

Tamsin Almeida

Subject: RE: 22/1032/CR - Husum Way

From: Helen Hawkes <Helen.Hawkes@wyreforestdc.gov.uk>

Sent: Monday, February 20, 2023 4:10 PM

To: Tamsin Almeida <talmeida@livingspacehousing.co.uk>

Subject: FW: 22/1032/CR - Husum Way

Hi Tamsin

Please see email below from Paul Allen, concerning conditions 24, 25, 27, 28 and 29

Kind regards

Helen Hawkes

Helen Hawkes BRS, PGDipIT, MRTPI

Planning Manager

Wyre Forest District Council

01562 732517

Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF

Helen.Hawkes@wyreforestdc.gov.uk

From: Paul Allen <Paul.Allen@wyreforestdc.gov.uk>

Sent: 20 February 2023 13:49

To: Helen Hawkes <Helen.Hawkes@wyreforestdc.gov.uk>

Subject: RE: 22/1032/CR - Husum Way

Hello,

[Sorry for the delay please see my comments below.](#)

Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

24) No development shall commence until a strategy for external lighting has been submitted to and approved in writing by the local planning authority. The strategy shall include the following:

- a) Identify with an ecologist those areas/features on site that are particularly sensitive for bats, badgers and dormouse and that are likely to cause disturbance along important routes used to access key areas of their territory, for example, for foraging;
- b) Use the Bat Conservation Trust and ILP Guidance: Bats and artificial lighting in the UK.
- c) Ensure only minimal lighting on site where it is genuinely needed for H&S reasons.
- d) Amber (<3000K) lights to be used unless agreed with the LPA and WCC that a whiter light is needed for H&S reasons.
- e) Show how and where external lighting will be installed (through the provision of lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the recorded species using their territory. This is to include light from properties.
- f) Where lighting is required along the site access, the strategy shall demonstrate that proper consideration was given to minimising the potential impact in this area.
- g) Where the road crosses the tree belt to the east and north of the site, a detailed drawing showing how lighting impacts will be minimised, with use of screening if 0.5lux or less cannot be achieved shall be submitted to and approved in writing by the local planning authority

I can not see any information for me to judge if this condition has been met.

25) No development shall take place until full details of hard and/or soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

These details shall include a plan showing the retention of boundary hedgerows together with measures for their protection and hedgerow enhancement planting; street trees; SuDS planting; and landscaping details to screen pumping station.

All details shall be shown on a fully annotated planting plan(s) to a scale of 1:100, showing, where used, locations of individually planted trees, areas of woodland, shrubs, hedges, bulbs, and areas of grass. Within ornamental planting areas, plans should be sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs.

Other information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme.

All hard and/or soft landscape works shall be implemented in accordance with the approved details. The works shall be implemented prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority and thereafter maintained.

Any trees or shrubs which, within a period of ten years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

Without the BNG plan I am nervous to discharge this condition as we do not know the described landscaping is sufficient to meet the net gain requirement . It looks probable, but we need to see the evidence from the BNG calculation first.

27) No development (including demolition) shall take place until an additional walk-over ecological survey, and a report has been submitted to and approved in writing by the Local Planning Authority. The scope of the survey shall be agreed in advance with the Local Planning Authority. The survey report shall be accompanied by a strategy, which provides full details of measures for mitigation and enhancement. The development (including demolition) shall be implemented in accordance with the approved details of the mitigation strategy unless otherwise approved in writing by the Local Planning Authority.

This has been carried out and no additional restrictions or actions have been identified. If there is significant delay in the works beginning, then this survey will need to be repeated to prevent infringements to the wildlife and countryside act due to negative impacts on protected species.

We are good to discharge this condition

28) Prior to the commencement of development hereby granted permission, a Biodiversity Net Gain (BNG) report which shall demonstrate a minimum 1% BNG shall be submitted to and approved in writing by the Local Planning Authority. The report shall be in line with Table 2 of CIEEM Biodiversity Net Gain report and audit templates (July 2021 or any updated edition) and use the current version of the Defra Biodiversity Metric 3 (or any successor). The content of the Biodiversity Net Gain report should include the following: a) Baseline data collection and assessment of current conditions on site including a Habitat Baseline Plan b) A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity c) Provision of the full BNG calculations, with detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality d) Design details which must be supported by a Proposed

Habitats Plan e) Details of the implementation measures and management of proposals, and f) Details of the monitoring and auditing measures.

Off-site enhancement will only be acceptable where on-site provision is not possible, or it would make a better contribution to improving biodiversity than wholly on-site provision. The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

I have nothing to allow this condition to be discharged at this point. We have a LEMP but we have no idea if this will meet the net gain requirement. We have a letter that says that not much has changed since the Betts ecology report, However we just need to see a BNG calculation as described in the above condition that demonstrates that all losses are all mitigated for by the included LEMP and planting plans .

29) Prior to the commencement of development hereby granted permission, a plan shall be submitted to and approved in writing by the Local Planning Authority to show how the existing active fox den is to be removed from the site, including site of relocation and timescales. The development shall be implemented in accordance with the approved plan.

I am unsure digging up the den with a machine is what we are looking for (the rational for discharge, states- dug by hand or with small machine) . I am happy fox is physically removed but I would want more evidence of how this will be accomplished without harm. I would suggest that some ecological oversight of the process to determine the level of physical intervention needed to remove the fox without harm.

I hope this helps

Paul

Paul Allen

Countryside and Technical Services Manager

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Paul.Allen@wyreforestdc.gov.uk

From: Helen Hawkes <Helen.Hawkes@wyreforestdc.gov.uk>

Sent: 20 February 2023 09:13

To: Paul Allen <Paul.Allen@wyreforestdc.gov.uk>; Alvan Kingston <Alvan.Kingston@wyreforestdc.gov.uk>

Subject: FW: 22/1032/CR - Husum Way

Morning Paul and Alvan,

Hope you have had a nice weekend,

The applicant would like to start development today and they still have a number of conditions outstanding, could you please let me know if you are happy for me to discharge the following conditions.

Paul –

Condition 24 – External Lighting

Condition 27 – Ecology Walk-Over

Condition 28 – Biodiversity Net Gain Scheme

Condition 29 – Relocation of Fox Den

Alvan –

Condition 25 - Landscaping

Paul & Alvan –
Condition 26 – LEMP

All of the details should be on the website and they have recently submitted the two attachments.

Kind regards
Helen Hawkes

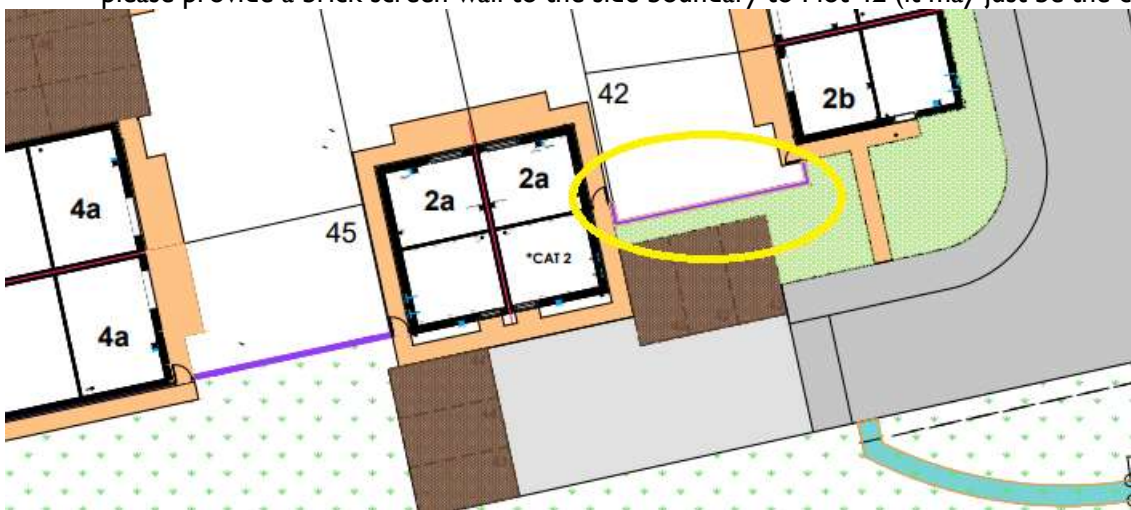
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Helen.Hawkes@wyreforestdc.gov.uk

From: Helen Hawkes <Helen.Hawkes@wyreforestdc.gov.uk>
Sent: 20 February 2023 08:59
To: 'Tamsin Almeida' <talmeida@livingspacehousing.co.uk>
Subject: FW: 22/1032/CR - Husum Way

Morning Tamsin

I can now provide you with an update on your application.

- **Condition 2 – Condition not discharged** - The location of the defibrillator appears to be in a remote part of the site, could it not be provided adjacent to Husum Way, near the entrance into the site?
- **Condition 3 – Condition not discharged** – All of the materials are acceptable apart from the canopies, we do not accept GRP and the canopy roof tile needs to match the tile to be used on the main roof of the dwellinghouse.
- **Condition 4 – Condition not discharged** – All of the details are acceptable apart from Plot 42, can you please provide a brick screen wall to the side boundary to Plot 42 (it may just be the colour on the plan?)



- **Condition 5 – Discharged** – Block paving plan is acceptable.
- **Condition 8 – Condition not discharged** - On Drawing No. 2207-02 P8 can I ask that the recreational footpath is moved away from the driveway/parking spaces to Plot 21, as shown below.



- **Condition 9 – Condition not discharged** - Awaiting further response from Steve Williams (emailed new acoustic report 2/02/23). I will chase Steve Williams for an updated response.
- **Condition 10 – Discharged.**
- **Condition 11 – Condition not discharged** - I will chase STW for a response
- **Condition 12 – Condition not discharged** - LLFA advises that 'I believe insufficient information has currently been submitted for the discharge of this condition. The documents currently submitted do not include detailed design details for the permeable paving and basin, nor does it set out how these assets have been designed to ensure that they provide sufficient treatment. Exceedance routes have also not been identified'.
- **Condition 13 – Condition not discharged** – LLFA advises 'I believe insufficient information has currently been submitted for the discharge of this condition. The documents currently submitted only include a table lifted from the SuDS manual for the maintenance of the detention basin. It does not detail who will undertake this maintenance, nor has information been provided for the other assets on the site. No information has been included on how future home owners or occupiers will be informed of the arrangements for maintenance of the assets'.
- **Condition 14 – Condition not discharged** – LLFA advises 'In the 6 documents submitted for the discharge of conditions 11-15 I have not been able to locate any information regarding a construction surface water management plan. I did notice that a CEMP has been submitted but this does not detail how surface water will be managed during the construction phase. I therefore believe that that condition 14 can not yet be discharged'.
- **Condition 15 – Condition not discharged** – You need to work out the amount of minerals you will be excavating as part of the development, i.e. for foundations, drainage, attenuation basin, and then whether any of the extracted minerals (sand and gravel and/or silica sand) can then be reused in the construction phase i.e. in the foundations, road subsoils etc.
- Condition 17 – Can you please forward me the email dated 15/02/23 from Richard Draper
- Condition 18 – Can you please forward me the email dated 15/02/23 from Richard Draper
- **Condition 19 – Discharged.**
- **Condition 20 – Discharged.**
- Condition 21 – Can you please forward me the email dated 15/02/23 from Richard Draper)
- **Condition 22 – Discharged.**
- Condition 23 – Can you please forward me the email dated 15/02/23 from Richard Draper
- **Condition 24 – Condition not discharged** – I will chase Paul Allen for a response.
- **Condition 25 – Condition not discharged** – I will chase Alvan Kingston for a response.
- **Condition 26 – Condition not discharged** – I will chase Paul Allen and Alvan Kingston for a response.
- **Condition 27 – Condition not discharged** – I will chase Paul Allen for a response.
- **Condition 28 – Condition not discharged** – I will chase Paul Allen for a response.
- **Condition 29 – Condition not discharged** – I will chase Paul Allen for a response.
- Condition 31 – This condition will remain.
- **Condition 35 – Discharged.**
- **Condition 36 – Condition not discharged** – Need to specify details (7kw for residential use) and location details of the electric vehicle charging facilities on a Site Plan.
- **Condition 37 – Condition not discharged** - I will chase WRS for a response
- **Condition 38 – Discharged.**
- **Condition 39 – Discharged.**
- **Condition 41 – Discharged.**

- **Condition 43 – Condition not discharged** – Need to show a shed for Plots 19 and 20 on Drawing No. 2207-03-P4 and please provide dimensions of shed to show that they are a sufficient size in accordance with WCC Streetscape Design Guide.
- **Condition 44 – Condition not discharged** - Acceptable in terms of nuisance, but Highways have requested a Site Plan to show site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc) and wheel washing equipment, HGV traffic routes etc on the ground. Section 2.8 states that a highway condition survey will be undertaken prior to the commencement of development for the principle routes to site. This will inform any remedial works which may be required post-development, which should be undertaken in a timely manner as required. This survey must be agreed with Highways either on site or via suitable evidence such as dated photographs prior to commencement. Please forward the updated Site Plan and photographic evidence of the existing highway in its current condition.

Kind regards
Helen Hawkes

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Please don't print this email unless you need to.

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