

FINAL STATEMENT OF COMMON GROUND – NOVEMBER 2024

Appeal Reference: APP/Q1825/W/24/3350905

LPA Reference: 21/01830/FUL

Appellant: Barratt David Wilson Homes (Mercia)

Local Planning Authority: Redditch Borough Council

Start Date of Inquiry: 21st January 2025

Site Address: Land West of Hither Green Lane, Redditch

Description of Development:

“Residential development (Class C3) with a vehicular access point onto Hither Green Lane, play areas, public open space including footways and cycleways, sustainable urban drainage systems and all other ancillary and enabling infrastructure”

1.0 INTRODUCTION

1.1 This Statement of Common Ground (SoCG) sets out those matters on which Redditch Borough Council ('RBC') and the Appellant have common ground.

MATTERS AGREED

Background to the Appeal

1.2 On the 13th December 2021, an application for '*residential development with a vehicular access point onto Hither Green Lane, play areas, public open space including footways and cycleways, sustainable urban drainage systems and all other ancillary and enabling infrastructure*' was received and validated by Redditch Borough Council (RBC).

1.3 The Full planning application was accompanied by a comprehensive suite of technical reports. A list of supporting documents for the Appeal Scheme is provided with the submission.

1.4 On the 20th March 2024, the application was considered by RBC's Planning Committee with an Officer recommendation for approval., Members unanimously agreed to refuse the application against the recommendation. The Decision Notice was published on the 22nd March 2024 and the application was refused for the following reasons:

- 1. Redditch Borough Council can demonstrate a 5-year housing land supply, meaning that the relevant development plan policies are up to date. The application site is located within designated open space and is not allocated for development. The proposed development has not sufficiently demonstrated that the loss of open space is acceptable against the need for new housing provision in the context of the Council's 10.32 year land supply. The proposal is therefore contrary to Policy 1 Presumption in Favour of Sustainable Development, Policy 4 Housing Provision, Policy 11 Green Infrastructure, Policy 12 Open Space Provision, and Policy 13 Primarily Open Space of the Borough of Redditch Local Plan No. 4 (Adopted 30 January 2017) and to the guidance within the National Planning Policy Framework (2023).**
- 2. The proposed density of the development, at 36 dwellings per hectare, combined with its layout and design, results in an urban development that is unacceptable in terms of visual impact and its affect upon the character and appearance of the area. The proposal does not create a high-quality development in terms of layout or design (including for affordable dwellings) and is out of character with the setting of the site on the edge of Redditch, and particularly the adjacent residential development on Hither Green Lane. The proposal is therefore contrary to Policy 4 Housing Provision, Policy 5 Effective and Efficient Use of Land, Policy 6 Affordable Housing, Policy 39 Built Environment and Policy 40 High Quality Design and Safer Communities of the Borough of Redditch Local Plan No. 4 (Adopted 30 January 2017), the Borough of Redditch High Quality Design SPD (June 2019) and to the guidance within the National Planning Policy Framework (2023).**
- 3. The proposed development will result in the loss of designated open space under Policy 13 Primarily Open Space. The proposal has not sufficiently demonstrated that the merits of the development outweigh the value of the**

land as open space. The proposal is therefore contrary to Policy 13 Primarily Open Space of the Borough of Redditch Local Plan No. 4 (Adopted 30 January 2017) and to the guidance within the National Planning Policy Framework (2023).

- 1.5 A copy of Decision Notice can be found in the Core Documents. A copy of the Planning Officers Report to Planning Committee is provided in the Core Documents.
- 1.6 It is agreed that in accordance with the Council's Statement of Case, the Borough Council will no longer be producing evidence or defending the appeal.
- 1.7 It is agreed that a separate Statement of Common Ground dealing with housing land supply will be agreed in accordance with the discussions at the Case Management Conference.

2.0 APPEAL SUBMISSION

2.1 The proposed development seeks the construction of 214 dwellings at Land West of Hither Green Lane, Redditch (the 'Appeal Site'), and includes the following:

- 30% affordable housing (66 dwellings);
- 2 self / custom build units;
- Vehicular access from Hither Green Lane;
- New footpath links within the development and to the surrounding area, including to Hither Green Lane, Dagnell End Road, and to the south west of the Site;
- Publicly accessible open space;
- Green infrastructure, including a Locally Equipped Area of Play (LEAP), informal recreational areas, SuDS features, buffer planting, retained trees and hedgerows, areas of new planting, and habitat creation; and
- Internal infrastructure, including a bus loop within the Site to accommodate a local bus service.

2.2 The proposed layout for the Appeal Site includes recognisable built forms and features to enhance legibility throughout the development, including feature spaces, landmark buildings, co-ordinated building materials and high quality landscaping to help define street scene. The street typologies provide a logical framework of streets and spaces, with a clear hierarchy of main streets, secondary streets and tertiary roads.

2.3 The following mix of dwellings are proposed by the Appeal Scheme:

	Market	Affordable	Total
1 bedroom	-	3	3
2 bedrooms	-	25	25
3 bedrooms	79	34	113
4 bedrooms	69	4	73
Total	148	66	214

2.4 In terms of market mix, this is made up of a mixture of 3 and 4 bedroom dwellings. In terms of the 66 affordable dwellings, a range of 1 bedroom, 2 bedroom, 3 bedroom and 4 bedroom houses are proposed. 42 of these will be affordable rent and 24 will be shared ownership. The affordable dwellings are evenly distributed through the Site.

- 2.5 A mixture of detached, semi-detached and terraced properties will be provided onsite. The building heights of the dwellings will be predominantly two storeys in order to respond to local character, with 2.5 storey dwellings plotted in key areas, such as along the main street and at key focal points.
- 2.6 Primary pedestrian and cycle access into the Site will be afforded via the existing access point from Hither Green Lane at the north eastern corner of the Site. The Appeal Site will also include a new pedestrian route between the Site and Dagnell End Road. A new section of footway will be provided on the southern side of Dagnell End Road, within the existing highway boundary. To the south and west, pedestrian and cycle connections will be provided within the existing Non-Motorised User (NMU) connection which runs alongside the River Arrow and connects with the Birmingham Road immediately north of the River over-bridge.
- 2.7 The landscaping and open space strategy for the Appeal Scheme seeks to retain and enhance the existing landscape characteristics and green infrastructure onsite where possible. Multiple large and incidental open spaces are provided throughout the development which will be accessible to new residents and the existing community by way of new footpath links. Within the Appeal Scheme, there are a range of well located open spaces, including a LEAP. Existing trees and hedgerows are proposed to be retained where possible and landscaping works, including tree planting, are proposed throughout the Site.
- 2.8 In terms of car parking provision, this will be provided in accordance with the relevant parking standards set out in Worcestershire County Council's Streetscape Design Guide (2022). The Design Guide outlines the following minimum requirements:
- 1 bedroom unit – 1 car parking space;
 - 2 – 3 bedroom unit – 2 car parking spaces; and
 - 4 – 5 bedrooms unit – 3 car parking spaces.

3.0 THE APPEAL SITE AND ITS SURROUNDINGS

Site Description

- 3.1 The red line area for the Appeal Site extends to 9.85 hectares.
- 3.2 The Site itself is greenfield and comprised of an existing golf course; areas of tall grassland, scrub, mature and semi-mature trees and a pond; and a surfaced car park and maintenance area.
- 3.3 The Site is irregular in shape, with hedgerows and trees located internally and along the Site boundaries. All of the trees located onsite are covered by a blanket Tree Preservation Order (TPO).
- 3.4 The Site is free from any formal ecological designations.
- 3.5 There are no heritage assets located within or immediately adjoining the Site.

Site Context

- 3.6 The Appeal Site is located to the north of the urban area of Redditch and is within the administrative boundary of Redditch Borough Council (RBC).
- 3.7 The Site is located in a semi-urban area and is adjacent to existing residential development.
- 3.8 The northern boundary of the Appeal Site is bordered by Dagnell End Road, beyond which sits linear residential development. To the east is Hither Green Lane, beyond which sits the main complex of the Abbey Hotel and Golf Course. The southern boundary of the Appeal Site is bordered by the River Arrow, beyond which sits the Arrow Valley Country Park and Abbey Stadium. To the west of the Site lies the Meadow Farm Public House and Hotel which is separated by an area of open grazing land.
- 3.9 The urban area of Redditch, as the main settlement, shall be the focus for development as it provides the highest level of services and facilities, and offers the most sustainable location for development. To note, the Site is located within the urban area of Redditch.
- 3.10 Redditch urban area is the obvious primary focus for development as it is the main settlement within the Borough and provides the functions and services for the majority of the Borough's residential and economic population. Therefore, future development should continue to be directed towards the Borough's most sustainable settlement in order to maintain and enhance its important role within the settlement hierarchy. The Site is served by public transport and proposes the provision of a bus loop linking into the proposals and onto Dagnell End Road. Redditch Train Station is located approximately 3.5km from the

Site and provides direct connections to a number of locations including Birmingham and Sutton Coldfield. Further to this, the Site provides direct access to the strategic road network (A441, B4101 and M42) and is conveniently located off of the M42.

3.11 The Appeal Site is in an accessible and sustainable location.

4.0 PLANNING HISTORY

4.1 There is no planning history on the Appeal Site relevant to the current proposals.

5.0 PLANNING POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.2 The Development Plan is comprised of the Redditch Borough Plan No. 4 (2030), adopted in January 2017.

5.3 Relevant Development Plan policies include:

- Policy 1 – The 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 6 – Affordable Housing*
- Policy 11 – Green Infrastructure*
- 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 28 – Supporting Education, Training and Skills
- Policy 29 – Broadband and Telecommunications
- Policy 31 – Regeneration for the Town Centre
- Policy 36 – Historic Environment
- Policy 39 – Built Environment*
- Policy 40 – High Quality Design and Safer Communities*
- Policy 43 – Leisure, Tourism and Culture
- Policy 44 – Health Facilities

5.4 Those with a * are the policies cited in the reason for refusal.

Other Material Considerations

Redditch Borough Open Space Study (2023)

- 5.5 This document replaces the previous Open Space Needs Assessment which was first published in 2005 and later updated in 2009 and 2014 due to alterations to ward boundaries, developments on open space and the preparation of the Redditch Borough Plan No. 4. The Open Space Study (2023) was undertaken as part of a suite of documents to inform the wider work of the Leisure and Culture Strategy for Redditch and Bromsgrove. The Study sets out the most recent open space analysis findings for RBC and presents the results of the most recent Borough wide consultation, which notes open space demand and public perceptions.
- 5.6 To note, whilst the Site is allocated as open space within the Development Plan Proposals Map, the Open Space Study (2023) identifies the Appeal Site as an 'Outdoor Sports Facility with limited accessibility'. Therefore, given the Site has limited accessibility, it has not contributed towards the open space standards for the Abbey Ward or Redditch Borough and contradicts the Development Plan open space allocation.

Redditch Borough Council Playing Pitch Strategy (2011 – 2016)

- 5.7 The Playing Pitch Strategy aims to provide a strategic approach to future playing pitch provision. It provides baseline data on the current quantity and quality of all of the playing pitches in Redditch and identifies gaps in provision. The study encompasses an assessment of all formal outdoor playing pitch facilities including golf.

Supplementary Planning Documents

- 5.8 The relevant Redditch Supplementary Planning Documents ('SPD's') are as follows:
- Planning Obligations for Education Contributions (2007)
 - Open Space Provision Supplementary Planning Document (2007)
 - High Quality Design Supplementary Planning Document (2019)

Emerging Development Plan

- 5.9 Whilst work has begun on reviewing the Borough of Redditch Local Plan, which was adopted in 2017, there has been little progress to date. A memorandum of Understanding (MOU) was discussed at a Redditch Executive meeting on the 14th June 2022 and a Bromsgrove Cabinet meeting on the 6th July 2022, which confirmed the understanding and agreement between Bromsgrove District Council (BDC) and RBC with regard to the Duty to Cooperate (DtC) on housing needs, Plan making, and the Greater Birmingham and Black Country Housing Market Area (GBBCHMA).

5.10 The MOU advised that in January 2017, both Councils adopted new Development Plans, and that a significant element of both plans was the provision of housing in Bromsgrove District to meet the needs of Redditch Borough. To enable this to take place, both plans had housing needs policies which clarified where the housing developed across both authorities was to be apportioned, (BDP- Policy BDP3 and BORLP4 – Policy 4) and shared policy to allocate two housing sites on the edge of Redditch Borough in Bromsgrove District (BDP - RCBD1 and BORLP4 Appendix 1).

5.11 The points agreed within the MOU are as follows:

- A. The Councils continue to prepare plan reviews which, where possible build on the current Local Plans.
- B. The surplus of housing currently allocated for the needs for Redditch Borough (currently approximately 2241 dwellings) is handed back to BDC for BDC to consider in its plan making, and this figure is kept under review based on revisions to the Office for National Statistics (ONS) household projections/ affordability ratio data, urban capacity in Redditch and any updated housing needs evidence.
- C. The individual local plans for each authority will be progressed in tandem by the shared Strategic Planning Team with the aim of both plans being examined concurrently.
- D. Development provided via the adopted policy RCBD1 at Brockhill and Foxlydiate and which does not form part of the surplus identified above will continue to count towards the local housing need for Redditch Borough.
- E. Both local plans retain relevant existing policies and include new policies to ensure the effective delivery of the RCBD1 sites to completion.
- F. That the Councils consider issues in relation to the GBBCHMA together and wherever possible, respond jointly to all requests to assist those authorities which have a shortfall in housing supply.

5.12 At both meetings, the MOU between Bromsgrove District Council and Redditch Borough Council was agreed. This approach has however yet to be consulted upon or tested at examination and cannot therefore carry weight at this point in time. The MOU will need to be revisited once the outcomes of the proposed NPPF revisions are known.

5.13 As set out on Redditch Borough Councils online Local Plan Update page, the review of the Redditch Local Plan has commenced with elements of the evidence base being assembled. The first consultation on the review of the Redditch Local Plan is expected for Autumn / Winter 2024. The Council will be progressing the Plan review under reforms included in the Levelling Up and Regeneration Act. RBC advise that once they have further information on how these reforms will be enacted, it is proposed that a more detailed timetable will be

produced. At present, no updated Local Development Scheme (LDS) has been issued by RBC.

Five Year Housing Land Supply

- 5.14 Paragraph 76 of the National Planning Policy Framework (NPPF) (December 2023) sets out that Local Planning Authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:
- a) Their adopted Plan is less than five years old; and
 - b) That adopted Plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.
- 5.15 Paragraph 77 advises that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. Paragraph 226 adds that this will only be applicable to those authorities which have an emerging Local Plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 stage.
- 5.16 The Housing Land Supply In Redditch Borough 2023-2024 April 2024 (published in August 2024) states that the Council's housing land supply consists of 10.1 years supply. A separate SoCG on Housing Land Supply will be submitted dealing with the potential implications of any changes to the NPPF and the Council's housing numbers.

National Planning Policy Framework (NPPF) (December 2023)

- 5.17 The NPPF (December 2023) sets out the Government's planning policies. The following sections are agreed to be relevant:
- Section 1 – Introduction;
 - Section 2 – Achieving Sustainable Development;
 - Section 4 – Decision-Making;
 - Section 5 – Delivering a Sufficient Supply of Homes;
 - Section 8 – Promoting Healthy and Safe Communities;
 - Section 9 – Promoting Sustainable Transport;
 - Section 11 – Making Effective Use of Land;
 - Section 12 – Achieving Well-Designed and Beautiful Places;
 - Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change;

- Section 15 – Conserving and Enhancing the Natural Environment; and
- Section 16 – Conserving and Enhancing the Historic Environment.

6.0 MATTERS NOT IN DISPUTE

6.1 The following matters are agreed between the parties.

Principle of Development

6.2 The Appellant and the Council agree that when considering whether the development proposals accord with the Development Plan, it is necessary to make the judgement with regard to the Development Plan as a whole. Following the Council's decision not to prepare evidence or defend the appeal, the principle of the development of this site for residential use is agreed subject to agreed planning conditions and obligations.

Affordable Housing

6.3 The Appeal Scheme proposes 30% affordable housing, which is in accordance with Development Plan requirements.

6.4 It is agreed between the Appellant and the Council that there is a significant need for affordable housing within Redditch and that there are known affordability issues within the area. As such, it is agreed that the provision of affordable housing should be afforded very substantial weight in the planning balance.

Self-Build Housing

6.5 The Appeal Scheme includes 2 of the market plots as self and custom build house plots onsite. This is in excess of the Development Plan requirements given there is no Local Policy on self and custom build housing provision.

6.6 It is agreed between the Appellant and the Council that the provision of the self-build plots will make a positive contribution to the mix of housing within the Local Planning Authority. It is agreed that the over-provision of self-build plots should be afforded significant weight in the planning balance.

High Quality Design

6.7 The Full application includes all detailed design matters including access, appearance, landscaping, layout and scale.

6.8 The Appeal scheme has been supported by detailed plans and documents which fully set out the Site proposals. Regard has also been had to the Site context, the surrounding locality and the character of the area.

- 6.9 The proposed design and layout of the Site has been influenced following dialogue with Worcestershire County Council (WCC) Highways and the need to incorporate a bus loop within the scheme.
- 6.10 It is agreed between the Council and the Appellant that the proposals are in accordance with placemaking and design principles, and form a comprehensive and integrated development with the surrounding area.

Location and Sustainable Development

- 6.11 The Appeal Site is located within the urban area of Redditch, the area in which development will be focused on. The urban area of Redditch, as the main settlement, provides the highest level of services and facilities, and offers the most sustainable location for development. On this basis, the Council and the Appellant consider that the Appeal Site is in a sustainable location.
- 6.12 The Site provides very good access to key local services and facilities, and further promotes opportunities for sustainable transport modes by the delivery of a bus loop and pedestrian and cycle routes within the Site.

Loss of Open Space

- 6.13 It is accepted that the development of the Site would result in the loss of over 9ha of designated open space as identified on the proposals map. However, the partial loss of the existing golf course will be required to facilitate the development proposals. The reconfiguration of the existing course is required in conjunction with the future of the Abbey Hotel and the need to provide a course that is more suitable to visitors and existing members. This will help to ensure the long term viability and operation of the hotel as a key asset to Redditch.
- 6.14 It is accepted by the Council and the Appellant that the development would provide greater public access across the Application Site, along with the management and maintenance of the Site in perpetuity. The Site would provide approximately 3.4ha of publicly accessible open space including native orchard, amenity green spaces throughout the Site, woodland areas and the provision of a LAP and equipped play areas.
- 6.15 In this regard, it is agreed that the provision of open space onsite and the reconfigured golf course would equate to equivalent or better provision. As a result of the development of the Site, additional investment could be made to the Abbey Hotel, helping to secure its long term viability and future operation.

Access

- 6.16 It is agreed that the Appeal Site can be safely accessed from Hither Green Lane.

Impact on the Local Highway Network

- 6.17 The primary access to the Appeal Site will be from Hither Green Lane. The proposed access will comprise a new priority crossroads junction along the Sites eastern frontage. The access will provide a 6.1m wide carriageway with 10m corner radii and 2m footways on both sides of the carriage way.
- 6.18 The Appeal Scheme also includes a new pedestrian route between the Site and Dagnell End Road. A new section of footway will also be provided on the southern side of Dagnell End Road within the existing highway boundary. To the south and west, pedestrian and cycle connections will be provided within the existing Non-Motorised User (NMU) connection which runs along the River Arrow and connects with the Birmingham Road immediately north of the river over-bridge.
- 6.19 An emergency access has also been provided from the Site onto Dagnell End Road in the form of a 3.7m wide shared emergency / pedestrian link with retractable bollards to prevent private vehicle access. Albeit, WCC Highways have confirmed that the secondary point of emergency access was not required, owing to the scale of the development and the internal loop format within the Site.
- 6.20 The Site provides an internal bus loop within the Site which provides connections to the bus stop to the northern boundary of the Site along Dagnell End Road. It is proposed that the Diamond 62 Service will be routed into the Site as the 63 Service and provide hourly frequency service to Redditch bus station and the wider town centre.
- 6.21 With regards to the Dagnell End Road Signal Junction, the modelling works confirm that the junction remains within capacity and is shown to operate at greater capacity, with committed development traffic and the committee improvement scheme included than was previously accepted by WCC Highways for the Brockhill Phase 3 proposals. As such, WCC Highways accept that further mitigation measures are not warranted.
- 6.22 It is therefore agreed between the Appellant and the Council that the Appeal Scheme will not have an adverse impact on the local highway network.

Flood Risk and Drainage

- 6.23 Nominal areas of low, medium and high surface water flood risk probabilities can be found onsite. These nominal areas are mostly concentrated around the existing pond at the northern end of the Site, as well as to the area along the south western boundary of the Site. It is agreed that no built development is proposed within these nominal surface water flood risk areas.

Landscape

6.24 It is agreed by both the Council and the Appellant that the effects of the proposed development upon landscape receptors would be localised and concentrated upon the Site itself. Whilst it is accepted that there would be a localised major / moderate effect on the tall grassland / scrub and enclosed golf fairways, the Council confirm that suitable landscape mitigation can be secured via a detailed condition.

Trees

6.25 An Arboricultural Impact Assessment and Tree Protection Plan were submitted as part of the Appeal Scheme. It is acknowledged that the Appeal Site is covered by a blanket Tree Preservation Order (TPO).

6.26 The Appeal proposals aim to retain existing trees where possible but it is inevitable that some tree loss will be required to facilitate the proposals. The Arboricultural Officer has assessed the proposals and supporting arboricultural work, and following revisions to the scheme to incorporate the comments provided by the Arboricultural Officer, the Officer has no objection to the proposals subject to conditions.

Ecology

6.27 A series of ecological reports were submitted in support of the Appeal Site, including:

- Construction Ecological Management Plan (April 2023);
- Updated Preliminary Ecological Appraisal (October 2021);
- Preliminary Bat Roost Assessment (September 2021);
- Dusk Emergence and Dawn Re-entry Bat Surveys (September 2021);
- Badger Survey (September 2021);
- Great Crested Newt Habitat Suitability Index Assessment and eDNA Survey (September 2021);
- Reptile Survey (September 2021);
- Breeding Bird Survey (November 2021);
- Winter Bird Survey Construction Ecological Management Plan (November 2021);
- Biodiversity Metric;
- Framework Biodiversity Net Gain Plan; and
- Biodiversity Net Gain Concept Plan.

6.28 The Councils Ecology Consultant reviewed the ecology information and subject to the delivery of the specified Biodiversity Net Gain and the additional mitigation measures and plans to be secured by conditions, the Council accept that the scheme will not have an adverse impact on biodiversity and ecology.

Heritage

- 6.29 There are no heritage assets located within or directly adjacent to the Appeal Site. As set out within the Planning Officers Report.
- 6.30 A Heritage Statement was submitted as a part of the Application submission. The Statement concluded that there will be no physical impact on any designated built heritage assets as a part of the scheme. In terms of archaeological considerations, the proposals are unlikely to impact on significant archaeological remains.
- 6.31 The consultation response from WCC Archaeology dated 26th January 2022 requests that pre-determination archaeological investigation be undertaken to establish the potential for below ground remains. However, as stated within the Planning Officers Report, given the Site is comprised of a working golf course, undertaking pre-determination site investigation works is not reasonable.
- 6.32 It is therefore agreed between the Appellant and the Council that any site investigation work and any required assessment can be secured via a pre-commencement condition. As such, it is considered that the Appeal Scheme will not cause harm to the significance of any heritage assets or their setting, or have an adverse impact on archaeology.

Economic Benefits

- 6.33 The development of the Appeal Site will see the delivery of local economic benefits during and after the construction of the Site. Further to this, the Site would have ongoing support for local services and would seek to support local economic growth and productivity.
- 6.34 It is therefore agreed between the Appellant and the Council that this attracts significant weight in the planning balance.

Summary

- 6.35 It is agreed that there are no matters in dispute between the Appellant and the Council and both parties are agreed that planning permission should be granted for the Appeal Scheme.

Signed on behalf of Redditch Borough Council:



Paul Lester

Date: 12/11/2024

Position: Principal Planning Officer

Signed on behalf of Appellant:

Kathryn Ventham

Date: 12/11/2024

Position: Planning Director, Stantec
