



Planning Committee

Wed 26 Oct
2022
7.00 pm

Virtual Meeting

REDDITCH BOROUGH COUNCIL

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a
difference*

www.redditchbc.gov.uk

If you have any queries on this Agenda please contact

Gavin Day
Democratic Services Officer

Town Hall, Walter Stranz Square, Redditch, B98 8AH
Tel: (01527) 64252 (Ext. 3304)
email: gavin.day@bromsgroveandredditch.gov.uk

REDDITCH BOROUGH COUNCIL **PLANNING COMMITTEE**



GUIDANCE ON FACE TO FACE MEETINGS

At the current time, seating at the meeting will be placed in such a way as to achieve as much space as possible for social distancing to help protect meeting participants.

If you have any questions regarding the agenda or attached papers, please do not hesitate to contact Gavin Day (gavin.day@bromsgroveandredditch.gov.uk)

GUIDANCE FOR ELECTED MEMBERS ATTENDING MEETINGS IN PERSON

Members and Officers who still have access to lateral flow tests (LFTs) are encouraged to take a test on the day of the meeting. Meeting attendees who do not have access to LFTs are encouraged not to attend if they have common cold symptoms or any of the following common symptoms of Covid-19 on the day of the meeting; a high temperature, a new and continuous cough or a loss of smell and / or taste.

The meeting venue will be fully ventilated, and Members may need to consider wearing appropriate clothing in order to remain comfortable during proceedings.

PUBLIC ATTENDANCE

Members of the public will be able to access the meeting if they wish to do so. However, due to social distancing arrangements to ensure the safety of participants, there may be limited capacity and members of the public will be allowed access on a first come, first served basis.

Members of the public are strongly encouraged not to attend the meeting if they test positive for Covid-19 on the day of a meeting or up to 5 full days before a meeting. It should be noted that members of the public who choose to attend in person do so at their own risk.

PUBLIC SPEAKING

The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments in light of the on-going Covid-19 pandemic. For this meeting the options to participate will be in person, by joining the meeting using a video link, or by submitting a statement to be read out by officers.

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as summarised below:

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report.
- 3) Public Speaking - in the following order:-
 - a. Objectors to speak on the application;
 - b. Supporters to speak on the application;
 - c. Ward Councillors
 - d. Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on Monday 24th October 2022) and invited to the table or lectern.

- 4) Members' questions to the Officers and formal debate / determination.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team and invited to address the committee in person or via Teams.

Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

Each group of supporters or objectors with a common interest will have up to a maximum of 30 minutes to speak, subject to the discretion of the Chair.

Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify Gavin Day from the Democratic Services Team on 01527 64252 (Ex 3304) or by email at gavin.day@bromsgroveandredditch.gov.uk **before 12 noon on Monday 24th October 2022.**
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those using the video link will be provided with joining details for Microsoft Teams. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Teams, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by **12 noon on Monday 24th October 2022.**
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website www.redditchbc.gov.uk
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No. 4 and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.
- 5) Although this is a public meeting, there are circumstances when the committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded.
- 6) Late circulation of additional papers is not advised and is subject to the Chair's agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the day of the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Equalities and Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair's place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.

Planning

COMMITTEE

Wednesday, 26th October, 2022

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Michael Chalk (Chair)	Alex Fogg
	Timothy Pearman (Vice-Chair)	Andrew Fry
	Imran Altaf	Bill Hartnett
	Tom Baker-Price	Salman Akbar
	Brandon Clayton	

1. Apologies

2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

3. Confirmation of Minutes (Pages 1 - 6)

4. Update Reports

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

5. Application - 20/01650/FUL - Land Off Far Moor Lane and West of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcestershire (Pages 7 - 36)

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Planning Committee

Wednesday, 24 August 2022

MINUTES

Present:

Councillor Timothy Pearman (Chair) and Councillors Imran Altaf, Tom Baker-Price, Alex Fogg, Andrew Fry, Bill Hartnett, Karen Ashley (Substituting for Councillor Prosser) and Emma Marshall (Substituting for Councillor Clayton)

Officers:

Helena Plant, Clare Flanagan, Paul Lester and Sarah Hazlewood.

Democratic Services Officer:

Gavin Day

25. APOLOGIES

Apologies for absence were received from Councillors Clayton and Prosser with Councillors Marshall and Ashley in attendance as substitutes respectively.

Apologies were also received from Councillor Chalk.

26. DECLARATIONS OF INTEREST

There were no declarations of interest.

27. CONFIRMATION OF MINUTES

RESOLVED that

1. The Minutes of the Planning Committee meeting held on 22nd June 2022 be approved as a true record and signed by the Chair.
2. The Minutes of the Planning Committee meeting held on 13th July 2022 be approved as a true record and signed by the Chair.

28. UPDATE REPORTS

There were no update reports.

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Chair

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29. APPLICATION - 22/00202/FUL - 55 ALCESTER ROAD, FECKENHAM

The application was being reported to the Planning Committee because an objection had been received from a statutory consultee which had not been resolved through the course of dealing with the application. As such the application fell outside the Scheme of Delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 1-12 of the Site Plans and Presentation Pack.

The application was for demolition of the existing dwelling and construction of a new 4 bedroom replacement dwelling in the same position as the original on the Site of 55 Alcester Road, Feckenham.

Officers drew Members' attention to the image BoRLP Proposal Map as detailed on page 2 of the Site Plans and Presentations Pack and highlighted to Members the properties position as being just inside the green belt.

Officers informed Members that there was an existing prior approval detailed on page 8 of the Site Plans and Presentation Pack, this prior approval was for two single storey rear extensions to the property and had been approved under the larger homes scheme. Officers further detailed to Members that this application represented an extant fallback position with regards to development and would thus compare the proposed application to this fallback position.

Officers further compared the two applications highlighting that the proposed application had a smaller footprint than the extant prior approval.

Officers informed the Committee that the property was classified as a non-designated heritage asset. However, due to a number of extensions and modifications to the property, Officers believed the harm to the Council's cultural assets would be low.

In conclusion, having had regard to the development plan and to all other material considerations, Officers recommended that planning permission be granted.

At the invitation of the Chair Mr J Scoffham of J S Architects spoke in support of the application.

Members then asked questions of the Officers.

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Members enquired as to the extent to which the property would retain its original features and thus its cultural significance, Officers replied that there had been substantial building work carried out on the property and therefore the property retained very little historical heritage.

Members sought clarification on the table as detailed on page 24 of the Public Reports Pack, Officers explained that the table compared the proposed application to the extant prior approval and that out of the 5 measured criteria, 3 showed that the application had a smaller footprint and thus a lesser impact on the greenbelt.

Members then considered the application which Officers recommended be granted.

Members commented on the property being a non-designated heritage asset, in considering the extent of the modifications Members did not believe that any real heritage aspects had been retained.

Members commended the developers on their plans for a low carbon footprint property. Members also highlighted the commitment to recycle and reuse building materials and waste during demolition and in the construction of the new property.

Members further commented that they did not believe that the application should be compared to the extant prior approval, and expressed the view that they should only consider the current application and not any potential future developments. Officers informed Members that the extant prior approval was a valid fallback position and therefore it would be suitable to compare the application against.

On being put to a vote it was

RESOLVED that

Having had regard to the development plan and to all other material considerations, planning permission be granted subject to the Conditions outlined on pages 25 to 27 of the Public Reports Pack.

30. APPLICATION - 22/00359/REM - FOURTH PHASE OF PERSIMMON BROCKHILL DEVELOPMENT

The application was being reported to the Planning Committee for determination because the application was for a major development (more than 1000 sq metres of new commercial / industrial floorspace). As such, the application fell outside the Scheme of Delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 13-28 of the Site Plans and Presentation Pack.

The application was for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 72 dwellings and associated works and infrastructure, pursuant to the hybrid planning permissions 19/00976/HYB and 19/00977/HYB (Cross boundary application with Bromsgrove DC 22/00255/REM).

Officers informed Members that this application was a cross boundary application with Bromsgrove District Council and that the phase 4 application went before Bromsgrove District Council's Planning Committee on 15th August 2022, and was approved as per the Officers recommendation. Officers further detailed that the original application for 960 dwellings had been approved by Redditch Planning Committee on 27th January 2021 subject to the signing of a section 106 agreement. The section 106 agreement was signed on 1st November 2021.

Officers drew Members' attention to the Approved Framework Plan as detailed on page 15 of the Site Plans and Presentations Pack. Officers highlighted to Members the boundary between Redditch Borough Council and Bromsgrove District Council and also phases 1, 2 and 3 of the development.

During the presentation Officers highlighted the following to Members:

- That there would be 42 market and 30 affordable houses, a breakdown of the house types was detailed on page 30 of the Public Reports Pack.
- That phases 2,3 and 4 would all be subject to the future reserved matters.
- That the concern of the custodial management would be controlled under Condition 39.
- That the applicant would be required to provide a new up to date construction plan after phase 4.
- That there were no highways objections to the application-

Officers detailed to Members how there was a substantial green infrastructure with the project and Officers also considered that the scale was acceptable and appropriate to the area.

In conclusion, having had regard to the development plan and to all other material considerations, Officers recommended that the reserved matters application be granted.

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Members then asked questions of the Officers.

Members asked Officers if there was provision for additional off-road parking, Officers responded that there was not, however, Worcestershire County Council, Highways had assessed the parking and had deemed it to be adequate when considering the size of the dwellings.

Members enquired about public transport links with the project, Officers detailed that as part of the prior approval there was a £350k package to improve bus stops/links in and around the wider estate.

Members further enquired about the following points which were not covered in detail as they fell outside of the reserved matters considered:

- EV chargers – covered in outline conditions
- The Community house as detailed on page 33 of the Public Reports Pack.
- Town centre development – Detailed that this would be in a future matters application as the site proposed would be sold to a specialist retail developer.
- Developers not adhering to conditions.

Councillor Hartnett requested a typographical error to be noted on page 29 of the Public Reports Pack, wherein it referred to the administrative boundary of Bromsgrove, and should have read administrative boundary of Redditch, Officers acknowledged the error and confirmed that it was a typographical error.

Councillor Fry requested a typographical error to be noted on page 39 of the Public Reports Pack wherein during the Officers recommendation the report used the terminology “approved” rather than “granted”, Officers acknowledged the error.

Members expressed a view that affordable housing needed to be distributed more evenly throughout the development rather than clustered together. Officers explained to Members that in terms of the affordable units, housing associations requested that properties were together for the ease of the unit’s management, if units were spread evenly throughout the site, it could cause difficulties for a housing association to agree to take over their management.

Members then considered the reserved matter application which Officers recommended be granted.

Members commented that they understood that the purpose of the Planning Committee in this instance was to consider a reserved

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matters application; but expressed a view that Members would like the opportunity in the future to discuss other aspects of the development.

Members further commented that with regard to the reserved matters for consideration which were layout, scale, appearance and landscaping they felt that there were no grounds to object to the application.

All Members were in agreement with the Officer's recommendation.

RESOLVED that

The Reserved Matters of Layout, Scale, Appearance and Landscaping be granted subject to the Conditions outlined on pages 39 and 40 of the Public Reports Pack.

The Meeting commenced at 7.00 pm
and closed at 7.56 pm

**PLANNING
COMMITTEE****26th October 2022****Planning Application 20/01650/FUL**

Redditch Borough and Stratford-on-Avon District - Cross Boundary Development - Erection of 236 homes with open space, landscaping, drainage, infrastructure and other associated works - comprising 210 new homes in Redditch and 26 new homes in Stratford-on-Avon (Stratford-on-Avon application ref; 21/00204/FUL)

Land Off Far Moor Lane and West of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcestershire

**Applicant: Morris Homes Ltd
Ward: Winyates Ward**

(see additional papers for site plan)

The case officer of this application is Mr Paul Lester, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: paul.lester@bromsgroveandredditch.gov.uk for more information.

1.0 Consideration and Determination of Cross Boundary Application

- 1.1 Two identical applications have been submitted, which include land within two Local Planning Authority (LPA) boundaries (Redditch BC and Stratford-on-Avon DC).
- 1.2 The consideration of the impacts of a development proposal is not altered by political boundaries and cannot be considered in isolation. Members need to consider the application as a whole (not just that part of the development within its own administrative boundary) and come to a decision based upon that consideration. However, Members will only be determining the application in so far as it relates to the administrative boundary of Redditch Borough.
- 1.3 The fact that the development proposal straddles two LPA boundaries does, however, have a bearing upon each authority's responsibilities for enforcement of any planning conditions which may be imposed if each LPA grants permission. Whilst the purpose of some of the recommended conditions will be common to both applications, others relating to specific areas of the development or issues which are confined or unique to parts of the site will only be imposed by the LPA within which those issues arise.

2.0 Site Description

- 2.1 The site is located on the eastern side of Redditch to the east of Far Moor Lane and west of the A435 Birmingham Road.

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- 2.2 The site comprises areas of undeveloped land on the southern side of the site and an area of New Town era woodland planting centrally and towards the northern end of the site. The site measures approximately 12.5 hectares.
- 2.3 The site is an irregularly shaped tract of land immediately adjacent to the eastern urban edge of Redditch. As such, the boundary line between Redditch and Stratford runs north-south through the centre of the site. The site comprises areas of open grassland along with significant areas of scrub and woodland, the latter of which is predominantly poplar trees in the form of plantations. The site is well contained by Far Moor Lane and the residential built form of Winyates to the west, with the A435 Birmingham Road forming the eastern boundary. The southern boundary is irregular and formed by the A4189 Warwick Highway and several existing property boundaries. To the north, the site boundary is defined by a small number of existing residential curtilages, along with short sections of field boundaries that adjoin a smaller tract of open land to the north. Beyond the A435 to the east lie two garden centres and a small number of dwellings.

3.0 Planning Background and Allocation

- 3.1 Policy 4 (Housing Provision) of the adopted Borough of Redditch Local Plan No.4 (BoRLP No 4) (January 2017) sets out how the Council will meet its local housing requirement between 2011 and 2030. Paragraph 4.3 states that sites expected to contribute to meeting this need are listed in Appendix 2. The application site is identified in Appendix 2 as Site No. 211 A435 (former ADR) and is allocated as having a capacity for 205 dwellings. This allocation was found "sound" following three years of public consultation, an extensive evidence base and an independent examination by Government-appointed Planning Inspector.
- 3.2 The Planning Inspector supported the allocation of Site No. 211 A435 for residential development in their report (December 2016), concluding in paragraph 140 that:
- "... the allocated sites are appropriate and deliverable, the detailed requirements for the allocations are clear and justified and the extent of the sites is correctly defined."*
- 3.3 Paragraph 15 of the NPPF states that the planning system should be genuinely planned. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social, and environmental priorities; and a platform for local people to shape their surroundings. Therefore, the principle of residential development on the allocated site has been legally established through the plan-making process.
- 3.4 A small area of the application site bordering Warwick Highway is designated as Primarily Open Space under Policy 13 of the BoRLP. This designation is assessed in full in Section 11 Tress and Landscaping of this report.

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3.5 It is noted that in the recently published Housing Land Supply in Redditch Borough 2021-2022, Redditch now has a 9.45-year supply of dwellings. However, this report includes the application site in section 5 (Housing Commitments) as outlined in Table 9. Therefore, the application site forms an important part of the planned deliverable sites identified over the next 5 years in Redditch¹.

4.0 Proposal Description

4.1 The full application seeks planning permission for the erection of 236 dwellings with associated open space, landscaping, drainage, infrastructure, and other associated works. Of the 236 homes, 210 will be delivered within Redditch and 26 within Stratford-on-Avon District. Within Redditch, 30% of the homes will be delivered as affordable housing.

4.2 The following dwelling mix is proposed:

	Tenure	No. of Beds	Dwelling Type	Total of each Dwelling Type	Total Affordable Housing by Type	Overall Total
Market	Private	2	Semi detached	8	148	148
		3	Semi detached	21		
		3	Detached	33		
		4	Detached	86		
Affordable	First Homes	2	Semi Detached	9	14	62
		3	Semi Detached	5		
	Shared ownership	1	Apartment	1	6	
		2	Semi Detached	2		
		3	Semi Detached	3		
	Social Rent	1	Apartment	10	42	
		2	Bungalow	3		
		2	Semi Detached	19		
		3	Semi Detached	8		
			4	Semi Detached	2	
					Total	210

4.3 The development will provide a mix of new homes ranging from 1 bedroomed apartments to 2, 3 and 4 bedroom dwellings. Dwelling types comprise semi-detached, detached houses and bungalows

4.4 The proposal has evolved significantly through the application process with several consultation periods following the initial consultation. The first design amendments included a revised layout to incorporate a larger area of open space and to avoid a cul-de-sac arrangement. The further design amendments included amended

¹ [Housing Land Supply in Redditch Borough April 2022 \(redditchbc.gov.uk\)](https://redditchbc.gov.uk)

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detailing of dwellings, amended landscaping, layout and additional information on sustainability and biodiversity enhancements and highway related matters. In general, it is consultees final version of comments on the proposal which are summarised and reported below.

4.5 An area of the application site directly adjacent to Far Moor Lane is owned by Redditch BC. This area consists primarily of plots F1 to F29 on the proposed plans.

5.0 Relevant Policies:**Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 3: Development Strategy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 12: Open Space Provision

Policy 13: Primarily Open Space

Policy 15: Climate Change

Policy 16: Natural Environment

Policy 17: Flood Risk Management

Policy 18: Sustainable Water Management

Policy 19: Sustainable Travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 22: Road Hierarchy

Policy 30: Town Centre and Retail Hierarchy

Policy 31: Regeneration for the Town Centre

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Stratford-on-Avon District Core Strategy (2011-2031)**Others**

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Redditch High Quality Design SPD

Open Space Provision SPD

Town Centre Strategy

Worcestershire Waste Core Strategy

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6.0 Relevant Planning History

None

The Stratford on Avon District application (ref 21/00204/FUL) will be considered at Stratford on Avon DC Planning Committee in due course.

7.0 Consultations

Worcestershire Wildlife Trust

No objection subject to conditions. Note the improvements made to the scheme in terms of ecological mitigation and enhancement. Welcome the intention to retain more of the existing habitats than in earlier iterations of the application and support the improvements to the SUDS and wetland habitat provision.

Accept that the applicant has demonstrated that there will be no significant adverse effect on Ipsley Alders Marsh Site of Special Scientific Interest (SSSI)

Identify that North Worcestershire Water Management (NWWM) have requested some minor amendments and that these are being worked up at present. Are willing to accept further small changes as agreed by NWWM and the applicants and are content to defer to the opinions of NWWM for all further revisions in this regard.

Consider that provided the Councils can agree an acceptable delivery mechanism for off-site enhancements the application can be considered policy compliant in terms of biodiversity losses and gains.

Natural England

No objection - Following receipt of further information in May 2022 with regards to drainage and flooding, ecology and landscape Natural England is satisfied that the specific issue it raised relating to the loss of northern catchment, which is now largely draining to the Ipsley Alders Marsh SSSI, have been resolved. We therefore consider that the remaining potential impacts on the SSSI during construction phase and water quality can be appropriately mitigated with measures secured via planning conditions or obligations as advised below and withdraw our objection.

- Construction Environment Management Plan (CEMP)
- The approved drainage works shall be completed in accordance with guidelines set by the CIRIA SuDS Manual (2015) C753.

Woodland Trust

Have concerns regarding the potential for the development to have an impact on important trees on site, some of which have been identified as Veteran Trees and Future Veteran Trees. Specify the required root protection zones for Veteran trees

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and state that whilst some trees within the proposals have been accommodated with the correct RPZ's, some other trees also need the larger buffer zones.

Identify that for some of the older potential veteran trees, removal of deadwood is proposed and advise that this is not carried out as this is highly valuable from an ecological perspective.

Play/Sport and Open Space

No objection. The proposed development will create a greater local need and demand for access to all Parks and Gardens, Play, Sports Pitches and Amenity Green Space to provide both formal and informal recreation for its residents.

The apportioned Sports pitches contribution should be made to Redditch Borough Council to support the sports provision in the nearest park at Arrow Valley Country Park.

Urban Design Comments

Following amendments to the proposal there are no objections to the application.

Environment Agency

No comment. There are no constraints which fall within their remit.

Conservation Officer

Lower House, a timber framed late 16th property, refronted in the early 19th century is located to the north of the proposed site.

Between the listed building and the proposed site is another site where planning permission was granted in 2016 (2016/290/FUL) for a development of 9 houses. Considering the location of this development, it is not considered that the development of the proposed site will impact on the setting of the listed building.

Worcestershire County Council Countryside Service - Public Rights Team

The area of development does not affect any public rights of way on the current definitive map and proposes no new public rights of way that would be added to the definitive map. Public rights of way therefore have no comments to make currently.

Crime Risk Manager

No objection

WCC – Landscape

The revised landscaping scheme, as presented in the Landscape Structure Plan represents a clear improvement in design and mitigation compared with the 2021 submission. Enhancements, including the retention of more existing woodland and integration of at least part of the watercourse within the context of the eastern landscape buffer are welcomed.

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No objection subject to a Landscape and Ecological Management Plan (LEMP) condition.

WRS - Contaminated Land

No objection subject to a Tiered Investigation Condition.

WRS - Noise

No objection

Recommend that the applicant follow Worcestershire Regulatory Service's Code of Best Practice for Demolition and Construction Sites.

WRS - Air Quality

No objection

WRS are satisfied with the findings of the report, and they have no adverse comments.

Conditions

- Domestic electric vehicle charging points
- Secure cycle parking
- Low emissions boilers

Worcestershire County Council Highways

No objection subject to Conditions and financial obligations

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted and consultation responses from third parties, the Highway Authority concludes that there would not be a severe impact.

Conditions

- Conformity with Submitted Details
- Vehicular visibility splays
- Layout and turning areas
- Electric vehicle charging point
- Cycle parking
- Construction Environmental Management Plan

Planning Obligations

- **Community Transport** There is a need for a new Community Transport service to meet the transport needs of the elderly and disabled especially due to the impact of the anticipated gradients in the area on their ability to access bus stops and the distance from Hospitals and the policy of the local Health Trust regarding not restricting medical appointments to local Hospitals. Contribution £12,000.
- **Public Transport Infrastructure** Upgrade of the existing bus stops at Ardens Close, Cheswick Close, Hollyberry Close and Furze Lane to facilitate the access by residents of this development. Contribution £30,000.

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- **Travel Plan** A contribution of £220 per dwelling is required to ensure future resident have access to a Welcome Pack, a personalised travel plan and monitoring by Worcestershire County Council.

Worcestershire Archive and Archaeological Service

No objection subject to conditions:

- The submission of a programme of archaeological work
- Written scheme of investigation

Tree Officer

Object, due to the loss of trees currently protected under T.P.O County of Warwick No.2 1966 (W1) and the loss of Oaks 7649,7650, and 7651.

Housing Strategy

No objection

The % mix of open market and affordable units is acceptable, including the inclusion of First Homes. The siting of the affordable units throughout the site is what Housing Strategy would expect.

Waste Management

No objection subject to bin contribution.

Worcestershire County Council Education Service

In response to the application an education contribution for the middle school (for both primary phase and secondary and sixth form stage) would be sought of £613,511. The middle school contribution will be used to support improvements which may include additional or extended toilet accommodation, additional or extended classrooms, new or improved educational sports playing fields and/or infrastructure at Ipsley CE RSA Academy or any other middle school serving the education planning area.

Special Educational Needs and Disabilities (SEND) contribution of £244,348. The SEND contribution will be used to support improvements which may include additional or extended toilet accommodation, additional or extended classrooms, new or improved educational sports playing fields and/or infrastructure at Pitcheroak School or any SEND improvements at schools serving the education planning area.

No contribution will be sought for education infrastructure towards early years provision nor the primary phase.

Herefordshire & Worcestershire Clinical Commissioning Group

The development would give rise to a need for improvements to capacity, in line with emerging Integrated Care System (ICS) estates strategy, by way of new and additional premises or infrastructure, extension to, or reconfiguration of, existing premises, or improved digital infrastructure and telehealth facilities.

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This housing development falls within the boundaries of practices which are members of Kingfisher Primary Care Network (PCN) and Nightingales PCN and, as such, a number of services for these patients may be provided elsewhere within the PCNs. The CCG would therefore, wish to secure the funding for Kingfisher PCN or Nightingales PCN for the patients within this vicinity to improve overall access. A contribution of £79,488 is required.

NHS Acute Hospitals Worcestershire

The contribution requested for this proposed development is £186,798.82. This contribution will be used directly to provide additional services to meet patient demand

Severn Trent Water

No objection subject to condition relating to the following:

- Drainage plans for the disposal of surface water and foul sewage
- Scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Public Consultation Response

Members are reminded that full details of the public consultation responses are available on the Councils website and that the information below is a summary of issues raised.

Publicity

Extensive public consultation has been undertaken, including neighbour and two further neighbour consultations, site notices and press notices published in the Redditch Standard.

4 representations have been received **supporting** the scheme.

- Need for housing in Redditch
- Land is earmarked for housing development.

580 representations have been received objecting to the scheme as well as a petition containing 28 letters from Class 4 pupils from Mappleborough Green Primary School raising following issues:

Principle

- The site is unsuitable for housing development
- Further development will have a negative impact on Redditch
- No need for further housing in Redditch with additional sites coming forward
- Alternative sites should be considered, there is sufficient brownfield sites available
- Development will result in a loss of countryside
- The site is not sustainable
- Loss of green belt

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- No need to expand Mappleborough Green
- Concerned about future development in the area because of this scheme
- Erosion of buffer between Redditch and Mappleborough Green

Form of Development

- Out of scale
- Detrimental visual impact
- Poor design of housing
- Loss of views
- Loss of open space area

Air Quality

- Concerns regarding the increase in air pollution
- Perceived health issues arising from poor air quality

Highways and Access

- The development will add to the already congested roads in this area and through Redditch
- Far Moor Lane is unsuitable for further traffic
- Highways safety
- Pedestrian safety concerns
- Lack of public transport
- Impact on A435 and increase pressure on A435 in conjunction with Industrial/Amazon development nearby
- Long queues already in the area

Noise and Disruption

- Concerns regarding the increased noise from traffic and development
- Concerns regarding the disruption during development from site traffic and work
- Delays and disruption caused by highways work

Drainage and Flood Risk

- Drainage in the area is not adequate for the development
- Increase existing drainage issues
- Development will increase the risk of flooding

Biodiversity and Trees

- Loss of trees throughout the site
- Destruction of wildlife habitat
- Objection regarding the removal of trees and hedgerows and the effect this will have on the ecology of the site and wildlife
- Impact on protected species
- Insufficient landscaping and replacement trees

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Infrastructure

- There is a general lack of infrastructure to support the development, and this should be in place before the development takes place
- Concerns about the additional number of children seeking places at local schools
- Concerns about the increase in waiting times at dentists and doctors
- Impact on hospitals
- Impact on existing parks and open space
- Lack of public services and shops

Other Matters

- Lack of public consultation

Other issues have been raised but these are not material planning considerations and have not been reported.

Mappleborough Green Parish Council (Parish Council within Stratford on Avon) Objection. Response provided by MSC Planning Consultants on behalf of the Parish Council.

Summary of Objections

Firstly, the NPPF (Para.39) emphasises the benefits of pre-application engagement. The developers have not engaged at any stage with the Parish Council and/or Local Residents. This is a clear failure given the scale and sensitivity of the development. Having undertaken a robust assessment the Parish Council raise the following objections:

- Errors/misinformation and out-dated supporting information. (e.g. Ecology and Highway reports)
- Principle of development contrary to the Local Plan Policies CS.15, CS.16 and AS.10 within Stratford-on-Avon administrative boundary.
- Layout and Design.
- Landscape Impact and Landscaping – concerns from Woodland Trust/Forestry Commission.
- Impact on Local Ecology/Biodiversity backed by objections/concerns from Natural England and both Worcestershire and Warwickshire Wildlife Trusts.
- Impact on Local Drainage backed by objection from Warwickshire Drainage Officer's and Ecological bodies due to impact on adjacent SSSI.
- Highway Matters backed by objection from WCC Highways
- No public transport provision in the area (Stratford or Redditch) with bus service No.62 being withdrawn Aug 2022.

For the reasons given above, the Development does not accord with the Development Plan, as it promotes residential development on land not allocated or permitted by Stratford Local Plan. The Council can also demonstrate a housing land

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supply position more than 5 years and therefore its housing policies are up to date and can be given full weight. The Applicant's attach significant weight to draft proposals in the emerging 'Site Allocations Plan,' but given its early stage of preparation, this can only be given limited, if any, weight, in the determination of this application. The development is therefore contrary to Policies CS.15, CS.16 and AS.10 of the Core Strategy.

The development also fails to accord with specific policies in the Local Plan, as referred to above, and therefore contrary to Core Strategy Policies CS.2, CS.5, CS.6, CS.7, CS.9 and AS.10 of the Local Plan and provisions as set out in the Development Requirements SPD, in particular, Parts A, B, M, N and V.

Given that the development, as proposed, does not accord with the Development Plan, it should only be granted where other material considerations indicate otherwise. No such material considerations exist. Any benefits to Stratford District do not outweigh the significant, demonstrable, and irreversible harm caused by this development.

Most importantly, the development would see the coalescence of Redditch and Mappleborough Green, which Stratford Council since the examination into the Redditch Local Plan were vehemently opposed to – see communications from Dave Nash (Former Head of Planning Policy). (08.07.2022)

Parish Council notes that their summary of comments is to be read in conjunction with their original and subsequent objection letters.

8.0 Assessment of Proposal

8.1 One of the main considerations is whether the proposals comply with Policy 4 of the adopted Local Plan (Site 211) A435 (former ADR).

8.2 Further key issues for consideration are:

- The design of the proposed development
- Highway and access considerations
- Trees and landscaping;
- Ecology
- Heritage and Archaeology
- Residential Amenity
- Flood risk and drainage
- Air quality
- Other matters including public consultation conclusions
- Infrastructure requirements and affordable housing

8.3 Policy 4 allocates land at the A435 for 205 residential dwellings to contribute towards meeting the identified housing need for Redditch. At 210 dwellings (within the

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Redditch boundary), the proposed quantum of development is consistent with Policy 4. Policy 4 sets out that the Borough Council seeks to achieve a mix of housing types in terms of size, scale, density, tenure, and cost that reflects the Borough's housing needs. The proposal will optimise the use of land to meet local housing need whilst providing an appropriate density.

8.4 In summary, in relation to Policy 4, the proposed development is assessed as complying with Policy 4 subject to the imposition of relevant planning conditions.

9.0 Design

9.1 The NPPF at paragraph 126 states that "The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

9.2 Paragraph 130 confirms that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, considering any local design standards or style guides in plans or supplementary planning documents.

9.3 Within Redditch, BoRLP4 Policy 39 states that development in the Borough should contribute positively to the local character of the area, responding to and integrating with distinctive features in the surrounding environment, particularly if located within a historic setting. All development proposals should:

- Seek to optimise the potential of the site to accommodate sustainable development through making the most efficient use of the space available
- Be resilient to the effects of climate change, whilst also protecting and enhancing local distinctive and historic features to improve the character and quality of the local environment
- Incorporate features of the natural environment including infrastructure

9.4 Policy 40 deals with good design. It states that good design should contribute positively to making the Borough a better place to live, work and visit. All development should be of a high-quality design that reflects or compliments the local surroundings and materials. It should incorporate distinctive corner buildings, landmarks, gateways, and focal points at key junctions. Key vistas creating visual links between places in the Borough should be protected and enhanced. Community safety should be encouraged and the vulnerability to crime 'designed out.'

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- 9.5 Throughout the application process, the applicant has worked to ensure that the development on the site represents high quality design and aspirations of place making and where appropriate considered comments by Urban Designer.
- 9.6 The proposals show a clear hierarchy with an internal spine road which extends from two primary access points, creating a loop arrangement with secondary roads leading to cul-de-sacs and mews courts.
- 9.7 The orientation of the houses reinforces the hierarchy of routes and so aids navigation and accessibility. The buildings front, by priority, the higher-level routes, which helps to signal which is the more important route. Appropriate separations are provided between flanking elevations, and suitable garden sizes are provided in line with relevant guidance to serve a mixture of dwelling sizes ranging from 1-bed to 4-bed units and it is considered that the separation distances between properties with a back-to-back relationship is sufficient to avoid overlooking.
- 9.8 Turning to the design of the dwellings, it should be noted that throughout the application process, changes have been made to the design of some of the house types. The proposal includes a range of house types with some terraced, semi-detached, detached houses and bungalows. The buildings are two storeys with some single storey bungalows and garages. There is a mix of materials proposed with the use of mainly brick with some render. The designs of the dwellings also follow the characteristics of the surrounding area.
- 9.9 In terms of pedestrian and vehicular routes through the site, streets and areas of the site are now permeable and generally do not limit movement and create only limited cul-de-sacs in certain locations. Through routes also provide ease of movement for vehicles and waste collection and reduce the need for turning heads. The proposed development also incorporates the existing east-west connection through the site from Far Moor Lane onto Birmingham Road. Due to the orientation of the proposed dwellings in this area, this will ensure a greater level of natural surveillance for the users of this path compared to the existing path. It is also noted that this path is not a public right of way, and therefore there is no onus on the developer to retain this link in their proposal. However, it has been a constant feature since the pre-application stage and throughout the application process. The parking relationships to properties ensures that parking is as close to dwellings as possible.
- 9.10 The D&A Statement emphasises how little will be seen of the new development from locations outside the site, with buildings screened by trees and other planting. The enhanced landscape strategy plans show a considerable number of new trees being planted along the spine road and on other roads. These will contribute to the street scene.
- 9.11 Throughout the application process the architectural design approach across the site has been re-visited. As such, it is considered that the application meets the provisions of the Local Plan and would conserve and enhance the setting. Overall,

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the design and appearance are of a good quality and to be in accordance with 39 and 40, Redditch High Quality Design SPD and the NPPF. All the proposed dwellings also exceed the minimum space standards as outlined in the Technical housing standards (March 2015)².

10.0 Highway and Access Considerations

- 10.1 The application submission includes a Transport Assessment, Travel Plan and Highways Technical Notes. Revisions have been made to the transport assessment and layout of the proposals to accommodate concerns raised by both Worcestershire County Council and Warwickshire County Council.
- 10.2 Far Moor Lane is a local distributor road which connects the A4023 to its north with Alders Drive to the south and is subject to a 30mph speed limit. Principally it serves the Winyates Green residential area, most of which is situated to its west. However, a small number of dwellings are situated to its east at Longhope Close and Ardens Close. In addition, some commercial premises, including a car dealership, offices, and a hotel/restaurant, are situated on its eastern side at its northern end. Far Moor Lane does not provide direct frontage access to dwellings or commercial premises. There are also very limited existing footways on Far Moor Lane and, where located, they provide access from the existing residential areas to bus stops.

Traffic Impact Assessment

- 10.3 It is anticipated the full development will generate 131 two-way vehicle trips in the AM peak hour and 127 two-way vehicle trips in the PM peak. Over a 24-hour period, the development is likely to generate 1,127 two-way vehicle trips.
- 10.4 The following Worcestershire junctions were presented to the Highway Authority as standalone traffic models.
- Alders Drove/Far Moor Lane Priority T-junction; and
 - A4189/Alders Drove/Claybrook Drive roundabout.
- 10.5 On review of this information, the Highway Authority is satisfied that the impacts on the development would not be severe in accordance with paragraph 111 of the NPPF.

Access

- 10.6 The applicant has developed a uniform approach to manage vehicle speeds on Far Moor Lane whilst ensuring safe and suitable access for all users. Each of the major access points, as well as the existing access to Berkely Close, has a right-turn arrangement protected on either side by a central refuge. A new 3m shared

² <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard/technical-housing-standards-nationally-described-space-standard>

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foot/cycleway is to be created on the southbound side of Far Moor Lane, connecting the development to existing pedestrian links to Cheswick Close and Berkeley Close. Suitable visibility for emerging traffic on the highway is provided, as well as suitable forward visibility for drivers on Far Moor Lane. The access design proposals are supported by a Road Safety Audit Stage 1.

- 10.7 A new 3m shared foot/cycleway on the southbound carriageway of Far Moor Lane across the frontage will be provided. Where these new footways tie into the existing network at footways at Berkeley Close and Cheswick Close, dropped-kerb pedestrian crossings are provided with a central refuge, facilitating crossing of Far Moor Lane. The existing footpath within the site links with a footway on the western side of the A43 and will be retained, retaining a connection through the site to the A435/A4189 where crossing points facilitate access to a local school and some amenities.
- 10.8 It is the view of officers that this improved pedestrian connectivity represents a substantial benefit of the scheme that will not only benefit new residents but existing residents in Winyates Green.
- 10.9 The Highway Authority is satisfied that the scale, form, and footprint of the access arrangements are acceptable, and that safe and suitable access can be ensured for all users in accordance with paragraph 110 of the NPPF.

Internal Layout

- 10.10 The site is bisected by the proposed central spine road, meaning the site is within the administrative boundary of both Worcestershire and Warwickshire. WCC has reviewed the latest internal layout and found that the footprint of the internal layout accords with the requirements of the Streetscape Design Guide.
- 10.11 In relation to parking, this has generally been provided alongside the proposed dwellings to avoid domination of street frontages by parked vehicles. Parking provision is based upon the Streetscape Design guide for 1,2,3, and 4 bedroom dwellings, with many dwellings also benefiting from garages in addition to their spaces. There has also been an inclusion of visitor parking in certain areas of the site to supplement the parking proposed.

Public Transport

- 10.12 The Highway Authority has reviewed and set out in formal observations on the availability of public transport services for three elements:
1. Home to School Transport;
 2. Community Transport; and,
 3. Bus Services & Infrastructure;

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1. Home to School Transport

10.13 As assessment of Designated Schools for this location has been undertaken and they all within the statutory walking distances, provided that safe walking routes exist. An exercise to establish that safe walking routes to First Schools from the development has been undertaken as part of this appraisal by the Highway Authority. This review has confirmed that safe walking routes will exist providing that the footway is provided along the east side of Far Moor Lane. In addition, there are links to the existing footway network accessing Cheswick Close and Berkeley Close, where the existing crossing of Far Moor Lane will be enhanced.

2. Community Transport

10.14 There is a requirement for Community Transport to meet the Council's duties to take account of the transport needs of the elderly and disabled residents. The site is located approximately 5km from the Alexandra Hospital and 6km from Redditch Bus Station. Due to this, there will be a particular need to access Health Facilities compounded by the increasing use of hospital sites for specialist appointments for Redditch residents. Based on predicted use over 5 years and HMRC approved rates, a contribution of £12,000 would be requested for community transport.

3. Bus Services & Infrastructure

10.15 Far Moor Lane is served in an anti-clockwise direction by Diamond's commercial 62 service. Due to the nature of the loop, journey times are 30 minutes from Redditch and 14 minutes into Redditch. The service did not previously have an evening PM peak time service, limiting the opportunity for journeys from work to be made by public transport. Since this time, Diamond has reviewed the service provision and confirmed that a new enhanced 62 service will operate on an hourly basis, including the peak AM and PM commuter hours, offering an alternative to car trip making.

10.16 In relation to infrastructure, hard standings will need to be put in place at the bus stops. The stops at Ardens Close and Cheswick Close are more relevant to the proposed development and would therefore, warrant shelters. The stop at Hollyberry Close would require improved hardstanding, pole, flag and dropped kerbs. In addition, the shelter at Furze Lane should be moved to the development side of the road. A contribution of £30,000 is therefore requested for the upgrade of bus stop poles, flags, shelters, hardstanding and dropped kerbs.

10.17 Subject to the improvements to the supporting infrastructure, the Highway Authority are content opportunities to promote walking, cycling and public transport use have been identified and pursued in accordance with paragraph 104 of the NPPF.

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Travel Planning

- 10.18 As part of this Travel Plan, the Applicant will need commit to offering Personalised Travel Planning (PTP) to all dwellings. The Travel Information Pack must be produced using the guidelines set out in Worcestershire County Council's Guidelines for Producing Travel Information Packs. Alternatively, there is an option for them to pay the County Council £220 per dwelling for us to deliver the Welcome Pack, PTP and monitoring.

Conclusion on Transportation and Accessibility issues

- 10.19 While the application is of a reasonable scale and will result in an increase in movements across all modes of transport, it is in accordance with the expected quantum of development in the adopted local plan and appropriate mitigation is presented. It is recognised that the proposal has gone through several iterations. However, the access arrangements have been subject to considerable scrutiny and found to be acceptable by the County Highway Authority. A package of physical work and financial contributions as described by the County Highway Authority are proposed via a legal agreement to ensure any impacts on the network are mitigated.
- 10.20 Through proactive dialogue and an engineering review of the site access proposals and the internal site layout, the Highway Authority is now content that the access proposals are safe and suitable, and the internal layout accords with the adopted Design Guide, the Worcestershire Streetscape Design Guide. In this respect, the scheme would not conflict with any relevant policies, including those which require transport and safety considerations to be considered.
- 10.21 It is noted that objectors are concerned with a range of highway issues; however, based upon the response from WCC Highways, there are no justifiable grounds on which an objection could be maintained on highway grounds.
- 10.22 Therefore, it is considered that the proposed development would deliver sustainable development in accordance with the requirements of Policies 19, 20 and 22 and the NPPF.

11.0 Trees and Landscaping

- 11.1 Policy 40 of the BoRLP provides a set of principles to ensure developments are of high quality. The proposed development would inevitably and permanently change the existing character and appearance of the site, which is presently a series of fields interspersed with trees and hedgerows.
- 11.2 The application site is approximately 12.5ha in size and comprises an irregularly shaped tract of land immediately adjacent to the eastern urban edge of Redditch. As such, the boundary line between Redditch and Stratford runs north-south through the centre of the site. The site comprises areas of open grass land along with

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significant areas of scrub and woodland, the latter of which is predominantly Poplar trees in the form of plantations. The site is well contained by Far Moor Lane and the residential built form of Winyates to the west, with the A435 Birmingham Road forming the eastern boundary. The southern boundary is irregular and formed by the A4189 Warwick Highway and several existing property boundaries. To the north, the site boundary is defined by a small number of existing residential curtilages, along with short sections of field boundaries that adjoin a smaller tract of open land to the north. Part of the application site includes an area designated as Primarily Open Space under Policy 13 of the BoRLP.

- 11.3 Much of the application site is covered by a Tree Preservation Order (TPO) that dates to the mid-1960s when the Redditch New Town was designated. The TPO was intended to protect the mature native trees in the area and importantly predates the planting of areas of plantation woodland comprising poplars that are situated within both local authority areas. The presence of the TPO did not prevent the Inspector who examined the Local Plan from confirming the housing allocation in that plan. Granting of planning permission for the application would authorise the loss of any trees on the site identified in the application, including the plantation woodland. However, it is understood that a licence would also be required from the Forestry Commission to fell the plantation. The Forestry Commission has confirmed that a licence to fell the plantation has been granted.
- 11.4 Members are advised that a Tree Preservation Order (TPO) does not override the effect of a planning permission, but neither does it preclude development from proceeding, where permission is granted. The impact on trees, and particularly those subject to a TPO which may be affected by a development, is a material planning consideration. Where permission is granted for development which would have a detrimental impact upon trees or result in their loss, having established that the loss of such assets is unavoidable, or outweighed by the benefits of the scheme, further permission under the TPO is not required.
- 11.5 The loss of parts of the plantations situated within Redditch Borough has been established through the Local Plan allocation. It is also worth noting that much of the existing woodland is poplar plantation, with a limited remaining life expectancy. Therefore, in any evaluation, it is critical that those parts that would be lost be replaced with more appropriate native broadleaf trees.
- 11.6 During this application, the layout has been revised to take account of concerns raised by statutory consultees and third parties. The revised layout now includes a significant woodland buffer along the A435, comprising of the retention of existing native trees along the boundary and supplemented with new native tree planting. The buffer belts extend between 20m and 60m in width along the eastern boundary of the site. The scheme also proposes the retention of areas of native woodland within the site.

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- 11.7 Precise details of the numbers of poplar plantation trees and native trees proposed for removal, the amount of new native planting and new native trees have been provided by the applicant. This shows that approximately 515 Poplar Trees and 11 individual trees are being removed. There are 600 new native trees are being provided, and 41 individual trees are being retained. In addition, 2.5 ha of new native woodland is being provided and/or enhanced compared to 1.1ha of existing woodland, mostly poplar plantation that is proposed to be removed.
- 11.8 In total, 4.8ha of Green Infrastructure is being provided on the development, which represents around 36% of the total site area. Furthermore, the planting of native tree species would have greater ecological value than the existing poplar plantations. Considering these measures, it is considered that, on balance, sufficient native planting is proposed to compensate for the level of woodland felling required.
- 11.9 The proposals now incorporate a meaningful mixed native woodland planting with native understorey shrub and groundcover planting which is appropriate in this local Arden landscape and would be representative of the landscape character. It is noted that WCC Landscaping are supportive of the scheme.
- 11.10 Within the wider site, areas of open space are proposed primarily within the Stratford on Avon part of the site, covered with a mix of wildflower meadow, a community orchard, several attenuation ponds and two children's equipped play areas. The proposals also retain most of the existing landscaping established adjoining the Far Moor Lane within Redditch, except for the main vehicle access point, which requires the removal of some existing tree planting. These areas will be managed and maintained by their inclusion in the s106 agreement and are shown on the submitted Managed Area plan.
- 11.11 Existing trees and vegetation along the southern boundary are proposed to be retained and included within an area of open space. This will assist in ensuring the longevity of these trees and ensure a landscape screen is maintained to limit any views from the south. The development has been revised to provide a separate area of open space surrounding a veteran oak tree situated next to the northern boundary of the site and within the main built form, street trees have been incorporated within verge areas.
- 11.12 It is considered that given the quantum of development and the additional available space on site, an appropriate layout and tree mitigation strategy have been achieved. It is regrettable that trees should be lost through development and the tree officers' comments are noted in this regard. However, the benefits that can be provided by way of the managed loss of some trees, the provision of new, improved public recreational space and additional well managed tree planting to mitigate tree loss elsewhere on the site can overcome this.
- 11.13 Given the above, it is considered that weight can be given to the importance of the trees on site in terms of the public benefit and harm that would occur because of the

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loss. However, this harm is lessened due to the local plan allocation, the ability for on-site mitigation and retention of some of the trees, as well as the option to provide accessible public open space. The area designated as Primarily Open Space under Policy 13 of the BoRLP is retained in full. Through the development, the quality, value, and accessibility of this area will be improved. This is fully supported within the policy.

12.0 Ecology

- 12.1 Section 174 of the NPPF states that the planning system should contribute to and enhance the natural and local environment. In line with Policy 46, appropriate mitigation measures must be implemented to ensure protection of the natural environment, with benefits from development to biodiversity captured.
- 12.2 The application has been supported by an Ecological Appraisal and is accompanied by surveys for bats, breeding birds, Great Crested Newts, badgers, and reptiles. Several third parties have requested that these reports and surveys be updated, but if approval is granted, carrying out updated surveys for some fauna may be required to ensure the Construction Ecological Management Plan (CEcMP) is sufficiently robust and up to date.
- 12.3 As a result of concerns by Worcestershire Wildlife Trust, Natural England and Warwickshire Wildlife Trust, a revised landscaping scheme has been provided which retains far more areas of the broadleaved woodland and the extent of proposed biodiversity enhancements on the development has been increased. These include the retention and improvement of more of the northern ditch course, the creation of additional wetland swales and ditches, combining the two manmade stagnant ponds into a single natural pond, the creation of more native woodland and the provision of a community orchard.
- 12.4 Despite these improvements, the figures from the DEFRA Metric biodiversity accounting tool illustrates that around 0.50 ha of this habitat will still be lost.
- 12.5 The existing site provides a habitat for a range of flora and fauna. Comments from third parties have highlighted their objections to the removal of the poplar plantation and native woodland and the loss of wildlife habitat. The statutory consultees, Worcestershire Wildlife Trust, Natural England, and Warwickshire Wildlife Trust, accept that there will be a loss of habitat but consider that the improvements to the scheme in terms of ecological mitigation and enhancement, the retention of more of the existing habitats, and improvements to the SUDS and wetland habitat provision, allow the application to be considered policy compliant from a biodiversity perspective.
- 12.6 As part of the measures required to mitigate the impact of the development, the consultees require a condition that secures a Construction Environmental Management Plan (CEcMP), Landscape And Ecological Management Plan (LEMP),

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a SUDS condition to ensure that long-term drainage of the site does not cause harm to receiving waterbodies or nearby habitats (including Ipsley Alders SSSI) and delivers biodiversity enhancements in line with good practice guidance and a lighting condition to ensure that the development, both during construction and once operational, does not cause harm to nocturnal wildlife using the site, and commuting to and from nearby habitats.

- 12.7 An updated Biodiversity Impact Assessment (BIA) has been completed for the entire site using the DEFRA Metric (v3.0) biodiversity accounting tool. This has demonstrated that the development, across both local planning authority boundaries, will generate a loss of 23.07 habitat units, and will require a financial contribution of around £461,400 to offset the loss. This contribution would be shared amongst both Redditch Borough Council and Stratford on Avon for use on local biodiversity projects. This financial contribution can be secured by a s106 Agreement with complimentary wording of the biodiversity obligations between both Redditch and Stratford's s106 Agreements.
- 12.8 Considering these matters, and that no objections have been raised from the consultees referred to above. Conditions would be attached to any grant of planning permission to ensure the submitted landscaping scheme and mitigation measures for the safeguarding of protected species and trees are implemented. Further, a s106 agreement will be required to deliver the funding for off-site biodiversity enhancement measures. It is therefore considered that the proposal accords with national and local policy in this regard.

13.0 Heritage Assets and Archaeology

- 13.1 Section 66 of the Listed Buildings and Conservation Area Act places a statutory duty on LPAs to have special regard to the desirability of preserving the setting of listed buildings. Policy 36 Historic Environment is relevant in that it sets out that designated heritage assets will be given the highest level of protection and should be conserved and enhanced.
- 13.2 The site contains no designated or non-designated built heritage assets. There is no nearby Scheduled Monument or designated Conservation Area. The application has been supported with a Heritage Statement which identifies that within a 1 km search area of the site, there are twelve Listed Buildings and twelve non-designated built heritage assets recorded on the Worcestershire and Warwickshire Historic Environment Records (HER).
- 13.3 Therefore, there will be no material harm to the significance of nearby heritage assets.
- 13.4 The application has been supported with an archaeological desk-based assessment. There are no records of archaeological monuments or events

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associated with the site through the either the Worcestershire or Warwickshire Historic Environment Records (HER).

- 13.5 Worcestershire County Archaeology has reviewed the assessment and acknowledges that whilst it would be preferable to require pre-determinative evaluation of the site, i.e., by trial trenching, the extensive plantation woodland on the site presents considerable difficulties for evaluation of the site's archaeological potential at the application stage. The archaeologist raises no objection subject to 2 archaeological conditions.
- 13.6 The proposed development would not have an adverse impact on features of archaeological importance or significance and accords with Policy 36 of BORLP.

14.0 Residential Amenity

- 14.1 One of the core planning principles set out at paragraph 17 of the NPPF is that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.”
- 14.2 Overall, it is considered that, given the degree of separation, position, and orientation between the proposed dwellings and neighbouring properties and the new care home development (Haywood Lodge Care Home on Warwick Highway), would not result in harm to the amenity of the occupants of neighbouring properties or future occupants of the proposed dwellings, in accordance with the above policies.
- 14.3 The primary source of potential harm to residential amenity would arise during the construction phase of the development, both to existing residents in the established residential dwellings surrounding the site but also to future occupiers as the development progresses and new residents move into homes that will border parts of the development still under construction. A Construction Environment Management Plan (CEMP) is proposed to mitigate harm during the construction phase.

15.0 Flooding and Drainage

- 15.1 A detailed assessment of flood risk has identified that, based on current EA Flood Zone Mapping, the site is indicated to be within Flood Zone 1 (Low Risk) and is at 'low' or 'negligible' risk of flooding from all other assessed sources.
- 15.2 Preliminary surface and foul water drainage strategies have been prepared which demonstrate that the site can be satisfactorily drained without detrimental effect to third party land. The site requires a foul pumping station to drain foul flows.
- 15.3 The site lies within Flood Zone 1, and in all fluvial flood events, modelled flows are predicted to remain within the channel in the baseline scenario. Post-development

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modelling has shown that culverting and diverting of the watercourses is sufficient in maintaining the minimal risk predicted for the site. However, a small area of flooding is predicted along the northern watercourse, but this is contained within the re-designed pond area adjacent to the watercourse. The proposed development is also not considered to increase flood risk within the catchment through a loss of floodplain storage.

Northern catchment

- 15.4 Surface water flows from the north of the site will be directed to an attenuation basin located to the North-West of the site adjacent to Far Moor Lane. The flow will then be conveyed via a swale towards the diverted watercourse, discharging beneath Far Moor Lane.

Southern catchment

- 15.5 The remaining development will discharge to the southern network. It has been proven that neither the development of the site nor the proposed drainage system will have any adverse effect on the existing nearby Ipsley Alders Marsh SSSI.
- 15.6 With regards to foul water, most of the site can gravitate towards the existing foul sewer in Far Moor Lane. The far south-west of the site will be pumped to the existing sewers on Warwick Highway and via an adoptable pumping station at the south-eastern end of the site.
- 15.7 Considering the revised drainage strategy, previous objections raised by Natural England, Worcestershire Wildlife Trust, North Worcestershire Water Management and Warwickshire LLFA, in relation to the impact of the development on the existing nearby Ipsley Alders Marsh SSSI have been withdrawn.
- 15.8 The revised measures have enabled Warwickshire LLFA and North Worcestershire Water Management to withdraw their previous objections to the proposals, subject to a series of conditions. Overall, I consider that the development would comply with policies 17, 18, and 40 of BoRLP4.

16.0 Air Quality

- 16.1 Worcestershire Regulatory Services were consulted on the application. The site does not form part of or is situated in the immediate vicinity of a known Air Quality Management Area (AQMA).
- 16.2 Nonetheless, to mitigate the impact of development, air quality mitigation measures which seek to promote sustainable travel and low emission boilers are proposed.
- 16.3 It is considered that these measures could be secured by condition and would comply with Policy 19 of the BoRLP4.

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17.0 Other Matters including Public Consultation Conclusions

- 17.1 WRS Noise and Contamination has assessed the site and have no objections subject to conditions.
- 17.2 It is recognised that there has been a high level of interest in this proposed development of this allocated site. These issues have been addressed in the main body of the report. It is worth reiterating that the applicant has agreed to pay all required commuted sums to improve infrastructure such as schools and medical facilities.
- 17.3 In terms of the Mappleborough Green Parish Council comments, they are a statutory consultee for Stratford on Avon DC and their comments will be fully addressed as part of the Stratford on Avon committee report in due course. It is worth clarifying the policy position in relation to the land within Stratford on Avon.
- 17.4 The fundamental consideration is whether there is sufficient justification for supporting the provision of any of the dwellings located within Stratford on Avon now, in advance of the adoption of the Site Allocation Plan, in order to meet the housing needs of Birmingham. The case for doing so is very strong based on the latest published situation regarding the number of dwellings that cannot be met within the Birmingham conurbation and would, therefore, be expected to be provided by neighbouring local authorities that lie within the Greater Birmingham & Black Country Housing Market Area, which includes Stratford on Avon. This is further justified given the strong physical and functional relationship between this part of the District and the Birmingham HMA, including due to its proximity to Redditch.
- 17.5 Overall, Stratford on Avon considers it reasonable to assess this factor as being significant given the apparent scale of the Birmingham housing shortfall and the relationship of the site to Birmingham. However, this will be balanced against whether all other material considerations are able to be satisfactorily addressed, including environmental and technical issues
- 17.6 They conclude that there is a strong case for supporting the comprehensive approach to development straddling the local authority boundary, with the bulk of the dwellings being on the allocated site within RB and the enabling uses, including extensive open space, landscaping and replacement tree planting, recreation facilities and surface water management, being within Stratford on Avon.
- 17.7 The principle of this approach is set out in the emerging Site Allocations Plan. However, this is dependent on all technical issues being addressed and satisfied. With respect to land in Stratford on Avon, these relate particularly to surface water flood risk, ecological impact due to the loss of trees and woodland, and impact on the character and separate identity of Mappleborough Green.

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17.8 If all technical matters are capable of satisfactory resolution, then it is reasonable to assume that the proposed reserve housing site identified in the Revised Preferred Options SAP would be confirmed in the Proposed Submission version. Overall, Stratford on Avon considers this factor as being significant given the apparent scale of the Birmingham housing shortfall and the relationship of the site to Birmingham. However, this must be balanced against whether all other material considerations are able to be satisfactorily addressed, including environmental and technical issues.

18.0 Other Matters including Public Consultation Conclusions

18.1 Development proposals should incorporate provision for any necessary infrastructure to be delivered in parallel with the implementation of new development. In broad terms, the s106 would secure funding for a range of consequential requirements. These requirements are summarised in the following section of the report.

18.2 Paragraph 57 of the NPPF states that: "Planning obligations must only be sought where they meet all of the following Tests" (Set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010):

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

- The following matters are subject to s106 obligations: 30% affordable housing. The policy requirement for affordable housing (Policy 6) is 30% of units, which would equate to 62 dwellings, comprising 68% for social/affordable rent (42 dwellings), 22% First Homes (14 dwellings) and 10% shared ownership. The applicant has confirmed that they will meet this requirement on site in full and this will be secured via a s106 Agreement.
- Education (Middle School) £613,511 and Special Educational Needs and Disabilities (SEND) £244,348
- Redditch Town Centre (Enhancement Contribution) £542 per dwelling
- Waste Dwellings within RBC - Refuse bins (1 x green bin / 1 x grey bin) £31.29 per dwelling
- Offsite Sports Facility Contribution £96,840
- Community Transport £12,000
- Bus Stops Contribution £30,000
- Worcestershire Travel Plan Contribution £220 per dwelling
- Herefordshire & Worcestershire Clinical Commissioning Group (CCG) £79.488 to be allocated for the improvement and/or extension of primary care infrastructure at Kingsfisher PCN and/or Nightingales PCN
- Worcestershire Acute Hospitals NHS Trust £186,798.82 to provide additional services to meet patient demand resulting from the development

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- £461,400 bio-diversity contribution- This contribution would be shared amongst both Redditch Borough Councils and Stratford on Avon District for use on local biodiversity projects
- Planning Obligation Monitoring Fee £5,488

18.3 It should be noted that Stratford on Avon DC are also seeking infrastructure contributions based upon their own guidance.

19.0 Conclusion

19.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

19.2 In that respect, this is an important housing allocation in the Authority's adopted Local Plan. The proposed development would provide 236 dwellings (210 in Redditch), open space and associated landscaping in accordance with the Local Plan policy requirements. The application will both help the Government's goal of significantly boosting the supply of housing and assist Redditch Borough Council in ensuring the continued delivery of the homes needed to support its adopted plan and assist with its future supply of housing land.

19.3 The balance between built development, open space and landscaping is considered to have been successfully reached. Worcestershire Country Council has confirmed that traffic generated would be accommodated within the highway network and the controlled surface water discharge rate would ensure no increase in flood risk to or from the development.

19.4 Officers have found no material considerations which indicate that the development should not be determined in accordance with the development plan and on the basis that the proposals comply with relevant policies of the Borough of Redditch Local Plan No.4. It is therefore recommended that planning permission be granted subject to conditions and the prior completion of a s106 legal agreement.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations,

that **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure Services to;

a) determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:

- 30% affordable housing

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- Education (Middle School) £613,511 and Special Educational Needs and Disabilities (SEND) £244,348
- Redditch Town Centre (Enhancement Contribution) £542 per dwelling
- Waste £31.29 per dwelling
- Offsite Sports Facility Contribution £96,840
- Community Transport £12,000
- Bus Stops Contribution £30,000
- Worcestershire Travel Plan Contribution £220 per dwelling
- Herefordshire & Worcestershire Clinical Commissioning Group (CCG) £79.488
- Worcestershire Acute Hospitals NHS Trust £186,798.82
- £461,400 bio-diversity contribution- This contribution would be shared amongst both Redditch Borough Councils and SoAD for use on local biodiversity projects
- Planning Obligation Monitoring Fee (£5,488)

And

- b) agree the final scope and detailed wording and numbering of conditions as set out in the list at the end of this report along with associated informative notes.

1. 3 years
2. Approved plans
3. Implementation of landscaping scheme and replacement of planting within 5 years
4. Protection of trees/hedgerows to arb report
5. Levels – existing and proposed
6. Provision, specification, and siting of the play equipment, including details of management & maintenance
7. External lighting
8. Construction Ecological Management Plan (CEcMP)
9. Landscape Environmental Management Plan (LEMP)
10. SUDS condition (Ecology)
11. Construction Management Plan
12. Archaeology - Written Scheme of Investigation
13. Archaeology - Site investigation and post investigation assessment completion and the provision made for analysis, publication and dissemination of results and archive deposition
14. Surface water – Detailed surface water scheme based on sustainable drainage principles
15. Surface Water - Further details relating to the existing watercourses
16. Maintenance plan for Surface Water drainage
17. Foul drainage
18. Electric vehicle charging point
19. Cycling
20. Vehicular visibility splays
21. Layout and turning areas
22. Air quality mitigation measures
23. Contaminated land – tiered investigation
24. Contaminated land – Compliance with tiered investigation

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25. Ecology enhancements

26. Additional conditions as deemed necessary.

Procedural matters

This application is being reported to the Planning Committee because the application is a Major development, involves Borough Council owned Land and requires a s106 Agreement. As such the application falls outside the scheme of delegation to Officers.

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