



Notice of Decision

PERMISSION WITH CONDITIONS

Mr Paul Rouse
Savills
55 Colmore Row
Birmingham
B3 2AA

Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure) Order, 2015

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

Redditch Gateway, Land Adjacent To The A4023 Coventry Highway, East Of Ravensbank And Winyates Green, Redditch

Submitted by: Redditch Gateway Infrastructure Ltd

Received by the Council on 11 July 2017

HEREBY GIVE YOU NOTICE that OUTLINE PERMISSION is GRANTED for the following development, namely:-

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

Subject to the following condition(s) and reason(s), namely:-

Full Planning Permission

Permission Definition Conditions

1. The full element of the development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

**Case Officer: Alice Cosnett
Reference No. 17/01847/OUT**



Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The full element of the development to which this permission relates shall be carried out in accordance with the following plans and drawings -

5372-210 (Site Location Plan Enabling Earthworks Phase 1), 5372-211 (Site Plan Enabling Earthworks Phase 1), BWB-HGT-01-DR-D-637 S1 Rev P1 (Enabling Earthworks Sections (Phase 1)), BWB-HGT-01-DR-D-612 S1 Rev P1 (Enabling Earthworks Layout (Phase 1)), BMT/2116/100-01 Rev P9 (Signal Controlled Access Option), and BMT/2116/100-02 Rev P3 (Redditch Access Option).

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policies CS.5 and CS.9 of the Stratford-on-Avon Core Strategy (2011-2031).

Biodiversity Condition

3. A wildlife tunnel shall be provided as part of the design of the junction for the site to connect the development areas to the north and south of the A4023 Coventry Highway. Prior to its installation, details of the design and location of the tunnel shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and installed no later than the completion of the access junction for the development.

Reason: To allow connectivity for wildlife in order to enhance biodiversity in accordance with Policy CS.6 of the Stratford-on-Avon Core Strategy (2011-2031).

Outline Planning Permission

Permission Definition Conditions

4. Details of the appearance, landscaping, layout, scale and details of internal circulation routes (hereinafter called "the reserved matters") for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase commences, and the development shall thereafter be undertaken in accordance with the approved details.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

5. Application for all reserved matters relating to the first phase of development shall be made no later than three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

6. Application(s) for all reserved matters relating to the second and subsequent phases of development shall be made no later than 10 years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

7. The outline element of the development hereby permitted shall be commenced before the expiration of 2 years from the date of the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

8. The part of this development approved in outline shall be carried out in general accordance with the following plans and drawings: -

5372-200 (Site Location Plan), 5372-201 (Site Plan), 5372-205 L (Parameters Plan), BMT/2116/100-01 Rev P9 (Signal Controlled Access Option), and BMT/2116/100-02 Rev P3 (Redditch Access Option).

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policies CS.5 and CS.9 of the Stratford-on-Avon Core Strategy (2011-2031).

9. The total development of all phases shall not exceed 90,000sqm (GIA) of floorspace within use classes B1, B2, B8 of which no less than 10% of the floorspace, including ancillary space within B2 and B8 units, shall be offices (use class B1(a)).

Reason: To define the permission and in order to ensure that the development parameters are complied with in accordance with Policies CS.1, REDD.1 and REDD.2 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

10. All details relating to the development (required through both reserved matters and discharge of condition applications) shall be submitted to and approved in writing by the Local Planning Authority. Where details relate to development in more than one administrative area, the details shall be submitted to and approved in writing by each relevant Local Planning Authority to which the condition matter relates. The development shall be carried out in accordance with the approved details.

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policies CS.5 and CS.9 of the Stratford-on-Avon Core Strategy (2011-2031).

11. As part of the submission of the first reserved matters application, a Phasing Plan indicating the separate phases of development for the northern and southern areas shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan will address:-

- a) development phases of land the subject of separate reserved matters applications;
- b) the type and amount of floorspace for each phase;
- c) the type and general alignment/route/linking of carriageways, footpaths, cyclepaths for each phase and measures to ensure appropriate network connectivity between each phase.

The approved Phasing Plan shall be updated with each submission of reserved matters application(s). The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development is correctly phased in the interests of the proper planning of the area and the coordinated delivery of the development and associated infrastructure in accordance with Policies CS.1, CS.5 and CS.9 of the Stratford-on-Avon Core Strategy (2011-2031).

Archaeological Conditions

12. No groundworks, with the exception of pre-development ecological mitigation works 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 in accordance with Policy CS.8 of the Stratford-on-Avon Core Strategy (2011-2031).

13. No ecological mitigation works involving groundworks shall take place until a written method statement of Archaeological Observation to observe the initial ground strip of such works, and to document any archaeological remains uncovered, has been submitted to and approved in writing by the Local Planning Authority. The Archaeological Observation shall be undertaken in accordance with the approved method statement.

Reason: In order to secure appropriate investigation of potential archaeological deposits in accordance with Policy CS.8 of the Stratford-on-Avon Core Strategy (2011-2031).

14. The final phase of the development shall not be occupied until:

- a) provision has been made for publication and dissemination of the archaeological analysis and records of the archaeological site investigation;
- b) provision has been made for archive deposition of the archaeological analysis and records of the archaeological site investigation.

Reason: In order to secure appropriate investigation of potential archaeological deposits in accordance with Policy CS.8 of the Stratford-on-Avon Core Strategy (2011-2031).

General Conditions

15. No external finishes for buildings within each phase of the development shall be constructed until a palette (including samples) of all materials for the external surfaces of the building and a drawing identifying the location of each type of material has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order that the Local Planning Authority is satisfied with the external appearance of the proposed development in the interests of securing a high quality appearance of development that is appropriate to the character of the locality in accordance with Policies CS.5 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

16. No groundworks, with the exception of ecological mitigation, archaeological investigation, formation of temporary construction access(es) and those groundworks detailed on plan no. BWB-HGT-01-DR-D-637 S1 Rev P1 (Enabling Earthworks Sections (Phase 1)) and BWB-HGT-01-DR-D-612 S1 Rev P1 (Enabling Earthworks Layout (Phase 1)), shall commence until details of existing ground levels, as well as proposed finished ground levels, building slab levels and building ridge 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 in accordance with Policies CS.5 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

17. As part of the submission of each reserved matters application relating to "layout" details for the provision of adequate water supplies and fire hydrants, necessary for fire-fighting purposes for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and implemented before the first use of the building(s) within that phase and retained thereafter.

Reason: In the interests of public safety from fire and the protection of emergency fire fighters in accordance with Policy CS.25 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

Highways and Transport Conditions

18. Prior to commencement of development with the exception of ecological mitigation and archaeological investigation works, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include:-
- a) measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 - b) details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);
 - c) arrangements for unloading and manoeuvring of delivery vehicles;
 - d) details of any temporary construction accesses and details of the reinstatement of land following the closure of such temporary accesses;
 - e) details of construction traffic and HGV construction traffic, to prevent traffic utilising routes through Studley, Mappleborough Green, Tanworth in Arden and Henley in Arden;
 - f) a highway condition survey, timescale for re-inspections, and details of any reinstatement;
 - g) demolition/groundworks/construction work contained within the northern and southern development parcels shall not take place outside the following hours:
Monday to Friday 07:00 - 18:00 hrs
Saturdays 08:00 - 13:00 hrs
There shall be no work on Sundays and Public Holidays

The measures set out in the approved Construction Environmental Management Plan shall be carried out in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, to ensure safe access to the site and to prevent harm being caused to the amenity of the area in accordance with Policies CS.9 and CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

19. Prior to first use of the development hereby approved, a Heavy Goods Vehicle (HGV) Routing Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include a clear diagram identifying the routes, with measures and monitoring procedures demonstrated. The Strategy shall be implemented and monitored in accordance with the approved details. In the event of failing to meet the requirements of the Strategy, a revised Strategy shall be submitted to and approved in writing by the Local Planning Authority to address any shortfalls and, where necessary, make provision for and identify mitigation for the impacted communities. The Strategy thereafter shall be implemented and may be updated in accordance with schemes to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the safe and efficient operation of the highway network, particularly along the A435 through Studley and Mappleborough Green, and through Tanworth in Arden and Henley in Arden, and to protect the amenity of residential properties in accordance with the provisions of Policies CS.9 and CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

20. HGV Surveys shall be submitted to and approved in writing by the Local Planning Authority to demonstrate the implementation and operation of the HGV Routing Strategy (Condition 19). The methodology for undertaking the HGV Surveys shall be submitted to and approved in writing by the Local Planning Authority prior to the undertaking of the HGV Surveys. The first HGV Surveys shall be undertaken and the results submitted to the Local Planning Authority within the first month of the first use of any part of any phase of the development hereby approved and thereafter on an annual basis for the lifetime of the development.

Reason: In the interests of the safe and efficient operation of the highway network, particularly along the A435 through Studley and Mappleborough Green, and through Tanworth in Arden and Henley in Arden, and to protect the amenity of residential properties in accordance with the provisions of Policies CS.9 and CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

21. No development hereby approved, including groundworks, remediation or built construction, with the exception of ecological mitigation, 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;
 - 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 in accordance with the provisions of Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

22. No building within the phases of development to the north of the A4023 Coventry Highway shall be occupied until the detailed design of the pedestrian/cycleway connection to Far Moor Lane (as indicatively shown on Drawing BMT/2116/100-06 Rev P2) has been submitted to and approved in writing by the Local Planning Authority and the approved details implemented in general accordance with the approved plans. No phase of buildings within the northern development parcel shall be occupied until the approved pedestrian/cycleway connection has been completed.

Reason: To ensure safe pedestrian/cycle access to the site in accordance with the provisions of Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

23. No buildings within the phases of development to the south of the A4023 Coventry Highway shall be occupied until the detailed design of the pedestrian/cycleway connections to Far Moor Lane (as indicatively shown on Drawing BMT/2116/100-06 Rev P2 or BMT/2116/100-07 Rev P2) has been submitted to and approved in writing by the Local Planning Authority and the approved details implemented in general accordance with the approved plans. No phase of buildings within the southern development parcel shall be occupied until the approved pedestrian/cycleway connection has been completed.

Reason: To ensure safe pedestrian/cycle access to the site in accordance with the provisions of Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

24. Prior to first occupation of the development hereby approved, the detailed design of the A435 Slip Roads (as indicatively shown on Drawing BMT/2116/100-08 Rev P2) shall be submitted to and approved in writing by the Local Planning Authority and the development implemented in general accordance with the approved details. No phase of buildings within the development shall be occupied until the approved highway works to the A435 Slip Roads have been completed.

Reason: In the interests of highway safety in accordance with the provisions of Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

25. Prior to the first occupation of any building approved through reserved matters a site-wide Employment Travel Plan based upon the principles of the Framework Travel Plan hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall:

- a) identify measures to promote sustainable forms of access to the site;
- b) specify targets for mode share shifts to be achieved and a time period to achieve this.

The Employment Travel Plan shall be implemented and monitored in accordance with the approved details. In the event of failing to meet the targets of the Employment Travel Plan, a revised Plan shall be submitted to and approved in writing by the Local Planning Authority to address any shortfalls and, where necessary, make provision for and promote improved sustainable forms of access to the site. The revised Plan shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of ensuring the use of sustainable modes of transport to and from the site in accordance with Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

26. As part of the submission of each reserved matters application relating to "layout" details of vehicle and cycle parking (including arrangements for persons with mobility impairments/disabilities) serving all buildings within that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the approved parking facilities shall be available for use prior to the first occupation of any building within that phase and thereafter retained for such parking use.

Reason: To ensure adequate parking facilities to serve the development for vehicles including for persons with mobility impairments and cycles in accordance Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

27. As part of the submission of each reserved matters application relating to "layout", details of the amount, location and specification of proposed electric vehicle charging points (EVCPs) and/or associated cabling to facilitate subsequent installation of those EVCPs to be installed shall be submitted to and approved in writing by the Local Planning Authority. The EVCPs or associated cabling shall be implemented in accordance with the approved details before each building and associated parking area is first brought into use.

Reason: In the interest of supporting the transition to a low carbon economy in accordance with Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

Drainage and Water Conditions

28. The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Redditch Eastern Gateway Flood Risk Assessment ref. REG-BWB-EWE-XX-RP-EN-0004_FRA - November 2016 to include the following mitigation measures detailed within the FRA:

- a) Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to 112 l/s for the site;
- b) Surface water is to be provided via a minimum of two trains of treatment using the proposed above ground drainage features within the drainage design.

The mitigation measures shall be fully implemented prior to first use of any part of the development in accordance with the timing and phasing arrangements embodied within the scheme.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity, and to ensure the future maintenance of the sustainable drainage structures in accordance with Policy CS.4 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

29. With the exception of pre-development ecological mitigation, archaeological investigation, and formation of temporary construction access(es), the Phase 1 Groundworks hereby approved shall not be commenced until a detailed flood mitigation scheme based on Flood Risk Assessment (FRA) Redditch Eastern Gateway Flood Risk Assessment ref. REG-BWB-EWE-XX-RP-EN-0004_FRA - November 2016, has been submitted to and approved in writing by the Local Planning Authority. It shall include the following elements:

- a) Final watercourse designs and channel cross sections, to ensure the watercourse has capacity to convey the 1 in 100 year plus 35% climate change flood event with no out of bank flooding;
- b) Evidence that peak flows and levels off site have not been increased.

The scheme shall be fully implemented prior to first use of any buildings approved under reserved matters and subsequently maintained in accordance with the approved details in perpetuity.

Reason: To reduce the risk of flooding to the proposed development and future users in accordance with Policy CS.4 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

30. Prior to first use of the development hereby approved, a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to first use of any part of the development hereby approved. The scheme shall:

- a) include details of infiltration testing in accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site;
- b) provide provision of surface water attenuation storage as stated within the FRA and/or in accordance with 'Science Report SC030219 Rainfall Management for Developments';
- c) demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753;
- d) where flooding occurs onsite at the 1 in 100 year plus climate change event details should be provided of the storage capacity required outside of the proposed formal drainage system;
- e) provide details of the depths and locations of flooding. Where the depths may be unsafe Hazard mapping may be required to ensure the development remains safe to users of the site;
- f) demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods;
- g) provide evidence to show an agreement from Severn Trent Water to connect to the existing surface water network;
- h) provide plans and details showing the allowance for exceedance flow and overland flow routing, overland flow routing should look to reduce the impact of an exceedance event;
- i) provide and implement a maintenance plan to the Local Planning Authority giving details on how surface water systems shall be maintained and managed for the lifetime of the development. The name of the party responsible, including contact name and details shall be provided to the Local Planning Authority.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures in accordance with Policy CS.4 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

31. With the exception of ecological mitigation, archaeological investigation works and formation of temporary construction access(es), no development shall commence within each phase until a scheme to manage and prevent any construction materials from entering or silting up the ditch network within that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details to ensure that silt or chemicals are intercepted and details of how the ditch network shall be repaired if any detrimental impact arises as a result of the groundworks, remediation or built construction in the relevant phase.

Reason: To ensure the development does not have impacts off site to flood risk and that the ditch network downstream can function as intended in accordance with Policy CS.4 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

Land Contamination and Emissions Conditions

32. With the exception of works relating to an approved scheme of remediation, archaeological works, ecological mitigation and formation of temporary construction access(es), development works must not commence until points 1 to 4 have been complied with:

1. A scheme for further site investigation shall be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address the potentially unacceptable risks identified. The scheme shall be designed to assess the nature and extent of any contamination and shall be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme shall be compiled by competent persons and shall be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

2. The detailed site investigation and risk assessment shall be undertaken in accordance with the approved Scheme and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to any development taking place

3. Where the site investigation identifies that remediation is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors shall be submitted to and approved in writing by the Local Planning Authority in advance of undertaking. The remediation scheme shall ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation

4. With the exception of any works required to carry out remediation, the approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without acceptable risks to workers, neighbours and other off site receptors in accordance with Policies CS.6 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

33. Following the completion of the measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without acceptable risks to workers, neighbours and other off site receptors in accordance with Policies CS.6 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

34. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken and where necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report shall be submitted to and approved in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without acceptable risks to workers, neighbours and other off site receptors in accordance with Policies CS.6 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

35. As part of the submission of each reserved matters application, if proposed to heat water by gas for use in any of the buildings within that phase, details for the installation of Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented prior to the first occupation of any building within that phase of the development and shall thereafter be retained.

Reason: In the interests of the living conditions of occupiers of nearby properties and future occupiers of the site in accordance with Policy CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

Landscape and Biodiversity Conditions

36. In respect of each phase no development shall commence, including groundworks, but excluding ecological mitigation, archaeological investigation and formation of temporary construction access(es), until a Landscape and Ecological Management Plan (LEMP) has been submitted 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 and Ipsley Alders Marsh;
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) appropriate management options for achieving aims and objectives;
- e) prescriptions for management actions, 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 implantation 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 in accordance with Policy CS.6 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

37. Prior to commencement of groundworks for the first phase of buildings on the northern development parcel, excluding ecological mitigation, 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 by 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 in accordance with Policy CS.6 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

38. No built development within each phase shall take place until a scheme for the provision and management of a buffer zone alongside the watercourses within and to be retained by that phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The buffer zone scheme shall be kept free from built development including lighting and formal landscaping. The scheme details shall include:
- a) plans showing the extent and layout of the buffer zone including a minimum 2.0m wide unmown or unmanaged strip directly adjacent the water course;
 - b) details demonstrating how the buffer zone will be protected over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.

Reason: Development that encroaches on watercourses has a potentially severe impact on their ecological value. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected in accordance with Policy CS.6 of the Stratford-on-Avon Core Strategy (2011-2031).

39. Prior to the installation of any external lighting within each phase of the development hereby permitted, details of the lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. No external lighting shall be installed other than in strict accordance with the approved external lighting scheme for each phase. The details to be submitted for approval shall include:
- a) a layout plan detailing the position and type of any proposed external lighting;
 - b) mounting heights and beam orientation, description and type of luminaries/lamp and angle of lighting and predicted light spill/trespass beyond the site;
 - c) proposed time of operation of the lighting in the scheme including details of any control such as movement detectors and timers;
 - d) purpose of the lighting - e.g. street lighting, parking areas lighting, segregated footpath/cyclepath lighting, general amenity/security, etc.

The lighting scheme for each phase shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure that there are sufficient protection and mitigation measures to address the potential harm to biodiversity and protected species on site and in the interests of visual and residential amenity in accordance with Policies CS.5, CS.6 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

Notes

1. The Local Planning Authority has taken into account the National Planning Policy Framework, including paragraphs 186 and 187 which detail the need to work positively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. Town and Country Planning (Environmental Impact Assessment) Regulations 2011 - The Local Planning Authority hereby confirms that it has taken the environmental information submitted with the application into consideration in reaching a decision on this planning application.
3. The District Council will expect to see full pre-application engagement with local stakeholders and consultees as part of the drawing up of the final reserved matters schemes. The process will be controlled by a Steering Group, and will have particular regard to the relationship between the development site and its residential neighbours particularly where it adjoins the southwest and southern boundaries of the southern development parcel. The District Planning Authority will also expect high quality and an innovative design. The Steering Group will also look at the details to be drawn up for the eventual approval by the relevant Committee in terms of condition 19 (HGV Routing Strategy) and condition 20 (Annual HGV Surveys).
4. The information submitted under condition 20 (Annual HGV Surveys) will be required to have consideration of HGV movements along the A4189.
5. The applicant will require works to be carried out within the limits of the public highway. The applicant/developer must enter into a Highway Works Agreement made under the provisions of the Section 278 of the Highways Act 1980 for the purposes of completing the works. The application/developer should note that feasibility drawings for works to be carried out within the limits of the public highway which may be approved by the grant of this planning permission should not be construed as drawings approved by the Highway Authority, but they should be considered as drawings indicating the principles of the works on which more detailed drawings shall be based for the purposes of completing an agreement under Section 278.

An application to enter into a Section 278 Highway Works Agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, and Warwick, CV34 4SX.

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway Works the applicant/developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

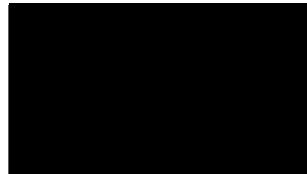
Applications should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less ten days, notice will be required. For works lasting longer than 10 days, three months' notice will be required.

Applications within Worcestershire should be made to TMANoticesS184 and S278@worcestershire.gov.uk.

6. Diversion and culverting of Ordinary Watercourses will require consent from the relevant LLFA. As this development is cross-boundary, it is recommended that the applicant contacts the relevant Authorities to coordinate the relevant consents prior to construction

7. The applicant is advised to have regard to the contents of the consultation response from Warwickshire Police in preparing the detailed design of the scheme.
8. The applicant is advised to have regard to the contents of the Warwickshire County Council's draft Public Health Evidence for Planning and Developers document and the Building for Life 12 principles in preparing the detailed design of the scheme.
9. Warwickshire Fire and Rescue Authority advises the applicant to consider and ensure that access to the site, during construction and once completed, is maintained free from obstructions such as parked vehicles, to allow Emergency Service vehicle access.

DATED 11 June 2018



AUTHORISED OFFICER OF THE COUNCIL.....

This permission does NOT give approval under Building Regulations.

This permission does NOT convey any approval or consent which may be required under any enactment, by-law, order or regulation other than planning permission under the provisions of the Town and Country Planning Act 1990.

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS FORM

STRATFORD-ON-AVON DISTRICT COUNCIL
ELIZABETH HOUSE, CHURCH STREET, STRATFORD-UPON-AVON CV37 6HX

PRE-START CONDITIONS

You are reminded that some of the conditions attached to planning permissions (pre-start conditions) require details and schemes to be submitted and approved in writing before any work commences on site. You should therefore submit any details required at least 8 weeks prior to starting work and obtain the Council's written approval, if required, in order to comply with the planning condition.

Failure to comply with pre-start conditions may result in your planning permission being void.

FEEES FOR THE DISCHARGE OF PLANNING CONDITIONS

In accordance with Statutory Instrument 958, a fee is now payable where a written request is made for the discharge of one or more planning conditions on the same permission or for the written confirmation of compliance with a planning condition or conditions. Further guidance on this process together with the associated fees is available on the Council's website

<https://www.stratford.gov.uk/planning-regeneration/the-application-process.cfm>

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning Inspectorate under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice. For appeals against the refusal of Householder applications (i.e.: works to a dwelling or development within the garden of a dwelling) or Minor Commercial Development you must lodge your appeal within **12 weeks** of the date of the decision.

If the development is the same (or substantially the same) as that specified in an Enforcement Notice served on the same land, an appeal must be lodged within

- A) 28 days of the date of the planning decision if there is an extant Enforcement Notice served up to 2 years prior to the date of the decision
- B) 28 days of the date of the Enforcement Notice if the Notice is served after the date of the decision of the planning application for the same development

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Planning Inspectorate can allow a longer period of giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements to the provisions of the Development Order and to any directions given under the Order.

In practice, the Planning Inspectorate does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Planning Inspectorate refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Planning Inspectorate on appeal or on reference of the application to him.

These circumstances are set out in Part V of the Town and Country Planning Act 1990.

ADDRESSING YOUR NEW BUILDINGS

When you require the address(es) for this development contact "Street Naming and Numbering" at Stratford-on-Avon District Council, either by post or email 3720snandn@stratford-dc.gov.uk. You need to do this 6 weeks before utility contacts are required.

There will be an administrative charge for this service.

Information to include in your request can be found on www.stratford.gov.uk