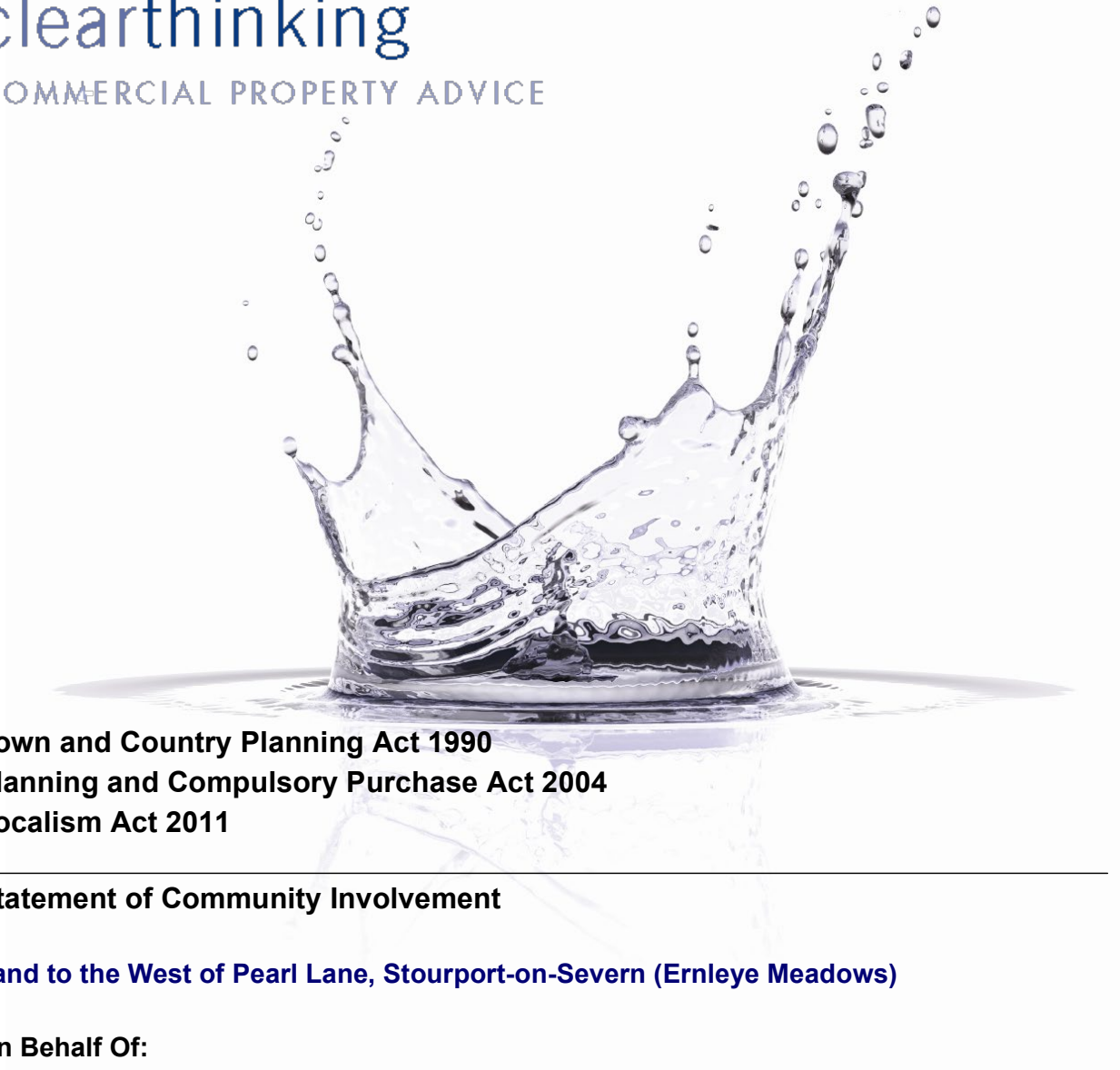


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Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Localism Act 2011

Statement of Community Involvement

Land to the West of Pearl Lane, Stourport-on-Severn (Ernleye Meadows)

On Behalf Of:
Barratt Homes West Midlands

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STATEMENT OF COMMUNITY INVOLVEMENT

LAND TO THE WEST OF PEARL LANE, STOURPORT-ON-SEVERN
(ERNLEYE MEADOWS)

Main Contributors
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Issued By

Signature



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Date: 17.12.20

Approved By

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Date 17.12.20

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement (“**SCI**”) has been prepared by Harris Lamb Planning Consultancy (“**HLPC**”) on behalf of Barratt Homes West Midlands (“**the Applicant**”) in support of a full planning application (“**the Application**”) proposing the development of 331 dwellings; associated landscaping, open space and means of access at Land to the West of Pearl Lane, Stourport-on-Severn (Ernleye Meadows) (“**the Site**”).
- 1.2 This SCI has been produced to highlight the community engagement undertaken by the Applicant in respect of their proposals for the site and how this has influenced the Application.

Background

- 1.3 The site has been promoted through the Wyre Forest Local Plan Review (2016 - 2036) process for a number of years, ultimately culminating in the sites inclusion as a draft residential allocation in the Pre-Submission Publication document (Policy 33.5 – Pearl Lane AKR14). As such, the principle of residential development on the site has already been subject to substantial public consultation through the statutory Regulation 18 and Regulation 19 consultation process, as outlined by The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 In addition to the public consultation undertaken by the Council through the Local Plan Review process, the applicant has also undertaken substantial community consultation, which has been explained in more detail below.

2.0 PLANNING POLICY CONTEXT

- 2.1 The Localism Act 2011 places a strong emphasis on involving local communities in shaping the places where they live. As well as involving local communities in the preparation of planning policies at the District level, the Localism Act introduces neighbourhood planning, allowing communities to develop their own plans for their local areas. Following on from the Localism Act, the National Planning Policy Framework, reinforces the importance of community involvement through its policies. Set out below is a summary of the national and local level planning policies relevant to the public consultation and community involvement.

The National Planning Policy Framework

- 2.2 The revised National Planning Policy Framework ("The Framework") was published in February 2019 and provides guidance on pre-application engagement at paragraphs 39 to 46.

- 2.3 Paragraph 39 of the Framework encourages early engagement as this has:

... significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

- 2.4 Paragraph 40 of the Framework advises the following:

Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer.

- 2.5 Paragraph 41 of the Framework states that:

The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

Planning Practice Guidance

- 2.6 The Government's Planning Practice Guidance (PPG) was published in March 2012 and revised in July 2018. It expands upon the planning policies contained within the Framework. In the section 'Before Submitting an Application' (February 2018) guidance is provided encouraging engagement before the submission of planning applications. This approach is designed to add value to the process and the outcome of the planning application.

Wyre Forest District Council's Statement of Community Involvement

- 2.7 The Wyre Forest District Council's Statement of Community Involvement (SCI) sets out how the District Council will consult on planning policy documents and planning application decisions. Paragraph 18 of the Planning and Compulsory Purchase Act 2004 requires all local planning authorities to produce an SCI.
- 2.8 The District Council's first SCI was adopted in May 2006 and following changes to the legislation governing the preparation of planning policy, and the introduction of Neighbourhood Planning, the District Council adopted a Revised SCI in February 2013.
- 2.9 Section 7 'Community Involvement in Planning Application Decisions' sets out details of how the District Council will involve the community in determining planning applications. Paragraph 7.5 outlines how developers are encouraged to enter into pre-application discussions and early community involvement, whilst paragraph 7.7 outlines methodologies that could be adopted to involve the community including:

- Public exhibitions
- Public meetings
- Development briefs
- Use of websites
- Questionnaires and surveys
- Site notices

2.10 Paragraph 7.8 outlines how applicants should discuss community involvement with District Council officers and agree how groups should be involved and the timetable for engagement.

2.11 Paragraph 7.9 is regarding 'Community Involvement in Planning Application Decisions' and lists the procedures currently in place by the Council to involve the community in planning application decisions and these are:

- Site notices
- Neighbour notification letters
- Weekly list of planning applications (circulated to specific consultees and available on the District Council's website)
- Consultation with specific bodies (e.g. Parish Councils)
- Existing protocols with particular organisations (e.g. Environment Agency, Highways Authority).

2.12 Paragraph 7.13 'Member Involvement' outlines how Local Councillors will be encouraged to participate in the planning process at pre-application stage by attending public meetings and exhibitions in line with the Member's Code of Good Practice.

3.0 PRE-APPLICATION CONSULTATION

- 3.1 Prior to the submission of the Application pre-application consultation has been undertaken with Officers of the Wyre Forest District Council. This has taken the form of email and written correspondence and a series of pre-application meetings.
- 3.2 A formal pre-application meeting was held on 17th April 2019, and a detailed written pre-application response was produced by the Council on 20th May 2019. Follow up meetings were held on 4th June 2019 and 28th November 2019 to address outstanding matters outlined in the pre-application response in addition to discussing the masterplan design. The scope and form of public consultation was also agreed with the Council, including the location of the exhibition, advertisement requirements and the area of distribution for the leaflets.
- 3.3 It is our understanding that Officers are supportive of the principle of a residential led redevelopment of the Site, which is reinforced by the allocation of the site within the draft Local Plan. The application submission has been prepared in order to respond to Officers' comments regarding technical matters and the design and layout of the Scheme.

4.0 PUBLIC CONSULTATION

- 4.1 A public consultation event was held at The Civic Hall, Martins Way, Stourport-on-Severn, DY13 8UJ, on Thursday 5th December 2019 from 3pm to 8pm.
- 4.2 A leaflet announcing the event was delivered to residents and also provided contact details for those who were unable to attend but wished to comment on the proposals. A copy of the leaflet is attached at Appendix 1. As suggested by Council Officers, the leaflet was delivered to all residences within 250 metres of the application site, as well as being sent to all nearby schools, doctors' surgeries, Ward Councillors and the Town Council. The leaflet was hand delivered to over 900 properties and emailed or posted to local schools, doctors and Councillors.
- 4.3 A newspaper advertisement was placed in the Kidderminster Shuttle on November 21, 2019 to further inform the public of the proposals (Appendix 2).
- 4.4 The event was attended by representatives from Harris Lamb Planning, representatives from Barratt Homes West Midlands and the Highways Consultant. The local ward councillors were also informed of the event.
- 4.5 At Appendix 3 we include a copy of the display boards used at the consultation event. Copies of this were made available at the meeting, together with a feedback form (included at Appendix 4). The display material included the site context, an indicative proposed site layout and indicative house designs.
- 4.6 Approximately 115 people attended the consultation event. 64 people completed feedback forms at the event. To date, no completed comments form has been received by post, but four emails with comments / queries have also been received, in addition to three phone calls.
- 4.7 Of the 71 people (including email and phonecall) who responded to the consultation, 62 were not supportive of the development, whilst 5 were supportive and 4 indifferent. The key concerns related to traffic generation, flooding and the capacity of schools and local services. Below we have

summarised the comments and how they were addressed, starting with the most frequently arising concerns.

Issue Raised	Commentary
<p>Traffic Congestion and Highways Capacity, particularly during holidays and on Fridays due to the wobbly wheel car boot sale in summer and how this may affect emergency services.</p>	<p>A Transport Assessment and Travel Plan was undertaken by DTA Transportation Limited. The Assessment utilised extensive traffic modelling, which was undertaken following advice from Worcestershire County Council Highways. The Transport Assessment concludes that a suitable access arrangement can be achieved from Pearl Lane and Dunley Road and that surrounding roads are operating within their capacity and should continue to do so when the development traffic is added. Following the numerous mentions of the wobbly wheel car boot sale by members of the public, DTA were hoping to undertake further investigations on traffic impact of the wobbly wheel car boot sale, however it has remained closed since the outbreak of Covid-19.</p>
<p>Stress on local schools, doctors and facilities.</p>	<p>An Education Capacity Assessment was undertaken by EFM and accompanies this submission. The Assessment determines that the proposal will not result in the need for any additional secondary schools, however the local primary school is at full capacity. As such, discussions with the local school board have been undertaken, regarding the expansion of a local primary school to accommodate and cater for the demand likely to be generated by the proposal. In order to address this matter, appropriate development contributions will be made to the local primary school to create the necessary primary school capacity.</p>

	<p>York House Medical Centre and Stourport Health Centre Medical Practice are located in Stourport approximately 1.5 miles from the proposed development site. It is noted that both surgeries have the capacity to register new patients. In the context of the estimated increase in population, it is evident that the proposal will not require any additional GP services as the additional population likely to be generated by the proposal can be catered for in existing facilities. Furthermore, Wyre Forest Health Partnership, which includes the doctors and staff of Stourport Health Centre and York House Medical Centre, obtained planning approval on 13 March 2020 to merge the two sites into a new state-of-the-art facility on Dunley Road, which will care for c.23,000 patients (Ref.19/0565/FULL). The centre, will enhance healthcare for Stourport's residents and manage the anticipated population growth.</p>
<p>Flooding, particularly surface water run-off onto nearby properties which back onto Pearl Lane and were impacted by flooding in 2012.</p>	<p>A Flood Risk Assessment (FRA) and Drainage Strategy was undertaken by Development Design Solutions (DDS) which confirms that the proposed development will not pose an increased flood risk to the site and its surroundings. The FRA and drainage strategy outline that to manage surface water run-off, the attenuation pond is proposed which will store water during periods of high rainfall and allow it to drain slowly into the ground / sewer, rather than to run off-site into nearby properties. There is a history of surface water flooding at the south-eastern part of the site and within Pearl Lane however, a combination of maintenance and upgrades to STW's public surface water network along with</p>

	implementation of a Sustainable Drainage System on the proposed development would reduce, or eliminate this flooding.
Capacity of bridge into Stourport and requirement for another bridge / By-pass which was proposed by the Worcestershire County Council a number of years ago.	Numerous people made reference to a by-pass which was proposed by Worcestershire County Council to alleviate pressure on the bridge into Stourport. Whilst the by-pass proposals are beyond our control, as aforementioned, the traffic modelling undertaken by DTA confirms that the surrounding roads are operating within their capacity and should continue to do so when the development traffic is added.
Impact on biodiversity and habitats on site	Tyler Grange undertook an Ecological Assessment of the Site to identify ecology constraints to development and to inform recommendations to the Masterplan design. The report recommends a number of mitigation and conservation measures that have been adopted to protect the species and habitats on site. In addition, Harris Lamb Ecology Team have undertaken a Biodiversity Impact Calculation, which determines that there will be a net-gain in biodiversity on site as a result of appropriate mitigation and planting.
Archaeological potential of site	A comprehensive heritage assessment, in addition to substantial archaeological trenching has been undertaken in order to inform the high-quality design of the scheme and to ensure that no adverse impact is inflicted upon existing heritage assets located on-site or within the wider surrounding region. The proposal proves both appropriate and acceptable from a heritage and archaeology perspective.

<p>Pearl Lane and Dunley Road crossroads is an accident hotspot due to driving speed on Pearl Lane</p>	<p>As part of the Transport Assessment, DTA looked at the accident history along Pearl Lane and at the junction of Dunley Road. This will further be assessed by Worcestershire County Council Highways, who will determine if any speed control or other measures will be necessary to accommodate the development. Generally speaking, having an additional access point on Pearl Lane will reduce driver speed as they will need to exercise greater caution than the current situation, where it is an open stretch of road.</p>
<p>Impact on views from Pearl Lane properties and potential for evergreen planting on Pearl Lane for privacy.</p>	<p>It is proposed that most of the trees and boundary planting will be retained and additional trees planted. However, the number of trees planted along the boundary with Pearl Lane will be subject to Worcestershire County Council's highways safety requirements. Whilst a change in views from properties on Pearl Lane is unavoidable, a Landscape and Visual Impact Assessment has been prepared by Tyler Grange. The assessment drew upon relevant planning policy documents and landscape character assessments as well as through several site visits to establish the local landscape and visual context. The report determines that residential development can be accommodated on the site and outlined a number of measures that could be adopted to further reduce visual impacts.</p>
<p>Cumulative traffic impacts on the bridge with the proposed health centre which is also south of the river.</p>	<p>Both the planning application and the proposed health centre will be assessed on their own merits and will have to take into consideration</p>

	the cumulative traffic impacts with other developments within the area.
Already empty properties in Areley Kings on corner of Bredon Way / Abberly Avenue	Whilst there may be some empty properties within the area, there is in no way enough to assist the Wyre Forest District Council in meeting its housing requirement. Furthermore, it is not known why these properties are vacant.
Inadequate public transport and sustainable transport options.	A Travel Plan has been prepared as part of the development which outlines how there are a number of bus stops within 400m of the site. In addition, the site development will have pedestrian and cycling routes linking the site to Astley Cross, Areley Kings and the wider Stourport area.
Existing car parking facilities in town poor, particularly for disabled.	Whilst the town centre parking is beyond the control of the applicant, all of the parking spaces within the development will meet the requirements outlined by Worcestershire County Council Highways and residents will be able to access Stourport by foot, bus or bicycle, reducing the requirement for town centre parking.
Air pollution in Stourport	An Air Quality Assessment was undertaken by Air Quality Consultants. The assessment has shown that there will be no significant effect at any existing, sensitive receptor. The impacts of emissions arising from traffic on the local road network have also been assessed and it has been demonstrated that future residents of the development will experience acceptable air quality. Overall, the operational air quality effects of the proposed development are judged to be 'not significant'.
Consideration for Malvern Districts development plans	The cumulative impacts of any proposed developments in the locality, both In Malvern

	District and Wyre Forest District have been taken into consideration in the Transport Assessment and the education report to ensure that all impacts have been considered.
Pepperpotting of affordable housing	A few people mentioned that they would happy to see that the affordable housing would be spread throughout the site and not distinctly separate to the rest of the development like in other developments. This is Barratt Homes policy and is has been applied within the design of the proposed development.
Support for local shops pubs and services.	It was mentioned that the new development would help support local shops and services including the local public house. This is a notable benefit of the proposed development, which would result in direct and indirect economic benefits to the local area.

5.0 CONCLUSIONS

- 5.1 This Statement of Community Involvement has been prepared to support a full planning application proposing the development of 331 dwellings and associated landscaping, public open space and access at Ernleye Meadows, Pearl Lane, Stourport.
- 5.2 The engagement and consultation processes set out above are appropriate to the Application proposal and have been carried out in accordance with the Council's Statement of Community Involvement and The Framework.
- 5.3 Of the 71 people (including email and phonecall) who responded to the consultation, 62 were not supportive of the development, whilst 5 were supportive and 4 indifferent. The key concerns related to traffic generation, flooding and the capacity of schools and local services. All of these matters have been considered in the formulation of the scheme and responded as far is appropriate.
- 5.4 The principle of residential development proposed is supported by the Council and accords with paragraph 8 of The Framework, which requires the planning system to support strong and vibrant communities by providing housing and a high-quality environment with accessible local services that reflect the community's needs.

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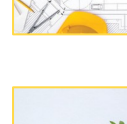
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