

**19/00990/FUL**

**WOMBOURNE**

**MAJOR**

**Cllr Vince Merrick  
Cllr Mike Davies**

**Prime Oak Limited Heath Mill Road Wombourne**

**Redevelopment of existing site to include erection of new factory with associated offices, storage facilities, parking and service areas for the design and manufacture of timber framed buildings**

**1. BACKGROUND, SITE DESCRIPTION AND PLANNING HISTORY**

**1.1 BACKGROUND**

1.1.1 Whilst this is a free-standing planning application and is thereby capable of being determined in isolation, it is considered relevant to briefly outline the background to this application.

1.1.2 The Applicants, Prime Oak, are a high-profile manufacturer and employer within the District who celebrated 20 years in business in 2019. Theirs is a quality timber based sustainable product, drawing customers from the length and breadth of the UK.

1.1.3 Prime Oak's current business headquarters is located within the District at Whitehouse Farm, Whitehouse Lane, Swindon, which is located within the Green Belt adjacent to Highgate Common. Their current site is home to the manufacturing processes which take place within former agricultural buildings; offices and support facilities within additional purpose-built Prime Oak timber buildings; and a large area of external storage. This is isolated and somewhat constrained site, with access routes along the surrounding highway not especially ideal for larger delivery vehicles. On site staff and visitor parking are very much at a premium.

1.1.4 The Company, due to their continued success story, has now outgrown their current site and with their aspirations in terms of further growth, and the associated additional jobs that this will generate, they have identified the vacant site of the former Sage Aluminium Products Ltd on Heath Mill Road as their favoured location for new purpose built premises. I am advised by the Applicant that the site has been purchased and is now owned by Prime Oak Ltd, thereby demonstrating the Company's intention to reinvest in the District.

1.1.5 A separate planning application has been submitted to the Council for the redevelopment of the current site at Whitehouse Farm for a residential redevelopment of what is a previously developed site in the Green Belt for housing, consisting of 9 no. dwellings (ref: 19/00889/FUL). The returns from the sale of those properties would be ploughed back into the Company and would help to fund the erection of the new purpose built premises which are the subject of this current planning application.

**1.2 SITE DESCRIPTION**

1.2.1 The application site is located on the west side of Heath Mill Road, Wombourne, sandwiched between the sizeable McCain's premises (to the south) and the Fives building (to

the north). Heath Mill Road, including the application site is located within an allocated Industrial/Employment area.

1.2.2 With an approximate area of 1.0 hectares (2.48 acres) the site is essentially flat and currently vacant, with all previous permanent buildings and structures having been cleared, with the exception of 2 no. existing brick electricity sub-stations located along the north and south boundaries of the site. It is understood that these will be retained.

1.2.3 The front of the site has an approximate 53m wide highway frontage. The rear (west) boundary of the site sits on the top of an embankment which falls to the land below, which is located within the Green Belt and is designated as the Heath Mill and Smestow Local Wildlife Site (LWS). There is a public right of way which runs east to west from Heath Mill Road which is located between the boundaries of the application site and the McCain's site. The nearest public transport (bus) services operate along Bridgnorth Road.

1.2.4 The site falls within the Wombourne Development Boundary and is located within Flood Zone 1 and is thereby not in an area at high risk or likelihood of fluvial flooding.

### **1.3 RELEVANT PLANNING HISTORY**

1982: Brick building to house gas meters - Approved (82/00752).

1984: Offices - Approved (84/00348).

2016: Demolish existing industrial factory - Approved (16/00958/DEM).

### **2. APPLICATION DETAILS**

2.1 The application as submitted is for the erection of a purpose built 3,965sq.m (gross internal floorspace) headquarters for Prime Oak Ltd, being home to all aspects of the manufacture process; delivery and despatch; and associated office space, along with associated parking, timber storage and delivery/loading facilities. The current existing workforce is stated as being 49 employees, with the proposed new headquarters and associated expansion of the business aimed at accommodating 100 employees (i.e. allowing for a 100% increase in staff, over time).

2.2 This represents a significant financial investment by Prime Oak Ltd, who recognise that they have outgrown their current home at Whitehouse Lane, Swindon and now wish to relocate to this proposed purpose-built facility, within the District.

2.3 The application has been accompanied by a full suite of plans and documents, including:

- o Planning Statement.
- o Design and Access Statement.
- o Arboricultural (Tree) Survey.
- o Transport Statement.
- o BREEAM Assessment.
- o Preliminary Ecological Appraisal (supplemented by a subsequent Reptile Report).
- o Flood Risk Assessment (FRA) and Surface Water Drainage Strategy (supplemented by a subsequent amendment to the FRA).
- o Geo-Environmental Desk Study.

2.4 The new development centres upon the erection of a purpose-built steel portal framed factory building set back some 35m from the highway frontage. With maximum dimensions

of 81m x 40m, and a height of 11m, this flat roof building features elevations consisting of a mix of black and green variations of horizontal and vertical coated cladding. The front section of the building features the two storey, 9m high, timber clad offices and glazed reception area, with the timber cladding wrapping around the north and south corners of the main building and featuring a full height atrium and a "brise soleil". The associated open courtyard is home to cycle parking and provides an amenity area for staff.

2.5 Internally the building includes a staff canteen and the usual array of meeting space and welfare facilities and storage, partly contained within a mezzanine section oversailing the ground floor manufacturing, storage, assembly and showroom areas of the factory building. Effectively, everything under one roof. This is a significant step forward and improvement upon the current somewhat limited facilities that Prime Oak Ltd can provide upon their existing somewhat constrained site.

2.6 Externally, vehicular access to the site, for staff, visitors and deliveries, will be via an improved access/egress in the approximate same position as the existing access gates, albeit with enhanced width. Delivery and despatch vehicles will access the building from the rear, via a driveway which runs along the north side of the building, thereby minimising any unnecessary conflict with pedestrians and private vehicles.

2.7 An area of external racked storage for timber is also to be provided around the periphery of the delivery yard, along (the west, south and north boundaries, in part). I am advised that the maximum height of this timber storage would not exceed the height of the proposed fencing, as referred to below.

2.8 A total of 75 no. car parking spaces are proposed (including 4 no. disabled parking bays), predominantly to the front of the building, with the remainder located off the side service driveway, along with additional cycle parking. This would be more than enough for the current staff levels and would future proof the building and the stated growth aspirations of the business in this accessible location.

2.9 The existing site boundary features a predominance of tired looking chain link and barbed wire fencing. It is intended to replace this with 2.4m high paladin fencing along all boundaries, supplemented by hedge style planting along the front (east) boundary, with additional landscape planting focused around the front of the building, as well as along the north boundary adjacent to the car parking.

### **Pre-Application Advice**

2.10 The proposed development, along with the "sister" application for the redevelopment of Prime Oak's current Whitehouse Farm site has been the subject of pre-application discussions with Council Officers, with the Planning Officers' indicating a clear in-principle support for this development within an established industrial area, with only matters of detailed design and layout requiring subsequent refinement. Officers also stressed a requirement for the new Prime Oak headquarters to aim to meet BREEAM (Building Research Establishment's Environmental Assessment Method) "Excellent" standards, which would thereby meet the requirements of Policy EQ5 of the adopted Core Strategy.

## **3. POLICY CONTEXT**

3.1 Located within the Wombourne Development Boundary and the Heath Mill Road Industrial Estate.

### 3.2 Adopted Core Strategy

Core Policy 2: Protecting and Enhancing the Natural and Historic Environment

EQ1: Protecting, Enhancing and Expanding Natural Assets

EQ4: Protecting and Enhancing the Character and Appearance of the Landscape

Core Policy 3: Sustainable Development and Climate Change

EQ5: Sustainable Resources and Energy Efficiency

EQ6: Renewable Energy

EQ7: Water Quality

EQ9: Protecting Residential Amenity

Core Policy 4: Promoting High Quality Design

EQ11: Wider Design Considerations

Core Policy 7 Employment and Economic Development

EV1: Retention of Existing Employment Sites

Core Policy 11: Sustainable Transport

EV11: Sustainable Travel

EV12: Parking Provision

3.3 The National Planning Policy Framework (NPPF) taken as a whole, in particular Sections 6, 9, 11, 12, 14 and 15.

### 3.4 Supplementary Planning Documents (SPDs)

South Staffordshire Design Guide 2018

## 4. CONSULTATION RESPONSES

**No Councillor Comments received.**

**Wombourne Parish Council** - *No objection and welcome the proposal from Prime Oak Ltd to relocate from their current rural site.*

**Regeneration and Housing Strategy** - No comments received.

**Local Plans** - No comments received.

**County Highways** - *No objections, subject to conditions.*

**County Archaeologist** - *No objections.*

**County Council Flood Risk Management Team** - *No objections following receipt of additional information regarding drainage and water quality, subject to conditions.*

**Conservation Officer** - *No objections.*

**Environmental Health Manager** - *No objections.*

**Arboricultural Officer** - *No objections.*

**County Planning (Minerals and Waste)** - *No objections.*

**Severn Trent Water** - *No objections, subject to conditions.*

**Environment Agency** - *Raised an initial objection, due to lack of information regarding potential for pollution of controlled waters. However, following receipt of additional information via an updated Geo-Environmental Report the Environment Agency has subsequently confirmed that they are now content to withdraw their objection and are now supportive of the application subject to planning conditions relating to the need for Phase II intrusive site investigations.*

**Natural England** - *No objections.*

**County Ecologist** - *No objections following receipt of additional information and additional Reptile Survey, subject to conditions.*

**Staffordshire Wildlife Trust** - No comments received.

**Cadent Gas Limited** - No comments received.

**Staffordshire Fire and Rescue** - No comments received.

**Crime Prevention Design Advisor** - No comments received.

**No third-party comments received following press advertisement; posting of a site notice; and direct notification of neighbouring premises.**

## **5. APPRAISAL**

5.1 The application has been called to Planning Committee by Councillor Lees due to its relevance to its sister application, 19/00989/FUL which is also on the Planning Committee Agenda.

### **5.2 Key Issues**

- o Principle of development.
- o Design and siting of development.
- o Visual impact of the development.
- o Other matters.

### **5.3 Principle of development**

5.3.1 Being located within the Heath Mill Road Industrial Estate, a development of this nature in this location is acceptable in planning policy terms, in principle.

5.3.2 The application site is clearly defined and has previously been home to other industrial and employment development, albeit that it now currently stands vacant save for a pair of brick enclosed electrical sub-stations and some seemingly abandoned temporary structures.

5.3.3 Whilst technical matters, including the detailed design and siting of the development, are discussed in more detail below, it is the case that the principle of the development is found to be acceptable in line with Section 6 of the NPPF; and Core Policy 7 and Policy EV1 of the adopted Core Strategy.

## **5.4 Design and siting of development**

5.4.1 At 11m in height (maximum) and with maximum external dimensions of 81m x 40m, this is by no means an insignificant building, and it results in a significant bulk and mass which, with some notable exceptions, might appear alien elsewhere within the District, however within this established Industrial Estate such a type and form of building is to be expected.

5.4.2 Based upon historic aerial photography, it is clear to me that the proposed new building will occupy a similar position to the former, since demolished, Sage Aluminium building which once occupied the site, albeit with a notable reduced depth of footprint.

5.4.3 As previously described, the new building will be set back from the highway frontage, with the main staff and visitor car park and associated landscaping providing something of a buffer between the building and Heath Mill Road.

5.4.4 Whilst the building taken as a whole is essentially a large box, the external appearance and the clever use of contrasting finishes results in a rather grander appearance. The timber clad front section is designed so as to showcase the nature of Prime Oak's business, namely bespoke oak framed buildings, and I consider the use of the variations of green coated vertical cladding along with a black horizontal contrast to be entirely suitable and acceptable in appearance.

5.4.5 The use of the vertical green cladding in increasing levels towards the rear of the building helps to soften the impact of the building and gives a subtle "nod" towards the natural greenery of the Heath Mill and Smestow LWS which lies beyond.

5.4.6 Taken as a whole, the proposed combination of external finishes certainly "raises the bar" in this area in terms of design and appearance, in my opinion, when compared with some of the older existing, rather tired and more functional looking, buildings along Heath Mill Road.

5.4.7 At my request, a street scene illustration was prepared and submitted which serves to demonstrate that whilst a sizeable building, it does not appear overbearing or in any way out of place when considered against its neighbours, with the McCain's building in particular featuring a rather large tower section, which far exceeds the maximum height of the Prime Oak facility.

5.4.8 The street scene illustration also helps to emphasise the space around the building in relation to the existing neighbouring buildings. To my mind, there is absolutely no appearance or feeling that the development is cramped, over intensive, or excessive in terms of the footprint when viewed from the Heath Mill frontage, rather it confirms that the building will sit comfortably within its surroundings.

5.4.9 The building, I am advised, is so designed to meet the BREEAM "excellent" standard for sustainability performance, as evidenced by the accompanying BREEAM Assessment, which indicates that a score of 73% is achievable based upon the nature of the site and the detailed design considerations, along with future management and operations. The threshold to achieve the "excellent" BREEAM standard is 70%. That being the case, the requirements of Policy EQ5 are satisfied.

5.4.10 In terms of the overall design, I find that despite being a functional industrial building at heart, the layout and finishes have been carefully thought out by the Architect resulting in a building which is much more than the sum of its parts. I find that the development accords with Core Policy 4 and Policy EQ11 of the adopted Core Strategy.

## **5.5 Visual impact of the development**

5.5.1 Notwithstanding my previous supportive comments regarding the design and layout of the development, I do find it necessary to consider the potential wider visual impact of the development.

5.5.2 Whilst the site and the existing surrounding industrial development sits within the Wombourne Development Boundary, it is the case that the Heath Mill Road Industrial Estate appears as a linear section of the Development Boundary which does rather jut-out into the otherwise surrounding countryside and Green Belt.

5.5.3 Distant views of the wider Industrial Estate do exist, across the open fields facing in a westerly direction, from sections of Bridgnorth Road, which rises in a west to east direction. That said, as the development site lies on the west side of Heath Mill Road, I am content that having assessed such views that the new building would be effectively obscured by the existing industrial development on the east side of Heath Mill Road, and any views of the new facility that might exist would be so far distant as to be insignificant.

5.5.4 I conclude, therefore, that on this matter there would be no adverse visual impact or detriment to the surrounding countryside and Green Belt nor the character and appearance of the surrounding landscape.

5.5.5 There are no residential properties which would be in anyway adversely impacted by this development in my opinion, and those dwellings which face southwards onto Bridgnorth Road are so far distant that there would be no impact whatsoever. I am satisfied that Policies EQ4, EQ9 and EQ11 of the Core Strategy are satisfied.

## **5.6 Other matters**

5.6.1 As previously described, the proposed development features a 75no. space car park; cycle storage facilities; and a separate delivery/service yard located to the rear of the building, all accessed via an improved new vehicular access located in the approximate same position as the access gates which are evident on site.

5.6.2 County Highways Officers have assessed the development and in doing so have raised no objections to the proposed access and parking arrangements, subject to suitable conditions. Further conditions have been suggested in relation to the construction phase of the development, which are understandable and reasonable, in order to keep Heath Mill Lane free from obstacles and/or mud from the wheels of construction traffic, for the benefit of established businesses on the Industrial Estate.

5.6.3 In terms of public transport, the site is better served than many within the District, with bus services operating along nearby Bridgnorth Road.

5.6.4 Matters of surface water drainage and potential impact upon ground water quality were raised as concerns by both the Environment Agency and the County Council's Flood Risk Management Team (FRM Team), which necessitated the submission of additional

information and clarification. This has since been confirmed as being acceptable by both the Environment Agency and the FRM Team, subject to conditions which are linked to ensuring water quality is not impacted upon, primarily through the disturbance of previously contaminated land; and, the overall foul and surface water drainage strategy as submitted.

5.6.5 Foul drainage proposals have been confirmed as acceptable by Severn Trent Water, subject to planning conditions, again linked to the overall drainage strategy as submitted.

5.6.6 From an Ecological perspective and being particularly mindful of the proximity of the site to the Heath Mill and Smestow LWS, I look to the comments of the County Ecologist to assist me with this matter.

5.6.7 Whilst supportive of the application, the County Ecologist did initially identify some deficiencies with the overall extent of the species surveyed for, in particular an absence of a Reptile Survey. This has since been rectified and the County Ecologist has confirmed that, subject to the imposition of several conditions relating to such matters as vegetation clearance; drainage and, lighting, that there are no outstanding matters and there are no objections. The application thereby accords with Policy EQ1 of the adopted Core Strategy.

## **6. CONCLUSIONS**

6.1 The application site lies within an established Industrial/Employment area within the District, which provides good connectivity to the wider highway network via Bridgnorth Road which is located at the north end of Heath Mill Road.

6.2 The Applicants are a high profile and valuable employer within the District, and clear in-principle planning support exists for this proposal which would enable them to expand and increase local employment opportunities, whilst remaining within the District, which is very much a "good news story" and to be welcomed.

6.3 This new purpose-built facility would more benefit the Company's high profile and status, than their current facility in the rural outskirts of nearby Swindon, which has now arguably served its purpose. The design and appearance of the new building is such that it presents a clear and confident statement of a successful and growing business which sends out all the right messages to their existing and would-be customers.

6.4 The development has been fully assessed in terms of not only the principle but also with regard to detailed matters of design and appearance and with due consideration of the relevant technical matters at play in this case, such as highways; drainage and water quality; and, ecological issues.

6.5 The application is found to be in accordance with Policies EQ1, EQ4, EQ5, EQ7, EQ9, EQ11, EV1, EV11 and EV12 of the adopted Core Strategy, and I therefore recommend that the application be supported for the reasons set out above.

## **7. RECOMMENDATION - APPROVE Subject to Conditions**

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.

2. The development shall be carried out in complete accordance with the approved plans and details contained in the application:

Location Plan Drg No SAGE/01  
Site Location Plan 7983-03-001 P1  
Proposed Site Plan 7983-03-003 P1  
Proposed Ground Floor Plan 7983-03-004 P2  
Proposed First Floor Plan 7983-03-005 P2  
Proposed Elevations 7983-03-006 P1  
Proposed Roof Plan 7983-03-007 P1  
Landscape Strategy 1136 001 B

3. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

(1). A targeted site investigation scheme, based on the Phase I Desk Study (PJA, March 2020) submitted in support of this application, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

(2). The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(3). A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

4. The development hereby permitted shall not be brought into use until the approved drainage scheme shown in the Flood Risk Assessment and Surface Water Drainage Strategy for Heath Mill Road, Industrial Estate, Wombourne, Wolverhampton, doc no. 003, dated 25-02-2020, has been implemented. Thereafter the drainage scheme shall be retained and maintained in accordance with the SUDS Management and Maintenance Plan contained within Appendix-K of the report.
5. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
6. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.

7. The development hereby permitted shall not be brought into use until the access road, parking, servicing and turning areas have been provided in accordance with the approved plans.
8. Prior to commencement of any site works, including vegetation clearance, a Construction Environmental Management Plan (CEMP) that demonstrates how silt, oil etc will be prevented from entering the Smestow Brook and its tributaries; and, details of site lighting during the construction of the development that ensures habitats to the west of the site remain unlit, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the recommendations of the CEMP shall be fully implemented as approved.
9. The development hereby permitted shall not be commenced until an off-site traffic management scheme comprising of:
  - Routing of Construction vehicles.
  - Wheel washing facilities.
  - Measures to remove any mud or other deleterious material deposited on the highway.
  - Car parking facilities for staff and visitors.
  - Timetable for implementation.

has been submitted to and approved in writing by the Local Planning Authority. The approved traffic management scheme shall thereafter be implemented prior to any works commencing on site.

10. Before development commences details of the finished floor levels of the buildings shall be submitted to the Local Planning Authority for approval. The development shall be carried out to the approved levels.
11. All site works including vegetation clearance must comply with mitigation measures for species detailed in Sections 7.3, 7.4, 7.6, 7.7 of the Preliminary Ecological Appraisal (PEA) (Brindle and Green, Sept 2019) and section 7 (Mitigation Strategy) of the Reptile Report (FPCR, May 2020).
12. No works above damp-proof level shall take place until full details of all external lighting of the building, car park and service yard have been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme should be designed in accordance with Bat Conservation Trust / Institution of Lighting Professionals Guidance Note 08/18 Bats and artificial lighting in the UK and shall include a lighting contour plan that demonstrates there will be minimal impact on receptor habitats to the west of the site.
13. No works above damp-proof level shall take place until full details and specifications of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority, in accordance with the Landscape Strategy (dwg no. 1136 001 B) and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures; proposed and existing functional services above and below ground (e.g. drainage and sewers, power and

communication cables, pipelines etc. indicating lines, manholes supports etc.); retained historic landscaping features and proposals for restoration, where relevant.

Soft landscape works shall include [planting plans; reptile enhancement measures, in line with Section 8 of the Reptile Report (FPCR, May 2020); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation program]. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.

14. Notwithstanding the information shown on the plans hereby approved, before the development is first occupied details of all boundary treatment around and within the site shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained in the approved form and position throughout the life of the development.
15. No works above damp-proof level shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
16. Prior to first occupation of the development, details shall be submitted to and approved by the Local Planning Authority of the installation of bird boxes as specified in section 7.4 of the Preliminary Ecological Appraisal (PEA) (Brindle and Green, Sept 2019). Thereafter, the approved installations shall take place prior to the first occupation of the development.
17. No materials stored outside the premises shall be stacked or deposited to a height exceeding 2.2 metres.
18. This permission does not grant or imply consent for the display of any sign shown on the submitted plans.

#### Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EQ9 of the adopted Core Strategy.
4. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to

minimize the risk of pollution, in accordance with policy EQ7 of the adopted Core Strategy.

5. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimize the risk of pollution, in accordance with policy EQ7 of the adopted Core Strategy.
6. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
7. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
8. To avoid pollution of the water environment in accordance with policy EQ7 of the adopted Core Strategy.
9. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
10. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
11. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
12. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
13. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
14. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
15. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
16. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
17. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
18. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
19. Proactive Statement - In dealing with the planning application the Local Planning Authority has worked in a positive and proactive manner by agreeing amendments to the application and in accordance with paragraph 38 of the National Planning Policy Framework 2019.

20. **INFORMATIVE 1**

- A. Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

**INFORMATIVE 2**

- B. The access shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application Form. Please complete and send to the address indicated on the application Form or email to (nmu@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.



Prime Oak Limited, Heath Mill Road, Wombourne