

**WYRE FOREST DISTRICT COUNCIL**  
**PLANNING (DEVELOPMENT CONTROL) COMMITTEE**  
**4<sup>TH</sup> MARCH 2008 - Schedule 447 DEVELOPMENT CONTROL DECISIONS**

**07/1105/EIA**

**FORMER CARPETS OF WORTH SITE, SEVERN ROAD, STOURPORT  
-ON-SEVERN,**

**DELEGATED AUTHORITY TO APPROVE** subject to it first being referred to the Secretary of State under the town and Country Planning (Shopping Development) (England and Wales) (No.2) Direction 1993 and subject to:

- a) the signing of a **Section 106 Agreement** to secure the following:

**Obligations to Worcestershire County Council:**

1. Contribution towards the provision of signage and street furniture to promote sustainable access (by pedestrians and cyclists) to and within Stourport of £20,000
2. Contributions towards the provision of new and enhancement of existing bus services based on the agreed routes enhancing service numbers 914, 915 and 11 and to provide an addition service to Areley Kings (each linking the development to the town centre) to improve accessibility to the Former Carpets of Worth site by means of public transport by:
  - (a) agreeing with WCC the details of the service including frequency, bus type/size (any future amendment to which is to be agreed first with the developer);
  - (b) paying an initial sum of £95,000 by way of contribution to capital costs such as public transport infrastructure and marketing;
  - (c) paying a sum of £200,000 to WCC in order to subsidise the running costs of the services in the first year of service;

- (d) conducting together with WCC a review at the end of the first year of the effectiveness of the service including (but not limiting to) revenue generation, a review of occupancy, route, frequency and timetable ;
  - (e) after the review has taken place, to make to WCC a payment in respect of a deficit (if any) between the cost of running the service and the receipt from fares with reconciliation payments being made as/if required during the second year.
  - (f) under paragraph 2(c) and 2(e) the developer may pay sums up to £478,000.
3. Contribution to improve pedestrian linkage to the Town Centre utilising Lodge Road of £30,000
  4. Contribution of £50,000 to improve junctions along the route of the enhanced bus services and/or otherwise affected by traffic impact from the development which may include (but not be restricted to) the junction of York Street/Bridge Street/High Street/New Street
  5. Travel plan to be agreed, implemented and kept under review.
  6. Costs indemnity in respect of the promotion of traffic regulation orders as are necessary in light of the development and the highway works
  7. Provision of a link road and footbridge:
    - (a) to establish prior to commencement of development to the satisfaction of WFDC and WCC that control of the land for the footings of the pedestrian bridge and link road has been secured; and
    - (b) to construct the pedestrian bridge and the link road bridge prior to the development first opening for trade.
  8. Prior to commencement of development to agree a construction programme identifying compounds and traffic movement during construction.
  9. Prior to the development first opening for trade to agree with WCC a lorry routing agreement which will:
    - a) require heavy delivery vehicles to approach the store via the new road which is to be provided, and not along Mitton Street
    - b) seek to ensure that as many delivery lorries as possible during the morning, afternoon, and evening take place outside peak traffic periods.

## Obligations to WFDC:

10. Prior to the first opening of the store to provide WFDC with details of a trolley management plan.
11. To provide:
  - (a) a contribution towards signs/finger posting to improve connectivity between the store and the Town Centre £20,000, and
  - (b) public art on-site
12. To undertake that there will be no Post Office located within the store at any time, unless otherwise agreed.
13. To close the existing Tesco store in Stourport to the public on or before the opening of the new store.
14. To implement a car park management scheme to control use by non-Tesco customers.
  - b) the following conditions:
    1. A1 (Standard outline)
    2. A2 (Standard outline-reserved matters)
      - a. Layout (other than that of the foodstore itself)
      - b. Scale
      - c. Appearance
      - d. Landscaping
    3. A3 (Submission of reserved matters)
    4. A11 (Approved plans)
    5. Plans for illustrative purposes only
    6. Reserved matters to follow illustrative plans
    7. Restriction on gross floorspace and nett retail sales area
    8. Implementation of biodiversity before occupation-details/management etc.
    9. Restoration/mitigation package for river
    10. Scheme of illumination
    11. Store not to open until Mitton Street/Severn Road entrance/improvements to Mitton Street/highway improvements package/bus stops/main site access and parking areas all in place
    12. B1 (Samples/details of materials)
    13. B11 (Details of enclosure)
    14. Scheme for screening of service/delivery areas
    15. B13 (Levels details)
    16. C7 (Landscaping-large scheme)
    17. C8 (Landscaping-implementation)
    18. Contaminated land (version of D1)
    19. E2 (Scheme for drainage - including sustainable principles)
    20. E4 (Drainage prior to occupation)
    21. F2 (Insulation of plant & machinery)
    22. F5 (Construction noise & vibration)

- 23.F11 (Suppression of smells - bakery/pfs)
- 24.F13 (Control of dust)
- 25.G6 (Archaeological Programme)
- 26.G8 (Observation of excavation)
- 27.J10 (Disabled access)
- 28.Visibility splays
- 29.Access, turning & parking
- 30.Loading and unloading
- 31.Off site highway improvements
- 32.Road details
- 33.Wheel washing
- 34.Deliveries via new road link
- 35.Parking during construction
- 36.Travel Plan
- 37.J14 (Hours of deliveries)
- 38.J19 (Hours of opening to customers)
- 39.J20 (Petrol Station)
- 40.J23 (Storage of refuse)
- 41.Scheme to remediate site contamination, including a remediation strategy/sampling/longer term monitoring and maintenance; surface water drainage including sustainable drainage principles; piling details; Nature Conservation Management Plan.

#### Notes

- A SN2 (Section 106 Agreement)
- B SN3 (Impact on protected species)
- C Public sewers in vicinity
- D Car park should be designed in accordance with Park Mark
- E Safer Parking Scheme
- F HN1 (Mud on highway)
- G Private Apparatus within the Highway
- H Section 278 Agreement
- I Section 38 Agreement Details
- J Drainage Details for Section 38
- K Protection of visibility splays
- L Affected street lights
- M Sky glow
- N Design of street lighting (S278)
- O Disabled needs
- P Extraordinary maintenance
- Q Works adjoining highway
- R Retaining structures

### Reason for Approval

The proposed development accords with regional planning objectives and both the general and site specific policies of the Adopted Wyre Forest District Local Plan. It is not considered that the proposed development would harm the viability and vitality of Stourport on Severn town centre. A package of highway improvements is proposed, including a new road link between Severn Road and Discovery Road, and the proposal would not give rise to a situation which is detrimental to highway safety. By virtue of the proposed siting of the store, and having regard to the illustrative details provided which depict the intended design approach towards the layout, scale, massing and appearance of the development, the proposal would be appropriate in its physical context, and would not be harmful to the character or appearance of the streetscene, the adjacent Conservation Area/s, or the setting of adjacent Listed and locally-listed buildings. Neither would it have an unreasonable impact on the residential amenities of the occupiers of any nearby dwellings. The proposal takes due account of biodiversity issues, and represents a biological enhancement of the River Stour. There are no objections in terms of environmental issues, namely air quality, noise, site contamination and flood risk.

The proposal therefore complies with Policies D.1, D.3, D9, D.10, D.11, NR.2, NR5, NR6, NR9, NR10, LB1, LB5, CA1, NC2, NC5, NC7, TR7, TR9, TR10, TR15, TR16, TR17, TR18, TR19, RT1, RT4, RT5, RT10, STC2 and IMP1 of the Adopted Wyre Forest District Local Plan; Policies SD3, SD4, SD9, CTC8, CTC9, CTC12, CTC15, CTC20, D31, D32, D33, T1, T2, T4, T10, T12, and IMP1 of the Worcestershire County Structure Plan; Policies UR2, UR3, PA11, QE1, QE2, QE5, QE7, QE9, T2, T3 and T7 of Regional Spatial Strategy 11 (formerly Regional Planning Guidance 11); PPS1, PPS.6, PPS9, PPG.13, PPG15, PPS 23 and PPS 25; and Severn Road Development Brief, Design Quality Supplementary Planning Guidance, Conservation Area Appraisals (Gilgal and No.2) and Public Realm Design Guide.