

## **PLANNING COMMITTEE**

**13<sup>th</sup> November 2019**

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**Planning Application 18/01626/S73**

### **Details pursuant to conditions 12, 16, 21, 36 and 37 of 18/01626/S73**

(Variation of conditions 2 and 8 to amend the parameters of development for the northern development parcel, and Phase 1 Ground Engineering works (and changes to conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37 to allow hedgerow and tree removal prior to the coming into effect of the relevant condition, and conditions 28 and 29 to relate to updated flood risk assessment) in respect of hybrid planning permissions 17/01847/OUT (Stratford reference number), 17/00700/OUT (Redditch reference number), and 17/00701/OUT (Bromsgrove reference number) dated 11 June 2018.

Original description of development (for 17/01847/OUT, 17/00700/OUT, 17/00701/OUT): 'Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; And Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023')

**Redditch Gateway Land Adjacent To The A4023, Coventry Highway, Redditch, Worcestershire, ,**

**Applicant: Stoford Gorcott Ltd**

**Ward: Alvechurch South Ward**

**(see additional papers for site plan)**

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### **Background**

Members will recall that at the meeting of Planning Committee on 18<sup>th</sup> March 2019 that Members requested that the details to be subsequently submitted pursuant to conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37 be submitted to Redditch Borough Council's Planning Committee.

At this stage, the following details are reported for consideration :

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**Relevant Planning History**

17/00700/OUT Redditch BC	Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; and Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023.	Approved	11.06.2018
17/00701/OUT Bromsgrove DC			
18/01596/S73 Bromsgrove DC	Variation of conditions 2 and 8 to amend the parameters of development for the northern development parcel, and Phase 1 Ground Engineering works (and changes to conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37 to allow hedgerow and tree removal prior to the coming into effect of the relevant condition, and conditions 28 and 29 to relate to updated flood risk assessment) in respect of hybrid planning permissions 17/01847/OUT (Stratford reference number), 17/00700/OUT (Redditch reference number), and 17/00701/OUT (Bromsgrove reference number) dated 11 June 2018.		10.04.2019
18/01626/S73 Redditch BC			
19/00619/REM Bromsgrove DC	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		15.10.2019

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## **Assessment of Details**

### **Condition 12 Archaeology WSI and Method for Evaluation**

#### **Condition Requirements**

*12. No groundworks with the exception of pre-development ecological mitigation works including hedgerow and tree removal, within each phase and formation of temporary construction access(es) shall take place until the implementation of a programme of archaeological works for that phase has been secured in accordance with a Written Scheme of Investigation(s) which shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:*

- a. the programme and methodology for site evaluation;*
- b. the programme and methodology for appropriate subsequent investigation and recording and post investigation assessment;*
- c. provision to be made for appropriate analysis of the site investigation and recording;*
- d. nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.*

*Reason: In order to secure appropriate investigation of potential archaeological deposits.*

#### **Submitted Details**

- *Redditch Gateway WSI PDF v2*
- *WSM72022 Redditch Gateway WB WSI 003 (submitted 17 Oct)*
- *Redditch Gateway TT V6 PDF*
- *WSI for Blacksoils Brook Bank ref WSM 72022*

#### **WCC Archaeology and Archive Service Comments**

##### **No objection**

The WSIs are acceptable, the evaluation completed and the watching brief has been started. There may or may not be a further element of watching brief in the spring when the trees are removed and the rest of the bank cleared.

### **Condition 16 Levels**

#### **Condition Requirements**

*16. No groundworks, with the exception of ecological mitigation including hedgerow and tree removal, archaeological investigation, formation of temporary construction access(es) and those groundworks detailed on plan no. RGNP-BWB-DGN-XX-DR-D-636 S1 Rev P1 (Phase 1 Enabling Works), shall commence until details of existing ground levels, as well as proposed finished ground levels, building slab levels and building ridge*

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*heights for each phase (together with cross sectional details) have been submitted to and approved in writing by the Local Planning Authority. The development of the relevant phase shall thereafter be carried out in accordance with such approved levels and heights details.*

*Reason: In order that the Local Planning Authority is satisfied with the details of the proposed development.*

- *RGNP-BWB-DGN-XX-DR-D-602\_Proposed Finished Levels\_S3-T3*
- *RGNP-BWB-DGN-XX-DR-D-632\_Proposed Earthworks\_S3-T3*
- *RGNP-BWB-DPV-XX-DR-C-700\_Construction Layout\_S3-T2*
- *RGNP-BWB-DPV-XX-DR-D-720\_Construction Details\_S1\_P1*
- *6290-117 Proposed Site Sections sheet 2*

### **Planning Officer Comments**

The details shown on the drawings specified above formed part of the reserved matters submission 19/00619/REM approved by Bromsgrove District Council on 15<sup>th</sup> October 2019 and upon which Redditch Borough were consulted by Bromsgrove. The response from Redditch Borough to Bromsgrove District Council on those matters was formalised by Members on 14<sup>th</sup> August and 18<sup>th</sup> September. Nonetheless, the proposed levels and consequent building heights are consistent with the height parameters previously agreed by all three LPAs under the S73 permissions.

### **Condition 21 Traffic Signal Junction**

#### **Condition Requirements**

*21. No development hereby approved, including groundworks, remediation or built construction, with the exception of ecological mitigation including hedgerow and tree removal, archaeological investigation and formation of temporary construction access(es), shall commence until the detailed design of the Traffic Signalled Access Junction on the A4023 Coventry Highway (as indicatively shown on Drawings BMT/2116/100-01 Rev P9 and BMT/2116/100-02 Rev P3), has been submitted to and approved in writing by the Local Planning Authority. The detailed design shall address the following matters;*

- a. provision of an engineering layout demonstrating the geometry of the junction layout and lane widths;*
- b. identification of the detection system and cabling routing through the junction;*
- c. identification of the method of control and back-up system for the operation of the junction;*
- d. identification of the location for a maintenance vehicle bay near the traffic signal controllers;*
- e. identification of the locations for two PTZ CCTV cameras for traffic management of the junction;*
- f. identification of the locations for street lighting in relation to the Traffic Signalled Access Junction;*

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- g. provision of Stage 2 Road Safety Audits based on the detailed drawings;*
- h. provision of bus stops, shelters and their ancillary infrastructure;*
- i. provision of footways connecting bus stops and rights of ways to the estate roads.*

*Thereafter the approved highway access works shall be implemented in general accordance with the approved plans. No phase of the site shall be occupied until the approved highway access works have been completed.*

*Reason: To ensure safe access to the site.*

### **Submitted Details**

- 24.2--275-001F\_Traffic Signal General Arrangement
- 24.2---275-002E Signal Equipment Details
- 24.2---275-003A Standard Details
- REG-BWB-GEN-XX-RP-TR-0001\_RSA2\_P1
- REG-BWB-GEN-XX-RP-TR-0002\_S2-P1\_RSA2 Designers Response to WCC Review Response 4Feb19
- REG-BWB-HGN-HW01-DR-C-0100\_General Arrangement Sheet 1 S4-P11
- REG-BWB-HGT-HW01-DR-C-0660\_Setting Out S4-P7
- REG-BWB-HLG-HW01-DR-C-1300\_Street Lighting S4-P8
- REG-BWB-HLG-HW01-DR-E-1401\_Street Lighting Cabling Layout Warwickshire S4-P8

### **Planning Officer Comments**

WCC Highway Authority have confirmed that the S278 process was completed on 15th October 2019. This means that Worcestershire County Council Highway Authority have agreed the details of the junction works.

### **Condition 37 Watercourse buffer and watercourse diversion**

#### **Condition Requirements**

37. Prior to commencement of groundworks for the first phase of buildings on the northern development parcel, with the exception of ecological mitigation including hedgerow and tree removal, archaeological investigation and formation of temporary construction access(es), a scheme for the diversion of watercourse channels necessary for the development proposed shall be submitted to and approved in writing with the Local Planning Authority. The scheme shall include long sections and cross sectional plans showing the following:

- a. meandering or curved channel;
- b. a gradually sloping bank on at least one side of the channel (tick shaped);
- c. transfer of existing bed material from the on-site watercourses.

Reason: To maximise ecological benefit of the new channel and maintain as close as possible the natural conditions in the existing watercourses.

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## **Submitted Details**

- *RGNP-BWB-DGN-XX-DR-D-650\_Diverted Blacksoils Brook Plan and Cross Sections\_S3-T2*
- *RGNP-BWB-DGT-XX-DR-D-652\_Western Watercourse Plan and Sections\_S1-P3*
- *681 P 11 rev H UNIT A GORCOTT SHEET 1*
- *681 P 12 rev H UNIT A GORCOTT SHEET 2*
- *681 P 13 rev H UNIT A GORCOTT SHEET 3*
- *681 P 14 rev H UNIT A GORCOTT SHEET 4*
- *681 P 15 rev H UNIT A GORCOTT MASTERPLAN*
- *681 P 16 rev D UNIT A GORCOTT CROSS SECTIONS*
- *681 P 17 UNIT A GORCOTT STREAM BUFFER ZONE WEST*
- *681 P 18 UNIT A GORCOTT STREAM BUFFER ZONE EAST*

## **Environment Agency Comments**

### **No objection**

Having reviewed the additional clarification provided by Stoford, and discussed with Thomas Curwell representing Worcestershire LLFA, we are now in a position to withdraw our objection to the Reserved Matters application. We consider that the matters raised in our letters of 04 September 2019 have largely been addressed.

We note the justification provided by Stoford for the extent of culverting proposed within this Reserved Matters layout. Although we still hold reservations about the necessity of some of these lengths of culverts, we acknowledge the applicant has provided full justification for this and that the LLFA have accepted the proposed culverting in this current form, relaxing their requirements in this instance due to constraints posed by trees and the historical landscape.

NWWM (North Worcestershire Water Management) Comments

### **No objection**

## **RECOMMENDATION:**

That the details submitted pursuant to conditions

### **12. Archaeology WSI and Method for Evaluation**

### **16. Levels**

### **21. Traffic Signal Junction**

### **37. Watercourse buffer and watercourse diversion**

be approved as acceptable in so far as they relate to Phase 1 of the development (northern parcel)