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Helena Plant
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SUBMITTED VIA EMAIL TO HELENA PLANT
(hplant@bromsgroveandredditch.gov.uk)

26273/A3/HM/bc

25th April 2023

Dear Ms. Plant

COVERING LETTER FOR AMENDED SUBMISSION
LAND OFF HITHER GREEN LANE, REDDITCH
PLANNING APPLICATION REFERENCE: 21/01830/FUL

We write on behalf of our Client, BDW Trading Ltd, to formally respond to the comments received in respect of Planning Application 21/01830/FUL, which relates to the development of land off Hither Green ('the Site').

An enclosure to this letter (**Enclosure 1**) sets out a schedule of revised plans and documents, which forms part of our response, and supersedes the corresponding previously submitted documents. For the avoidance of doubt, where there is no updated document, the originally submitted document is retained.

Statutory Consultee Comments

Tree Officer

All comments have been responded to and addressed in full. We therefore expect a position of no objection to be issued.

LLFA

We have met with the LLFA and addressed all their comments. Again, we are advised that all matters are now resolved.

WCC Landscape

We have been in dialogue with the landscape officer and all comments have been addressed. We confirm that we are advised that no objection will be raised.

WCC Highways

We have been in extensive discussions with Worcestershire County Highways which has resulted in the provision of a bus loop through the site as is noted on the site layout. This route has been tracked and as can be seen on the layout, the required visibility splays have been included to facilitate the bus entering the site from the site access off Hither Green Lane. Clearly this provision, available for existing as well as future residents, will be of wider benefit to the area.

An Addendum TA is enclosed which details the additional work undertaken which is summarised as:

- Clarity on the methodology to utilise traffic distribution from the approved Brockhill Phase 3 application in the vicinity of the site;
- Updated LinSig modelling of Dagnell End Road / A441 signalised junction;
- Provision of a diverted bus service to serve the site and amendments to the internal layout to allow the bus to access and egress the site via the internal loop road;
- Amendments to internal site design in line with the requirements outlined in WCC's
- Streetscape Design Guide, including forward visibility and visibility splays for appropriate design speeds, suitable centreline radii and updated swept path analysis;
- Principle of access to and from the site via Hither Green Lane including swept-path analysis and the requirement for 85th percentile speed data to determine appropriate visibility requirements; and
- Removal of proposed secondary emergency access to the north of the site via Dagnell End Road.

We are advised that the above now addresses WCC Highway comments in full and that a position of no objection can now be reached.

Worcestershire Wildlife Trust

We have met with WWT who were accepting of the survey work in principle. However they provided advise to yourselves in respect of instructing Red Kite Ecology – we trust that given the considerable passage of time, this has occurred, that their comments have been received and that given nothing has been forwarded to the Applicants, and that it is confirmed that there is no ecological objection. We enclose an updated Framework BNG Net Gain Plan and the updated BNG net gain calculator will follow under separate cover,=.

England Golf

As submitted previously, but included again for completeness, it a plan showing the revised golf course proposals – which sit outside of the current application.

Housing Strategy

The amended layout takes account of comments received in respect of housing mix. The scheme also provides for 30% affordable housing and proposes the inclusion of 2 custom build plots (plots 112 and 113)

WRS Noise

Can be dealt with by condition/s

WRS Contamination

Can be dealt with by condition/s

WRS Air Quality

Can be dealt with by condition/s

WCC Archaeology

We have sent several emails on this matter but have yet to receive a response. We are aware that there is a request for pre-determination archaeological trial trenching however as we have previously advised, the site is a functioning golf course and as such the trenching will have a significant impact on the course rendering parts of it unplayable for months. This is simply not feasible in the absence of any consent for the development. This will impact the course both short term in terms of being temporarily closed and longer term, in terms of the potential for players to move to different clubs. We have previously requested that the application be taken to Planning Committee with a recommendation such that in the event it is resolved to grant planning permission, trenching is then undertaken between receipt of a resolution to grant and planning permission being issued. This provides the assurance that trial trenching is undertaken prior to planning permission being granted (the Applicants being aware that in the event anything of significance is found or any changes to the scheme required then it may be necessary to return to Committee) but that the course is not impacted in the event that it is resolved not to grant planning permission.

We therefore enclose a full set of final plans for determination. **We have previously requested an extension of time to the 31st May 2023 to allow consultation to be carried out on these plans / documents and request confirmation in writing that this is agreed.**

Summary

In summary, it is considered that the statutory consultee comments have been addressed through the amendments to the proposed development, which are reflected within the application pack at Enclosure 1.

We would be grateful if you could please confirm receipt of the submission, and that the relevant consultees have been reconsulted. We have highlighted that previous amended plan submissions have not been subject to re-consultation in a timely manner (and in some cases at all) – we request this this submission is uploaded without delay and that re-consultation is commenced next week to allow this application to proceed towards determination.

We highlight that site is a non Green Belt site which allows the golf course to continue as an 18 hole course; provides 30% affordable housing; provides 2 custom build plots; facilitates an improved bus service for the wider area; provides new open space accessible to all and delivers new homes in times of a well documented housing crisis. It is considered that the benefits of allowing development outweigh the limited harms identified such that planning permission should now be granted.

If you require any further information, or wish to discuss any aspect in greater detail, please do not hesitate to contact me or my colleague Holly Martin.

Yours sincerely,



KATHRYN VENTHAM
Director

Enclosure 1 – Schedule of Revised Plans and Drawings

Document Name	Reference	Revision
<u>Plans</u>		
Site Location Plan	ME-24-41	-
Proposed Site Layout	ME-24-21Y	Z
Housetype Distribution Plan	ME-24-27G	H
External Materials Plan	ME-24-31D	E
Boundary Treatments Plan	ME-24-32C	D
External Surfaces Plan	ME-24-33C	D
Tenures Plan	ME-24-34C	D
Parking Management Plan	ME-24-35C	D
Refuse Management Plan	ME-24-36C	D
Adoption and Management Plan	ME-24-37C	D
Coloured Presentation Layout	ME-24-39C	D
Boundary Treatment Details	ME-24-43A	A
Boundary Treatment Details Entrance Feature Wall 1	ME-24-44	-
Boundary Treatment Details Entrance Feature Wall 2	ME-24-45A	A

Visualisation Portfolio	ME-24-46B	C
Housetype Portfolio	ME-24-47D	E
Preliminary Drainage Strategy and Finished Floor Levels – Sheet 1	21169-1	H
Preliminary Drainage Strategy and Finished Floor Levels – Sheet 2	21169-2	H
Preliminary Drainage Strategy and Finished Floor Levels – Sheet 3	21169-3	H
Landscape Masterplan	HG-42	Rev 4
Final Golf Course Masterplan	GGD-2951	C

Document Name	Reference	Revision
<u>Documents</u>		
Design and Access Statement	ME-24-40D	E
Flood Risk Assessment and Drainage Strategy	-	E
Transport Assessment Addendum	001	-
Arboricultural Impact Assessment	RT-MME-152753-02	D
Construction Ecological Management Plan	RT-MME-153160-06	B
Framework Biodiversity Net Gain Plan	RT-MME-159232	B
The Biodiversity Metric Calculation Tool	-	-

