

**PLANNING
COMMITTEE**

14th August 2019

Planning Application Consultation Response to Bromsgrove and Stratford-on-Avon District Councils

Reference: Bromsgrove Planning Application No. 19/00619/REM
Stratford-on-Avon Planning Application 19/01545/REM

Site at: Redditch Gateway,
Land Adjacent To The A4023 Coventry Highway,

Proposal: Application for approval of reserved matters relating to appearance, landscaping, layout, scale and access (internal to the site) for a use class B8 (storage and distribution) building with ancillary floorspace including use class B1 (offices); earthworks; plot and structural landscape works inclusive of an ecological enhancement area; internal access roads, car parking, gatehouse; utilities and plant infrastructure; on the northern development parcel pursuant to S73 permissions SDC 18/03746/VARY, BDC 18/01596/S73, RBC 18/01626/S73 following outline permissions SDC 17/01847/OUT, BDC 17/00701/OUT, RBC 17/00700/OUT

Applicant: Stoford Gorcott Limited

Ward: Alvechurch South Ward
Closest Redditch Ward: Winyates

The author of this report is Steve Edden, Principal Planning officer, who can be contacted on Tel: (01527) 548474 ext: 8474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Redditch Borough Council has been invited to comment by both Bromsgrove District Council and Stratford-on-Avon District Council upon the application for approval of the matters reserved on the previous application, comprising details of access, appearance, landscaping, layout and scale. The Planning Application is due to be considered by Bromsgrove District Council's Planning Committee and Stratford-on-Avon District Council's Planning Committee in due course. This response would inform their decision making.

1. RECOMMENDATION: That :

- i. That RBC raise no objection to the reserved matters application(s) cited above and,
- ii. Members endorse the comments made under the heading "Officer Appraisal."

2. Purpose of Report

The purpose of this report is twofold -

- a. To inform members of the proposal, and
- b. To seek endorsement of a proposed response to the formal consultation from Bromsgrove and Stratford-on-Avon District Councils on the application

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3. Procedural Matters

- 3.1 This matter is reported to members because the scheme of delegation to planning officers requires that:

All planning decisions, actions or advice/responses on behalf of the Local Planning Authority cannot be dealt with under delegated powers (so must be reported to committee) where:

- The application is for major development (more than 1000sqm of commercial/industrial floorspace) where the recommendation is for approval
- Any application where two or more individual letters of objection from separate addresses raising material planning considerations are received from separate members of the public and the officer recommendation is for approval

4. Planning History

A duplicate application (19/01545/REM) has been submitted to Stratford-on-Avon District Council.

Redditch Gateway benefits from outline planning permission granted in 2018, and amended via a Section 73 application in 2019. The principle of development for B1, B2 and B8 use has been established.

5. Site Location and Description

- 5.1 The Proposed Development Site (hereafter called the Site) is situated approximately 2 kilometres to the north east of Redditch town centre and is part of the Redditch Gateway site. Redditch Gateway is separated by the A4023, dividing the site into north and south parcels. The Proposed Development would be located within the northern parcel, west of the A435. The Application Site is within the administrative areas of Bromsgrove and Stratford-on-Avon Districts. The majority of the proposed built form would be within the administrative area of Bromsgrove, with the parking and majority of the green infrastructure being located within the administrative area of Stratford-on-Avon District.
- 5.2 Located to the north east of the Application Site is Gorcott Hall (Grade II Listed Building), to the west is the established Ravensbank industrial estate, to the south is the A4023 and beyond that is the residential area of Winyates Green. To the east is the A435.
- 5.3 The Application Site comprises approximately 17.63ha of agricultural fields bounded by trees and subdivided by mixed hedgerows and trees. Passing through the middle of the Site is the Blacksoils Brook water course. Under the outline planning permission (as varied) the principle of diverting the water course has been secured to allow the creation of a single level building plot.
- 5.4 The reserved matters proposals are consistent with the approved parameters agreed within the outline planning permission as varied by the subsequent approved Section 73 application.

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5.5 The proposed development is for a B8 Use with ancillary uses including ancillary offices. It comprises 37% of the permitted floorspace at Redditch Gateway.

6. Phasing and Delivery

6.1 The Reserved Matters represents Phase 1 of Redditch Gateway with Phases 2 and 3 (on the southern parcel to the east of Winyates, yet to be applied for. Redditch Gateway benefits from an outline/ hybrid planning permission. Outline planning permission was granted for the development, with detailed planning permission being consented for Phase 1 Ground Engineering Works and means of access to the site. This has enabled Section 278 progression of the access junction that has included vegetation clearance around the highways access ahead of this first Phase Reserved Matters being submitted for the development of floorspace.

6.2 Upon receipt of the approval of these reserved matters for Phase 1, and subject to the necessary pre commencement planning conditions being satisfied also, works would commence to clear the Phase 1 site of vegetation. The process to divert the PROW via the appropriate Regulatory process has commenced. It would be possible to undertake earthworks (subject to necessary conditions being approved) in some parts of the site without the PROW being affected.

6.3 The diversion of the Blacksoils Brook, removal of the hedgerow alongside it and trees, would enable the formation of an earthworks platform. From here, the construction of the proposed building, roads, and structural landscaping would commence. Development of Phase 1 is expected to be completed by Autumn 2020 with the building being operational thereafter.

7. Use and Amount

| 7.1 OUTLINE / S73 | Hectares / Sqm where specified |
|---|--------------------------------|
| Floorspace permitted within Outline Parameters Plan | 90,000 sqm |
| Use Classes Permitted | B1, B2, B8 |

| 7.2 RESERVED MATTERS | Hectares / Sqm where specified |
|--|--|
| Floorspace Proposed within this Reserved Matters Application | 33,526 sqm (GIA) |
| Floorspace proposed within this reserved matters Application (GEA) Main building inc truckers Gatehouse 1 Gatehouse 2 | 33934.15 sqm. 38.42 sqm. 17.50 sqm |
| Use Class Proposed | B8 with including ancillary floorspace (including B1a Office and welfare floorspace) |
| Developable area for roads, car parking and service yards | 11.30 |
| Soft landscape areas - of which Conservation Buffer Zone | 6.71 2.29 |

8. Scale

| | |
|---|---------------------------|
| 8.1 OUTLINE / S73 | Metres (AOD) |
| AOD building height within Outline Parameter's Plan | 123 (125 including Plant) |

| | |
|---|---------------------|
| 8.2 RESERVED MATTERS | Metres (Height) |
| Proposed Building Height within this Reserved Matters Application | 125 including Plant |
| - Warehouse (to top of parapet) | 16.2 |
| - Warehouse (to ridge) | 14.6 |
| - Ancillary B1a/Welfare | 8.2 |
| - Ancillary Welfare | 6.4 |

8.3 The proposed building is located within the approved parameters height of 123.0 AOD for the parapet level and 125.0 AOD for the allowance for plant items including ventilation systems.

8.4 In order to minimize the actual roof heights of the buildings it is proposed that they incorporate a shallow pitched roof, with a fixed point ridge and parapet detail. The warehouse building height to the parapet is 16.2m, with an internal clear haunch height of 12m; The roof is located behind the parapet and is lower at 14.6m.

9. Layout

9.1 Site access was approved as part of the outline permission (as amended) and would be taken off the A4023 Coventry Highway which runs between the A435 and A441, these in turn provide direct access to the M42 and the national motorway work via the M5, M6 and M40.

9.2 The layout also necessitates the diversion of two Public Rights of Way – 585C and 588 D. Separate applications have been made for these diversions under the appropriate Regulations. The site layout shows the diverted footpaths and how these are proposed to extend further around the Application site too, providing additional walking opportunities for pedestrians.

9.3 The circulation road infrastructure would provide combined footways and cycleways throughout the Application Site. These would be flanked with grass verges and structural landscaping. Where the extended Public Right of Way meets with the circulation access road there would be an opportunity for pedestrians to join the more informal diverted footpath, via a crossing point.

9.4 The internal road network would include street lighting to adoptable standards.

9.5 Accessible DDA compliant parking would be provided adjacent to the buildings entrance. Levels would be appropriate to allow safe and convenient access to all.

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9.6 The yard access for this development is situated to the left off the new highway junction, with the road continuing round to the right giving access to the carparks. This access would also be used by the general day to day office refuse collection. The service yard fronting Coventry Highway would be screened from view with an acoustic fence, in addition the lorry parking to the north on the site would be screened from Gorcott Hall due to a level difference and the bunding / landscaping of the retained paddock area.

10. Appearance

10.1 The form of the large employment buildings need to address two primary concerns:

- To sit harmoniously within the site setting when seen from key long views, despite their potential overall size.
- To present an attractive and well considered design when seen from shorter views, avoiding a monolithic appearance.

10.2 The building can be considered as a series of boxes, with the roof hidden behind parapets. The office / Ancillary areas are single storey, but the main office does have an enclosed roof access tower giving links to both the proposed office and main warehouse roof.

10.3 Initial elevational treatments have been shown to officers and Parish Councils based on a dark grey pallet for the warehouse with silver / aluminum office elements, this was felt as been to dominating within the site environment so an alternative lighter scheme is proposed.

10.4 The warehouse would be finished in a flat composite panel system, with a light grey theme, with the main colour as RAL 9002, with feature blocks of RAL 7038, this is broken at a height of around 4m above the internal floor level by a feature band. The loading docks would be fitted within an insulated concrete sandwich wall system, which is a standard solution for this type of building. The single storey pods would be treated with the same type of cladding panel but in a dark grey RAL 180 40 05. All doors / windows / shutters would be of a dark grey RAL 7016 finish.

11. Landscape, Open Space, Drainage, Ecology, Lighting

11.1 An area of native woodland planting (1,365 sqm) is proposed to the north of the new building and this has been specifically designed as an 'evergreen rich' mix containing a high percentage of native evergreen species to provide habitat value and increased all year round screening.

11.2 Substantial numbers of free-standing trees are proposed across the site and these include a broad base of native deciduous trees (approximately 290 No) as well as a large number of native conifer trees (approximately 82 No) to add interest and habitat value.

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- 11.3 A number of orchard trees are also to be planted. Local varieties of plums, pears and apples would be selected on the basis of their heritage value, wildlife value and availability, in consultation with locally interested groups / Worcestershire Wildlife Trust.
- 11.4 As part of the detailed landscape scheme there are three primary types of planting, all with a very high proportion of native plants. These are Native Woodland Mix 10,514 sqm, Evergreen rich Woodland Mix (6,543 sqm) and Native Shrub Mix (275 sqm).
- 11.5 The scheme now includes some 1,360 linear metres of new, species rich native hedging. This is a significant improvement in quantity and species diversity over what is being removed as a consequence of the previous permission.
- 11.6 There are 4 veteran trees to be dealt with under the Veteran Tree Strategy. This includes a methodology to deal with the two types of tree on the site (tall / short). These have been developed in order to balance the practical difficulties presented by the specific shape, size and location of the individual tree with a way of maximizing their longer term habitat potential. Their new location is indicated as being a parcel of secluded existing undisturbed meadow to the immediate east of an existing retained hedgerow.
- 11.7 A variety of grassland types across the site are also proposed. A number of hibernacula bird boxes and bat boxes are proposed albeit their final locations (and specific type and number) are subject to final approval.
- 11.8 There are 8 new ponds across the site. Some serve a specific flood attenuation purpose and others serve as relocated habitat.
- 11.9 The original route of the county boundary that ran alongside Blacksoils brook would be highlighted within the soft landscape areas with a line of Populus Nigra (Black Poplar) and through the hard landscape area with a series of small discs. These are shown on the detailed landscape proposals and would be designed in partnership with Warwickshire and Worcestershire and would make specific reference to the county boundary.
- 11.10 The Application site has been subject to various periods of ecological survey since 2013. This has provided a comprehensive understanding of the baseline conditions. Specific protected species surveys have targeted for bats, badger, great crested newts, invertebrates and dormice. This baseline information has been used in understanding their ecological constraints for the Application Site.
- 11.11 Following the mitigation hierarchy, the best, mitigation measures relate to 'avoidance', meaning retain habitats where possible. In order to enable the proposed development it has not been possible to retain all existing habitats as this would be impossible. However, in so far as possible, the development layout has been designed to retain habitats including a number of mature trees and also hedgerows. This includes retention of a hedgerow which crosses the site and acts as an ecological corridor.

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- 11.12 Ecological surveys did identify the presence of badger and great crested newts. Mitigation and exclusion works for these species have already been implemented under licenses from Natural England. The exclusion works, as required by Natural England, have included appropriate compensation measures including creation of additional habitats.
- 11.13 Other measures comprise mitigation by design including a considered lighting scheme which minimizes, as far as possible, light spillage from the site, especially into the woodland to the north of the building.
- 11.14 Further mitigation measures include proposals to compensate and enhance areas of the site. Currently Blacksoils Brook is a shaded, straight ditch with limited ecological value. The proposed development would include diverting the brook providing the opportunity to increase the ecological value by varying the flow and strategic planting to provide shaded and unshaded areas.
- 11.15 The development proposals include a significant green infrastructure area in the south-east of the site, where a number of habitats would be retained and enhanced. The relatively poor quality grassland in this area would be enhanced, with shrub and tree planting.
- 11.16 At present there is limited ecological connection between the north and south parts of Redditch Gateway. To enhance this development and thereby increase foraging territory for badgers, an appropriately sized pipe would be provided under the A4023.
- 11.17 The Applicant has been working with Warwickshire County Council to provide a landscaping scheme that delivers a net gain in biodiversity to accord with relevant policy. It is intended that the net gain would be delivered by the ecological enhancement measures as outlined above. However, if for any reason there is not a resultant net gain (as determined by Warwickshire County Council's biodiversity calculator) then a contribution can be made to Warwickshire County Council to fund other off setting schemes in the County as detailed in the Section 106 Agreement. In this way a biodiversity net gain for the development can be guaranteed.
- 11.18 The Sustainable Drainage Statement and supporting appendices demonstrate that the drainage design for the development would comply with the relevant local and national standards, specifically the hierarchy of discharge, water quantity and quality criterion. Due to the unfavorable underlying ground conditions, disposal of surface water via infiltration is not considered to be feasible in this instance and so discharge is proposed into Blacksoils Brook via the requisite treatment methods.
- 11.19 Roof water runoff from the development would be collected via siphonic rainwater pipes and discharged into three treatment ponds. Rainwater from access roads would be collected by trapped gullies with sumps and discharged into the three treatment ponds. The runoff from the service yard areas would be collected via slot drains which would be conveyed and attenuated within an oversized surface water pipe network or storage tanks and discharged into the three treatment ponds. The runoff from the car park areas would be collected,

conveyed and attenuated within a porous pavement system with clean stone sub-base and discharged into a swale and Downstream Defender proprietary treatment system.

11.20 The treatment train and attenuation methods described above would ensure that the quality of the water would not compromise the downstream SSSI and that water would leave the site at a restricted rate equivalent to the greenfield QBar rate.

12. Internal Access and Parking

12.1 The proposed 475 car parking spaces (including 24 accessible spaces) have been provided to cater for both the occupier's immediate and potential long-term use of the building. Given the nature of the operator's business, temporary staff would need to be employed for two months leading up to the busy Christmas period. Therefore, the provision includes overflow parking to cater for this peak demand.

12.2 As required under the Worcestershire County Council Streetscape Design Guide and the Consultation Draft of Stratford-on-Avon District Council's Development Requirements Supplementary Planning Document (SPD), the ducting infrastructure for at least 48 (10%) electric vehicle (EV) charging spaces would be installed during construction.

12.3 Of these EV charging spaces, 22 (10% of the main car park) would be operational from first occupation through a combination of fast (visitors) and trickle (staff) charging points. The additional spaces would be activated should Travel Plan monitoring demonstrates that at least 15 spaces are being used regularly.

12.4 The proposed traffic signal-controlled crossroads would include the provision of bus lay-bys, complete with bus shelters, boards and travel information on either side of the A4023 Coventry Highway. These bus stops would be within a 350-metre walking distance of the main building entrance and provide an additional access to Johnson's Excelbus Service 15, which passes the site on the A4023 Coventry Highway, but does not currently stop.

12.5 In addition to this public bus service, the masterplan includes a bus turning facility to cater for private bus services should the occupier decide to organize such services, as part of its Travel Plan commitments.

12.6 Due to the need to provide a secure facility for the end occupier, it is proposed to divert FP588(D) to the northern perimeter of the site where it would connect with FP585(C), which itself would be diverted to the western perimeter of the site. The resulting footpath would connect with the existing FP799(C) to the west of the site. Pedestrian and cycle access would be provided via dedicated crossing facilities at the traffic signal-controlled crossroads on the A4023 Coventry Highway. These would connect with a direct route to staff and visitor entrances, with dropped kerbs and tactile paving at the lightly trafficked minor arm crossing of the HGV access.

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12.7 Pedestrian routes would also be provided both within and between the main and overflow car parks to ensure safe access to the building. It is proposed to provide 60 cycle parking spaces, which exceeds the 34 required under the Consultation Draft of Stratford-on-Avon District Council's Development Requirements Supplementary Planning Document (SPD).

12.8 Showers, lockers and changing facilities would also be provided within the building to encourage / facilitate travel by cycle.

13. Officer Appraisal

The proposal is within the scope of the parameter plan approved at the Outline stage and therefore officers consider the proposal to be acceptable.

14. Conclusion

That officers inform Bromsgrove District Council and Stratford-on-Avon District Council, that Redditch Borough Council is in support of applications 19/00619/REM and 19/01545/REM respectively, for approval of reserved matters relating to appearance, landscaping, layout, scale and access (internal to the site) for a use class B8 (storage and distribution) building with ancillary floorspace including use class B1 (offices); earthworks; plot and structural landscape works inclusive of an ecological enhancement area; internal access roads, car parking, gatehouse; utilities and plant infrastructure; on the northern development parcel pursuant to S73 permissions SDC 18/03746/VARY, BDC 18/01596/S73, RBC 18/01626/S73 following outline permissions SDC 17/01847/OUT , BDC 17/00701/OUT, RBC 17/00700/OUT

