

**PLANNING
COMMITTEE**

15th January 2020

Planning Application 18/01626/S73

Details pursuant to condition 36 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

The author of this report is Simon Jones, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548211 Email: simon.jones@bromsgroveandredditch.gov.uk for more information.

Background

Members will recall that at the meeting of Planning Committee on 18th 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.

Details pursuant to conditions 12, 16, 21 and 37 were approved at the meeting of Redditch Brough Council's Planning Committee on 13th November 2019. Subsequently on 4th December 2019, details pursuant to conditions 29 and 32 were approved following a non-material amendment to the wording of conditions 29 and 30 to clarify which Phase of development they related to.

**PLANNING
COMMITTEE**

15th January 2020

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.	Approved	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	Approved	15.10.2019

REDDITCH BOROUGH COUNCIL

PLANNING COMMITTEE

15th January 2020

18/01626/S73 Redditch BC	Condition 12 Archaeology WSI and Method for Evaluation	Approved by Committee	13-11-2019
Condition 12			
18/01626/S73 Redditch BC	Condition 16 Levels	Approved by Committee	13-11-2019
Condition 16			
18/01626/S73 Redditch BC	Condition 21 Traffic Signal Junction	Approved by Committee	13-11-2019
Condition 21			
18/01626/S73 Redditch BC	Condition 37 Watercourse buffer and watercourse diversion	Approved by Committee	13-11-2019
Condition 37			
18/01626/S73 Redditch BC	Application under section 96a seeking a minor material amendment to Conditions 29 and 30	Approved by Committee	04-12-2019
Section 96a NMA			
18/01626/S73 Redditch BC	Condition 29 Flood Mitigation Scheme	Approved by Committee	04-12-2019
Condition 29			
18/01626/S73 Redditch BC	Condition 32 Site Investigation / Land Contamination	Approved by Committee	04-12-2019
Condition 32			

Assessment of Details

Condition 36; Landscape Environmental Master Plan (LEMP)

Condition Requirements

36. In respect of each phase no development shall commence, including groundworks, but excluding ecological mitigation including hedgerow and tree removal, archaeological investigation and formation of temporary construction access(es), until a Landscape and Ecological Management Plan (LEMP) has been submitted

**PLANNING
COMMITTEE**

15th January 2020

to and approved in writing by the Local Planning Authority. The LEMP shall include the following:

- a. description and evaluation of features to be managed, including bat commuting routes, Ipsley Alders Marsh, translocated veteran trees, future veteran trees, hedgerows, watercourses and the area of Green Infrastructure to the eastern end of the norther development parcel;
- b. ecological trends and constraints on site that might influence management;
- c. aims and objectives of management;
- d. appropriate management options for achieving alms and objectives;
- e. prescriptions for management actions over the lifetime of the development, including pre-construction checks;
- f. preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g. details of the body or organisation responsible for implementation of the plan;
- h. ongoing monitoring and how any remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan shall be implemented in accordance with the approved details.

Reason: To enhance biodiversity

Submitted Details

On the 4th of January 2020 revised information was submitted to address concerns expressed by the Senior Ecologist's, in the form of an updated Landscape & Ecological Management Plan (LEMP) pursuant to condition 36. Associated with this is submission was a revised Veteran Tree Strategy (VTS) pursuant to a separate condition, condition 40.

Landscape & Ecological Management Plan December 2019 (version issued 04-01-2020)

- 681 P11 J Landscape Proposals (Sheet 1 of 4)
- 681 P12 J Landscape Proposals (Sheet 2 of 4)
- 681 P13 J Landscape Proposals (Sheet 3 of 4)
- 681 P14 J Landscape Proposals (Sheet 4 of 4)
- 681 P15 J Landscape Masterplan
- 681 P16 D Landscape Cross Sections

Consultee Comments

Worcestershire County Council - Senior Ecologist (6th January 2020)

**PLANNING
COMMITTEE**

15th January 2020

I have reviewed the Redditch Gateway LEMP and Veteran Tree Strategy (VTS) documents that were updated on 04/01/2020 and am pleased to see that management of future veteran trees is now addressed and committed to.

Following the Natural England guidance on veteran tree management (2000) is logical, and the plan set out in the VTS is clear. The inclusion of 'scattering' acorns is welcome, especially followed by sensitive management in these areas, however consideration should be given to lightly burying them to increase germination rate (mimicking the caching behaviour of squirrels and corvids).

Aside from my remaining doubt that 'wholly exceptional' reasoning has been demonstrated for translocation of the existing veteran trees, with a plan for future veterans now included in the VTS and referenced in the LEMP I am content to recommend discharge of conditions 36 (and 40)

RECOMMENDATION:

1. That the details submitted pursuant to conditions:

36. Landscape Environmental Management Plan

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