Green Belt harm. A planning condition has been imposed to remove permitted development rights for any temporary structures such as ‘chattel’ field shelters which when combined with the proposed

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development would have a cumulative detrimental impact on the openness of the Green Belt.

DESIGN

- 4.16 When considering design, Policies SP.20 and DM.24 of the Wyre Forest District Local Plan have been considered, along with the NPPF.
- 4.17 Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development. Policies SP.20 and DM.24 of the Wyre Forest District Local Plan embed this principle in a local policy context.
- 4.18 Policy SP.20 states that all development within Wyre Forest District will be expected to exhibit high quality design. It will need to integrate effectively with its surroundings, in terms of form and function, and reinforce local distinctiveness. New development should respond to the existing qualities of Wyre Forest District that contribute to its character, and ensure that it represents a positive addition to the streetscape and landscape.
- 4.19 Policy DM.24 similarly states that all development will be expected to be of a high design quality. In particular, development should demonstrate this through:
- a. Sizing and layout
 - b. Relationship to surroundings
 - c. Settlement character
 - d. Scale, Height and Massing
 - e. Detailed Design and Materials
- 4.20 The proposed horse shelters are limited in scale, include mono-pitched roofs, and utilise timber, which is considered to maintain the rural feel of the area, and is typical of horse shelters (both temporary and otherwise). In this manner, it is considered to reinforce the rural distinctiveness of the area. The low overall height of the shelters is considered to minimise the risk of any aesthetic harm as a result of the proposal, and is not considered to be excessive given the requirements of the horse keeping use. A condition is recommended to ensure that the timber used is dark-stained to ensure there is minimal aesthetic harm to the surrounding landscape character, and to ensure that the shelters are as non-obtrusive as possible.
- 4.21 The proposal is therefore considered by your officers to be in accordance with the NPPF and Policies SP.20 and DM.24 of the Wyre Forest District Local Plan with respect to design.

IMPACT ON LANDSCAPE CHARACTER

- 4.22 When considering the impact on landscape character, Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. This is embedded in a local context through Policy SP.22 of the Wyre Forest District Local Plan, which states that new development must protect and where possible enhance the unique character of the landscape.

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- 4.23 In this respect, the Worcestershire Landscape Character Assessment Supplementary Guidance (2012) gives guidance on the prevailing landscape character of the area, and is a material consideration.
- 4.24 The landscape is identified as Sandstone Estatelands in the above supplementary guidance, which is characterised by open, rolling landscapes featuring an ordered pattern of large, arable fields, straight roads, and estate plantations. Fields are divided by straight thorn hedgerows, reflecting the late enclosure of the landscape.
- 4.25 The fundamental character of the landscape is its openness, which the proposal is considered to preserve due to the low overall height of the shelters, their clustering together, and their siting adjacent to established hedgerows that border and subdivide the field to tuck them away from the open centres of the fields. Due to the rolling landscape and the varied topography of the site, the horse shelters are not especially visible from the lane to the north or east of the site, and are largely obscured from views by users of the PRoW to the south of the site (PRoW 586C). The open, rolling aspect of the landscape that defines the Sandstone Estatelands character is therefore considered to be preserved, and the siting of the shelters is to be done in a way that maintains the prevailing landscape character.
- 4.26 The proposal is therefore considered to accord with Policy SP.22 of the Wyre Forest District Local Plan and the NPPF with regards to landscape character.

FLOOD RISK AND WATER QUALITY

- 4.27 When considering any impacts on water quality and flooding, Policies SP.30, SP.32 and SP.33 of the Wyre Forest District Local Plan have been considered.
- 4.28 Policy SP.30 of the Wyre Forest District Local Plan states that proposals that would result in an unacceptable risk to water quality of a watercourse or groundwater body will not be permitted. Policy SP.33 similarly states that development proposals must be designed in order to avoid any significant adverse impacts from pollution on the water environment.
- 4.29 With regards to the impact of the development on water quality through potential pollution, it is considered that the condition suggested by North Worcestershire Water Management Officer is sufficient to prevent manure storage near to watercourses or water sources, and can adequately deal with any adverse impacts of the development as a result of pollution from manure heaps etc.
- 4.30 With regards to pluvial flood impacts of the development, Policy SP.32 of the Wyre Forest District Local Plan states that all development with surface water drainage impacts should ensure that flows and volumes of surface water runoff leaving a site do not exceed greenfield levels. Your officers are in agreement with North Worcestershire Water Management that the permanence of the shelters is sufficient to require a non-dischargeable drainage condition to require the provision of soakaways on site to deal with any surface water runoff resulting from the development.

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- 4.31 The proposal is therefore considered to accord with Policies SP.30, SP.32 and SP.33 of the Wyre Forest District Local Plan with regards to water quality and pluvial flood impacts.

BIODIVERSITY IMPACTS

- 4.32 With regards to biodiversity, the application has identified itself as exempt from mandatory Biodiversity Net Gain as required by Schedule 7A of the Town and Country Planning Act (1990) (as inserted by the Environment Act (2021)).
- 4.33 There are no other ecological triggers that require further ecological investigation or justification, and it is therefore considered that the proposal accords with Policy SP.23 of the Wyre Forest District Local Plan with regards to protecting biodiversity.

HORSE WELFARE

- 4.34 In line with Paragraph 154(b), the provision of horse shelters is considered to be an appropriate facility for outdoor recreation associated with horse keeping. In this manner, it is considered that it is defensible to argue that horse shelters often need to be provided on an individual, rather than group, basis, and that providing shelter is in line with British Horse Society (BHS) standards and the Department for Environment, Food and Rural Affairs' "Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids". The size of the shelters is also in line with the minimum standards recommended by the BHS.
- 4.35 The development is therefore considered to be an appropriate facility to provide adequate shelter for horses year-round, and this is accorded significant weight in the determination of the application establishing the necessity of the development.

5.0 Conclusion and Recommendations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 indicates that determination must be in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 5.2 The adopted Wyre Forest District Local Plan came into force in April 2022 and is considered to be 'recently adopted' as defined by the NPPF. As such, the policies contained within the Wyre Forest District Local Plan, which are the most important for determining the application, are up-to-date and are afforded full weight. All planning decisions are therefore plan-led.
- 5.3 The application for seven horse shelters (retrospective and prospective) is considered to be acceptable and in line with local and national policy relating to Green Belt, design and landscape character. The form of development is not considered

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inappropriate development in the Green Belt due to being for the provision of facilities associated with outdoor sport/recreation, and the shelters are not considered by your officers to significantly compromise the openness of the Green Belt or its five purposes due to appropriate siting and low overall height and landscape impact. The provision of shelters for horse welfare is accorded significant weight in the planning balance and establishes the necessity of the development to provide adequate shelter in line with BHS and DEFRA standards. There are no other material considerations lending weight to a refusal, and any drainage/water quality impacts of the development can be adequately mitigated for through the imposition of conditions as advised in Paragraph 56 of the NPPF.

5.4 Officers therefore recommend **APPROVAL** subject to:

a) The following conditions

1. Three years to implement proposed horse shelters
2. No external lighting to be installed
3. External materials and finish to be dark timber stained
4. Siting of manure heaps far from watercourses and water sources
5. Provision of soakaways and direction of surface water runoff to these soakaways
6. Removal of structures should the use of the land for horse keeping cease for a period exceeding 6 months
7. There shall be no assembly and siting of temporary structures including field shelters or caravans that would otherwise be allowed without full planning permission
8. Development to be in accordance with the approved plans
9. The retrospective shelters hereby approved shall be sited in accordance with the proposed plans