

LOCAL PLAN COMMITTEE – WEDNESDAY, 24 SEPTEMBER 2025

QUESTION AND ANSWER SESSION

Question from Mr J Peck

'We have continued to see failed process after failed process, insufficient and inaccurate information and comms supporting this application and yet it continues to be pushed forward? At what point do these failings and errors get recognised and the project stopped?

Historical Failings

- Non engagement of residents (proven with non-inclusion in 2024, no time to create a response 2025, and little to no engagement since) Any defence on this has come from proactive residents, for the avoidance of doubt
- Residents do not want this
- Protected spaces become unprotected without wider discussion (this protected commitment was made to many residents to influence house purchase).
- the national forestry commission were offered money to look another way, offer to fund another project meant they won't object as advised by NWL. This doesn't offer a fair process.
- The habitat is full of wildlife, but the report doesn't not reflect this and in reality dates back a number of years and is inaccurate
- The Hedges and trees host a large number of animals that should be protected
- Failure to supply FOI requests on time (more than one instance) when supplied vague and clunky
- The Severn Trent water plan is to 'improve the condition' not to enable another polluter
- The roadway was not built to facilitate the traffic (defined by the surface)
- no tree review or maintenance program was actioned, and a number of trees have already been removed (any person looking to build must have this review).

There are many more instances we could cite but I hope this offers an example of some.'

Response from the Chair of the Local Plan Committee

‘As set out elsewhere on the agenda, the comments received in response to the consultation undertaken in March 2025 have been considered and addressed.

There is no evidence to show that the Council or its officers advised that this particular site would not be developed when properties on Rushey Close were being bought. This is a legal matter between purchaser and the developer.

The planning permission that was granted for what is now Rushey Close included a legal agreement (Section 106 Agreement) in respect of tree planting as part of the National Forest. Initially this planting was proposed to be undertaken on part of what is now the proposed allocation. However, in accordance with the legal agreement, a financial contribution was provided instead.

There are no specific habitat protections afforded to the site (e.g. Site of Special Scientific Interest or Local Wildlife Site). No objection was received from the County Ecologist or Natural England to the principal of development on this site.

All FOI requests have been responded to as required.

It is presumed that this relates to the River Mease issues. No objection has been received from Severn Trent or the Environment Agency in respect of issues associated with the River Mease.

No objection has been received from the County Highway Authority in respect of access to the proposed site.

Unless a tree is subject to a Tree Preservation Order (TPO) then permission to do works from the Council is not required. There is not a TPO in place for this site. As part of any subsequent planning application details will be required of landscaping, including which trees and hedgerows are to be retained.’