

Bosworth, Hayley

From: Paul Round <Paul.Round@wyreforestdc.gov.uk>
Sent: 22 June 2018 10:59
To: Scholes, Joshua
Subject: Consultation on Planning Application 18/000023/SCO
Attachments: Minerals Local Plan Consultation.docx; 18.000023ConservResponse20180517.docx

Dear Josh,

Please accept the following as the response of the District Council.

I have attached documents setting out the response from the Conservation Officer in respect of heritage assets and also the response from the Local Planning Authority in respect of the MLPC.

The District Council have significant concerns over this development, but understands that this consultation is in relation to the scoping request under the EIA regs and not on the merits of the case. The comments will be limited to this remit. Where comments are made in relation to specific paragraphs of the submission paragraph numbers will be referred to.

- The District Council notes that the Applicant has accepted that the proposal is EIA development a matter to which the DC agrees.
- ¶3.3 – the comments of the Council's Conservation Officer should be noted, there is some discrepancies in the statement and CO's response.
- ¶3.4 – I understand North Worcestershire Water Management have responded direct as the LLFA.
- ¶5.4
 - Biodiversity – I have not received a response from the Council Countryside Officer. I expect that you will have received relevant advice from the GI partnership.
 - Soils – agree Agricultural Land Appraisal is required
 - Water – see LLFA response
 - Air – advice from Worcestershire Regulatory Services should be taken
 - Climate – agree needs consideration through assessments mentioned
 - Cultural Heritage – A full Heritage Impact Assessment should be undertaken along with Archaeological Assessment. AA should be scoped with County Archaeology which may include GeoPhys as well as intrusive investigations.
 - Landscape - Agree that a LVIA should be done, in accordance with GLVIA. It is worth noting at this stage that the County should considered employing a suitably qualified consultant to assess any submission.
 - Recreational – Effects and Benefits will be assessed;
 - Noise – consideration needs to be taken of existing properties, approved properties and future expansion as part of the Council's LP review. (particularly around the Lea Castle Hospital site)
 - Transport – Agreed that TA is required. The new access point will also need to be considered under cultural heritage and included in HIA.
- ¶5.5 – I should be highlighted than an HIA is required and that any assessments should take into account the District's plans for growth as part of the LP review.

I trust these comments will help you provide a suitable response to the SO. Should you require any further information or clarity please let me know.

Many thanks

Paul;

Paul Round

Development Manager

Wyre Forest District Council

01562 732516 / 07872 423016

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

Paul.Round@wyreforestdc.gov.uk

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Minerals Local Plan Consultation

We are currently in the process of preparing a new Local Plan, which will involve a study of the whole district for areas to be developed to meet housing need. It is likely that the Lea Castle area will be developed to provide a large number of dwellings. Other greenfield sites including possible urban extensions to Kidderminster may also need to be developed to meet housing need. We do have concerns that any proposed mineral extraction north and south of Wolverley Road could have a detrimental impact by virtue of dust, noise and disturbance for the duration of the period of extraction on residents in the Lea Castle area and which could have a negative impact on the development of the site.

Land South of Wolverley Road

Concern with the potential visual impact of minerals extraction on the land south of Wolverley Road as seen from the Staff and Worcs Canal Conservation Area. The siting of a quarry or open-cast mine or gravel pit here would have a detrimental impact on the setting of the Conservation Area for the duration of the period of extraction. It would be particularly invasive in longer views along the canal to the north of the sports ground and around Wolverley Court Lock. The noise, dust and general pollution that could arise from such an operation could harm the character of the S&W Canal Conservation Area which at this location is tranquil and removed from the noise and activity of both Kidderminster to the south and the rather busy area around the lock public house immediately to the north.

If an application is to be made for planning permission for this use, the applicants will need to demonstrate how the proposals either “preserve” or “enhance” the Conservation Area, which is a fundamental requirement of the P(LBCA)A 1990, irrespective of any other NPPF or Local Plan guidance. Failure to do so clearly and convincingly should result in the application being refused.

Land North of Wolverley Road



As can be seen from the photo above the North Lodges are largely intact and date from 1818. These are Grade II listed and we would not be supportive of an application for partial demolition to provide vehicular access to a minerals extraction site. The road junction here is also complex which effectively prevents the use of this access point.



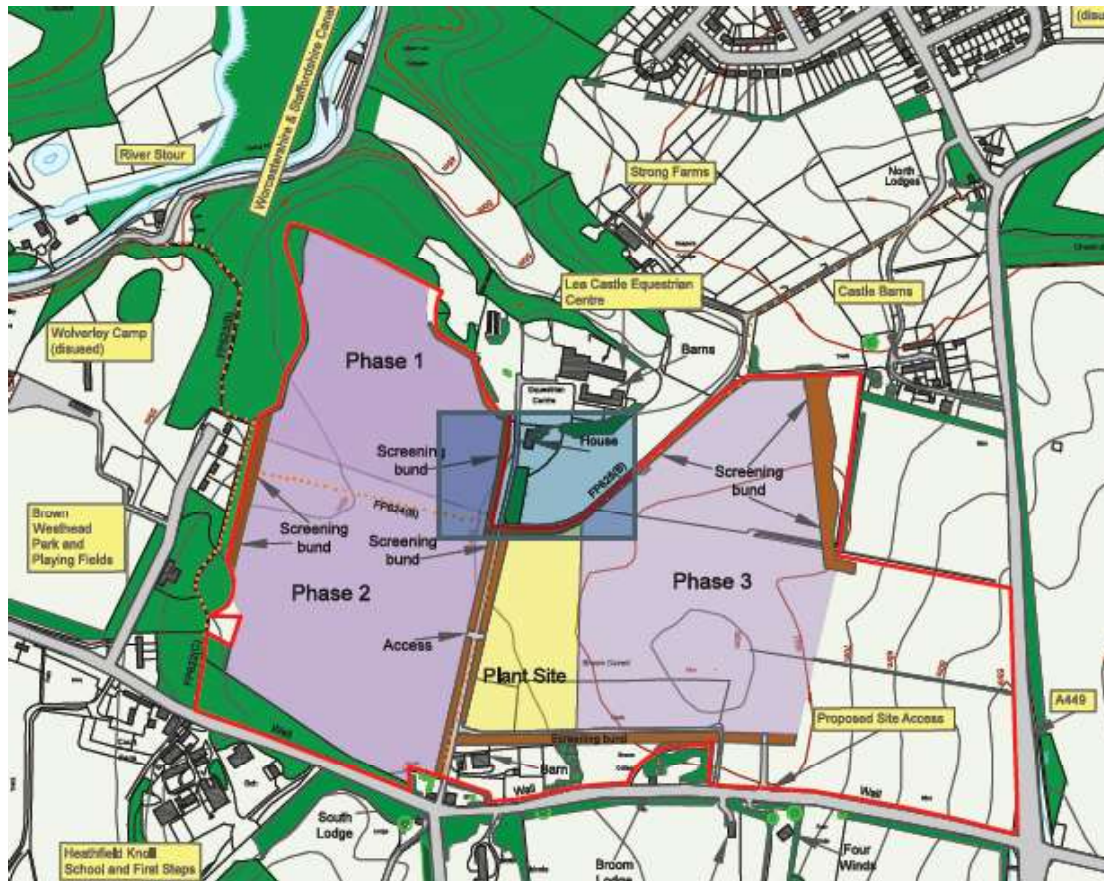
As can be seen from the photograph above the present southern access onto the site from the B4189 is severely restricted in terms of its visibility splays which are limited due to the historic boundary walls associated with the Locally Listed Lodge Houses 1 and 2 originally serving Lea Castle (which was pulled down in 1945). Dating to c.1818, these served as the entrance from Wolverley.

No 1 House is a square building, red brick construction, with castellated parapet to roof, buttresses to each corner, hood moulds to windows and doors. Extension to rear. No 2 House is a square building, red brick construction, with castellated parapet to roof, buttresses to each corner, hood moulds to windows and doors, wall for Lea Castle estate springs from western elevation of building.

Given that their northern counterparts are already listed it is considered that if these structures were at risk of demolition to provide a better access to the site that they would be suitable candidates for spot listing, given their age. In the event that the LPA was not supportive of an application for listing it is my opinion that a privately funded application would be very likely to succeed if the buildings were at risk of substantial harm.

Therefore concern regarding how a minerals extraction site could be accessed.

Application Ref: 18/00023/SCO	Site Name: Land at Lea Castle Farm, Near Wolverley, Worcestershire	Proposed Sand and Gravel Quarry and Restoration Scheme
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<p>1 a) Is the site in proximity to Heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p>	<p>Yes.</p> <p>Designated Heritage Asset: Staffordshire and Worcestershire Canal Conservation Area</p> <p>Undesignated heritage assets included on the Worcestershire HER:</p> <p>Former Military Grass Landing Strip WSM29266</p> <p>Lea Castle Park WSM28847</p> <p>Site of Lea Castle WSM15003</p>
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