

# Site Plans and Presentations Pack



## Planning Committee

Wed 19 Jan  
2022  
7.00 pm

Council Chamber  
Town Hall  
Redditch



[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

**If you have any queries on this Agenda please contact  
Sarah Sellers**

**Town Hall, Walter Stranz Square, Redditch, B98 8AH**

**Tel: (01527) 64252 (Ext. 2884)**

**e.mail: [sarah.sellers@bromsgroveandredditch.gov.uk](mailto:sarah.sellers@bromsgroveandredditch.gov.uk)**



# Planning

COMMITTEE

Wednesday, 19th January, 2022

7.00 pm

Council Chamber Town Hall

## Agenda

### Membership:

Cllrs:	Michael Chalk (Chair)	Aled Evans
	Julian Grubb (Vice-Chair)	Andrew Fry
	Imran Altaf	Gemma Monaco
	Karen Ashley	Timothy Pearman
	Tom Baker-Price	

- 5.** Application 21/00195/FUL - Land South of Astwood Lane Feckenham Redditch B96 6HP - Mr Michael Fletcher (Statkraft UK LTD) (Pages 1 - 26)
- 6.** Application 21/00799/FUL - Land East of Berrowhill Lane Feckenham Worcestershire B96 6QJ - Mr K Morton (Pages 27 - 38)
- 7.** Application 21/01618/FUL - Greenlands Business Centre Studley Road Redditch B98 7HD - John Homer on behalf of Redditch Borough Council (Pages 39 - 44)
- 8.** Application 21/01619/FUL - Town Hall Walter Stranz Square Redditch B98 8AH - John Homer on behalf of Redditch Borough Council (Pages 45 - 48)

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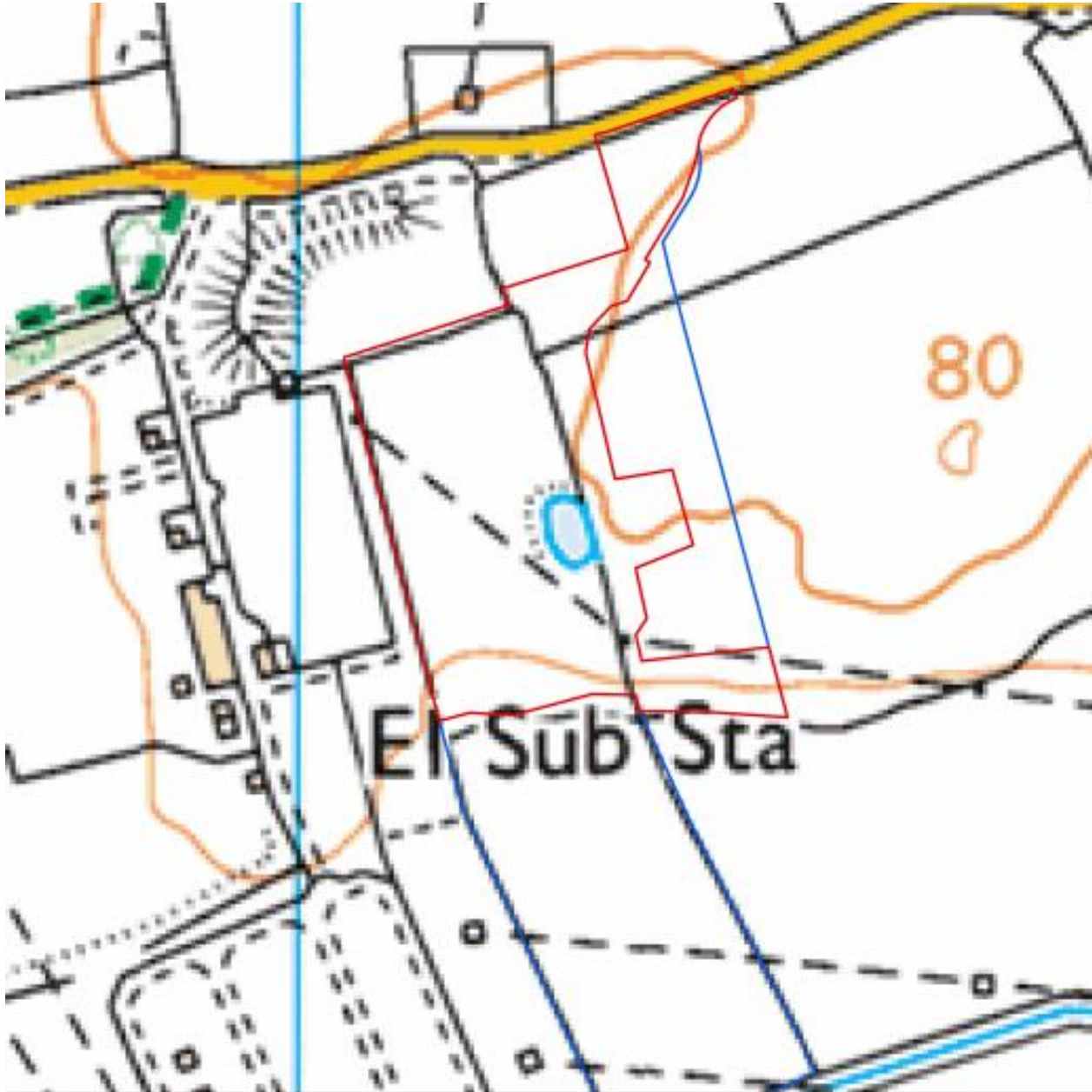
21/00195/FUL

Land South Of, Astwood Lane, Feckenham,  
Redditch, Worcestershire, B96 6HP

Construction of a Greener Grid Park comprising  
energy storage and grid balancing equipment,  
along with associated infrastructure,  
landscaping and access.

Recommendation: Grant subject to conditions

# Site Location Plan



# Local Plan Allocation Map



## Key

Green Belt  
(Policy 8 Green Belt)



# Satellite View





# Application Site Context



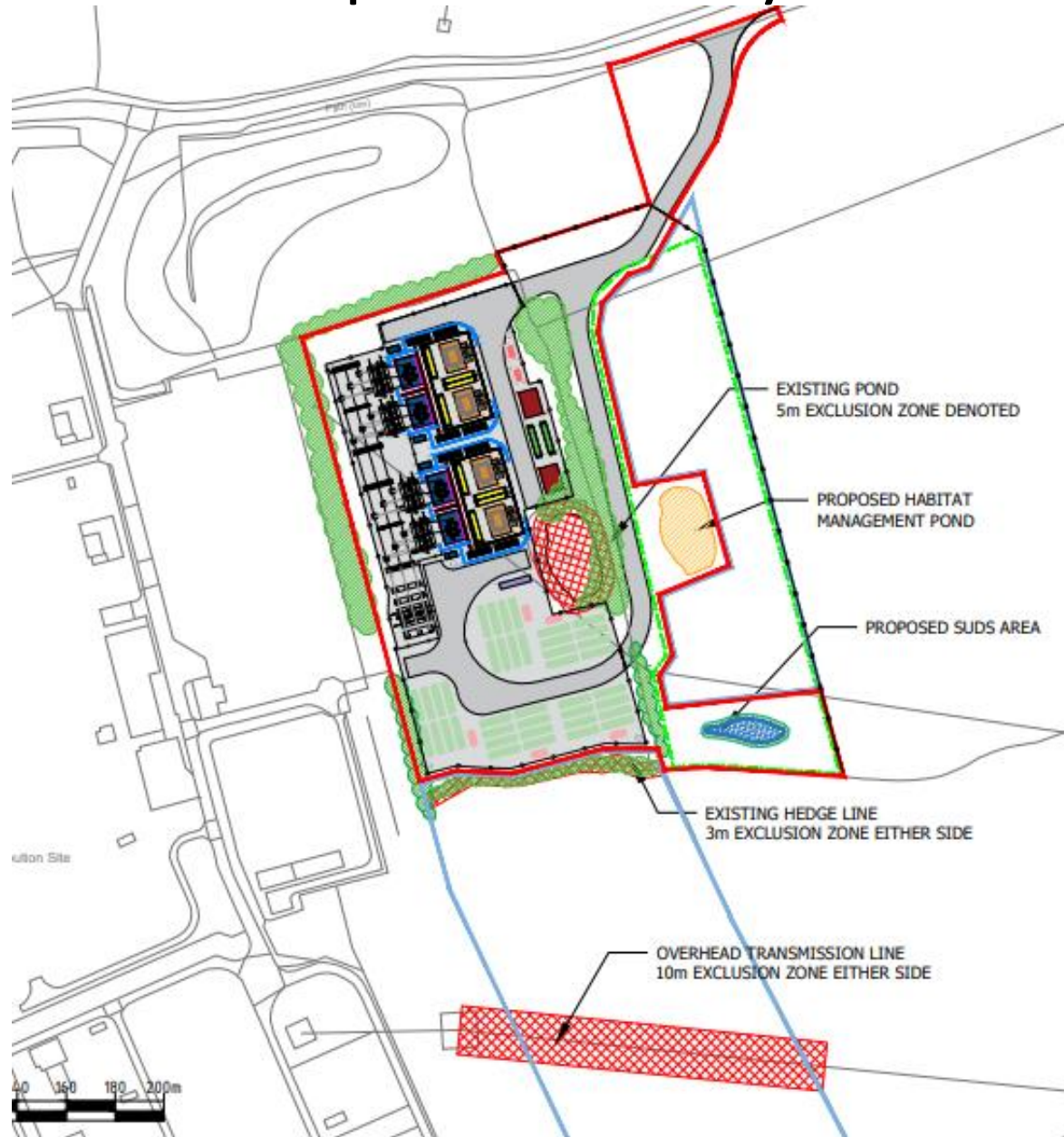


# Constraints Plan























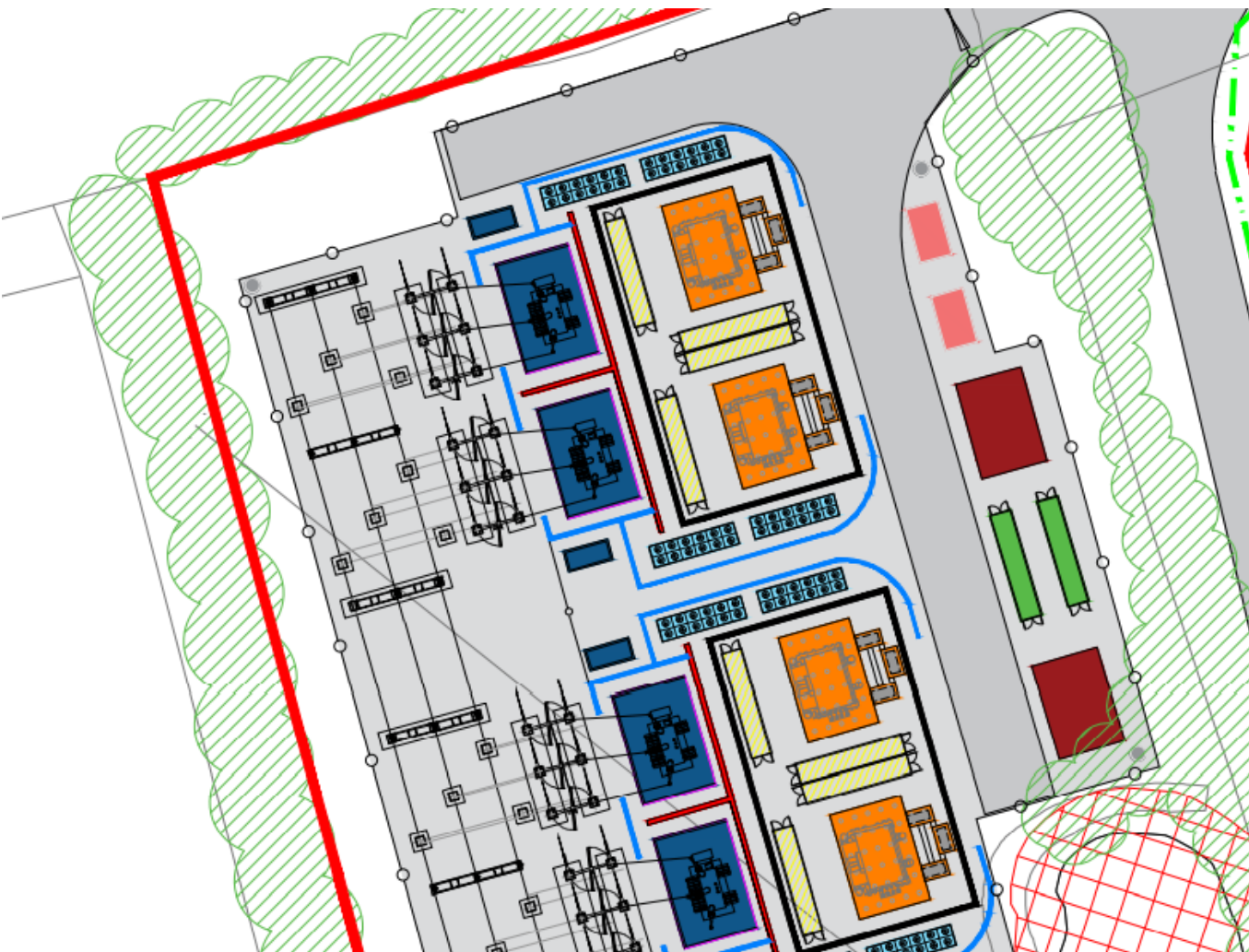
- Planning Application Boundary
- 1 km Buffer of Grid Connection
- National Grid Substation
- Scheduled Monuments
- Conservation Area
- Site of Special Scientific Interest
- Special Wildlife Site
- Existing Hedgerow
- Greenbelt
- Woodland and 10 m Buffer
- 9 m Buffer of 66 kV Overhead Line
- 14 m Buffer of 275/400 kV
- 10 m Buffer of Public Right of Way
- 10 m Buffer of Hydrological feature
- 10 m Buffer of Road
- 100 m Buffer of Cultural Heritage Asset
- 100 m Buffer of Residential Dwelling
- Flood Zone 2
- Flood Zone 3
- Bridleway
- Footpath
- 33 kV Substation
- Residential Dwelling
- + Grade I Listed Building
- + Grade II\* Listed Building
- + Grade II Listed Building

# Proposed Site Layout





-  3.4m HIGH PALISADE FENCE
-  1.6 m STOCK PROOF FENCE
-  BATTERY (12.9m x 2.44m x 2.59m)
-  INVERTER (6.1m x 2.44m x 2.59m)
-  TRANSFORMERS WITH 7.0M HIGH CONNECTING BUS BARS
-  LV SWITCH HOUSE (7.5m x 9.1m x 3.5m)
-  FIRE WALL (0.5m x 10.0m)
-  BUILDING (20.7m x 36.7m x 10.0m TO ROOF PITCH)
-  E-HOUSE (ENCLOSED IN BUILDING 20.7m x 36.7m x 10.0m TO ROOF PITCH)
-  ENERGY MANAGEMENT SYSTEM (ENCLOSED IN BUILDING 20.7m x 36.7m x 10.0m TO ROOF PITCH)
-  COOLER (9.6m x 2.4m x 2.5m)
-  PROPOSED ROADS
-  EMERGENCY BACK UP DIESEL GENERATOR (6.1m x 3.6m x 2.9m)
-  COMMS HOUSE (12.19m x 2.44m x 2.59m)
-  6m SECURITY COLUMN
-  4m HIGH WALL
-  HABITAT MANAGEMENT AREA
-  WELFARE FACILITIES (12.9m x 2.44m x 2.59m)
-  CRUSHED AGGREGATE
-  INDICATIVE EXISTING VEGETATION





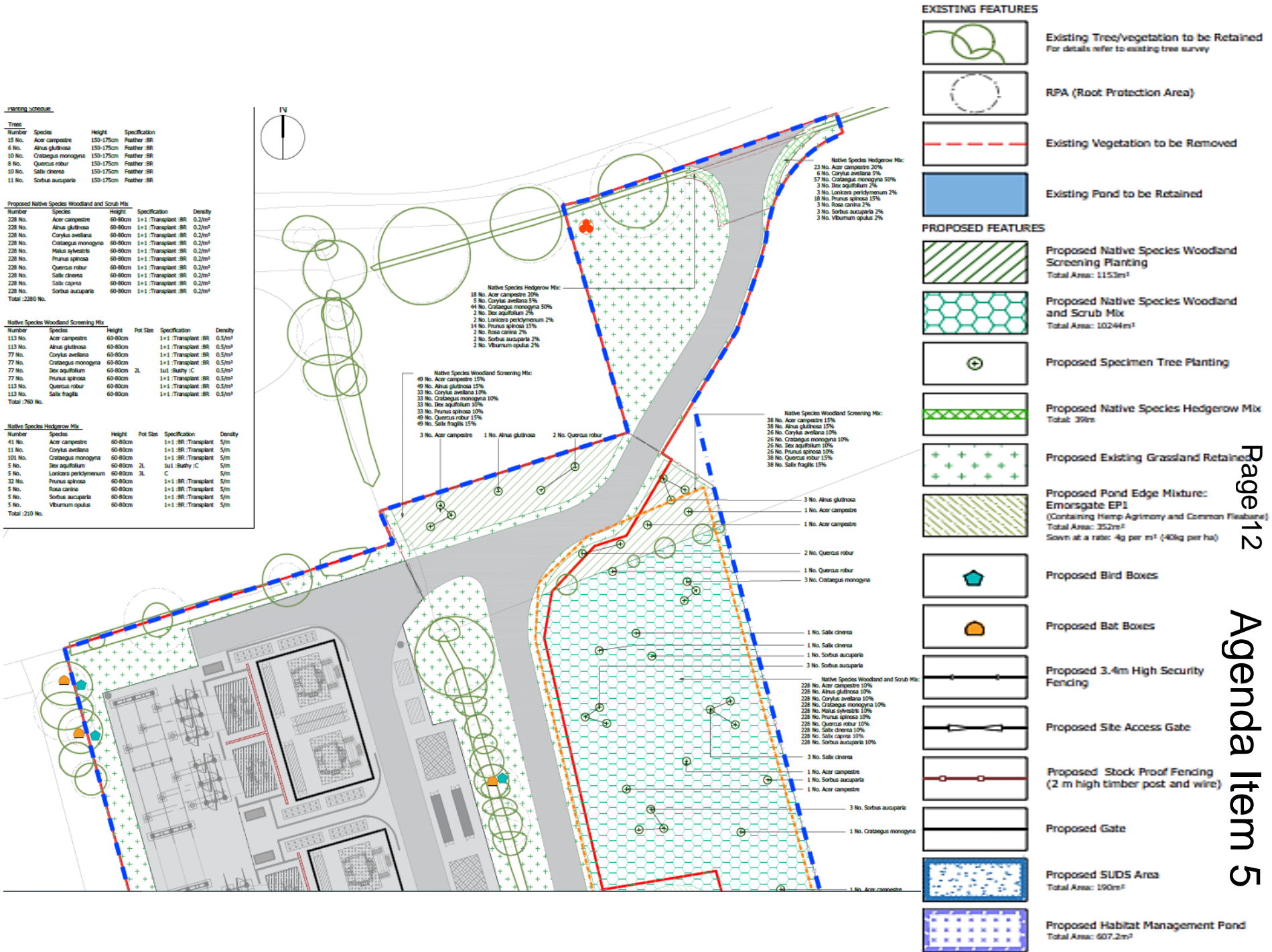


# Proposed Access Junction



[illegible]





**Trees**  
Trees will be planted as feathered trees (150-175 cm), pit planted to  
accommodate all the roots and provided with a supporting stake and 1.2m high  
tree shelter.

1 No. *Alnus glutinosa*

3 No. *Quercus robur*

1 No. *Alnus glutinosa*

Native Species Woodland Screening Mix  
36 No. *Acer rubrovariegatum* 10%

1 No. *Acer campestre*  
1 No. *Acer campestre*

For proposed layout and infrastructure  
details refer to: Drawing 003 Layout  
Plan 3419-DR-P-0001 rev.15

## EXISTING FEATURES



Existing Tree/vegetation to be Retained  
For details refer to existing tree survey



RPA (Root Protection Area)

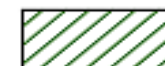


Existing Vegetation to be Removed



Existing Pond to be Retained

## PROPOSED FEATURES



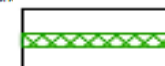
Proposed Native Species Woodland  
Screening Planting  
Total Area: 1153m<sup>2</sup>



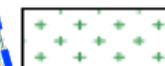
Proposed Native Species Woodland  
and Scrub Mix  
Total Area: 10244m<sup>2</sup>



Proposed Specimen Tree Planting



Proposed Native Species Hedgerow Mix  
Total: 390m



Proposed Existing Grassland Retained



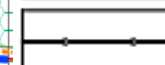
Proposed Pond Edge Mixture:  
Emorsgate EP1  
(Containing Hemp Agrimony and Common Fleabane)  
Total Area: 352m<sup>2</sup>  
Sown at a rate: 4g per m<sup>2</sup> (40kg per ha)



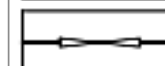
Proposed Bird Boxes



Proposed Bat Boxes



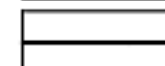
Proposed 3.4m High Security  
Fencing



Proposed Site Access Gate



Proposed Stock Proof Fencing  
(2 m high timber post and wire)



Proposed Gate

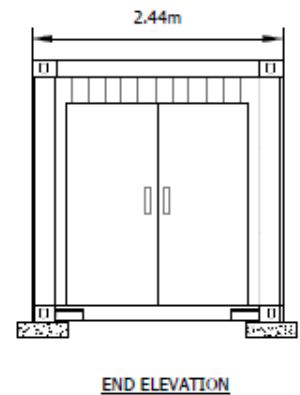
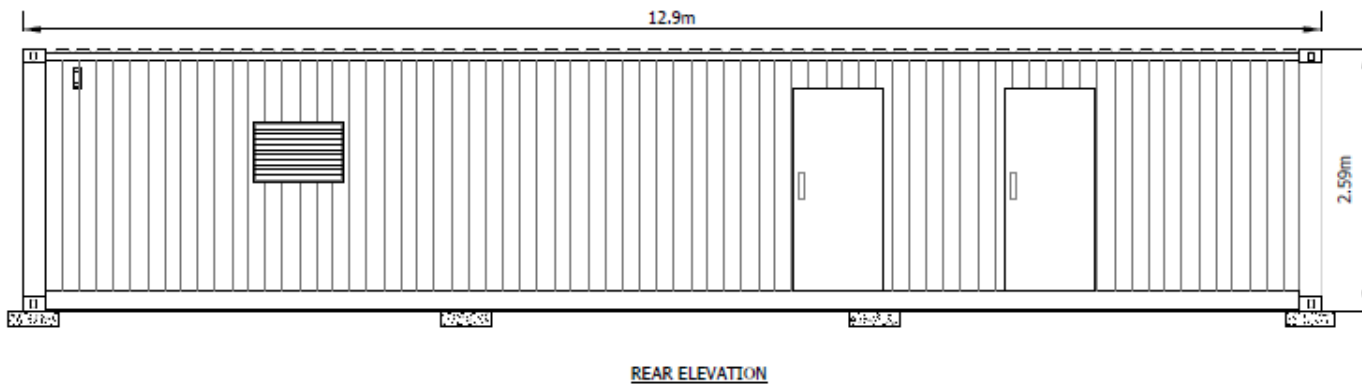
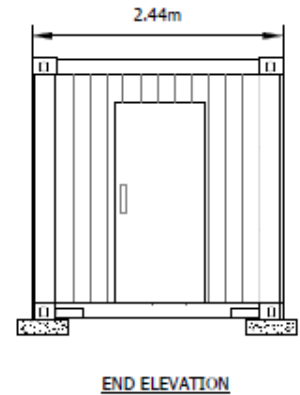
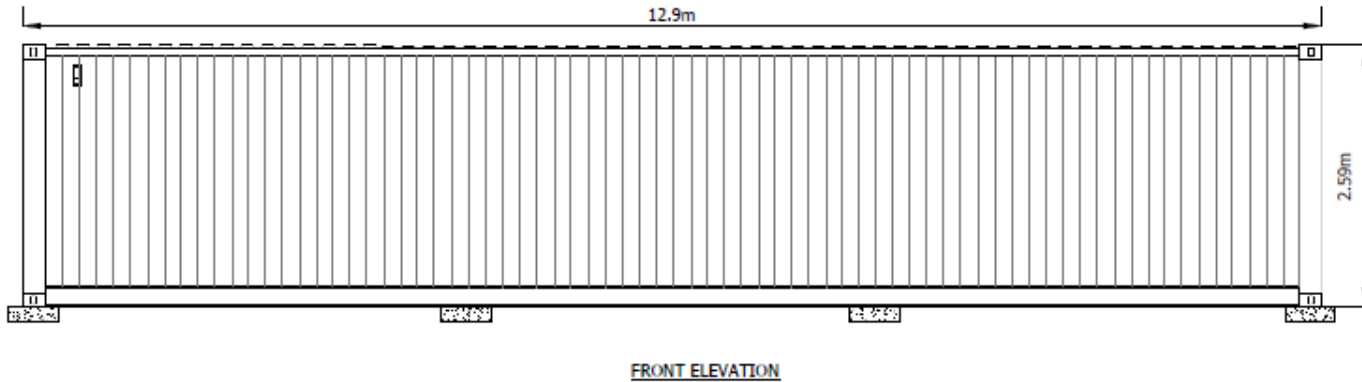


Proposed SUDS Area  
Total Area: 190m<sup>2</sup>

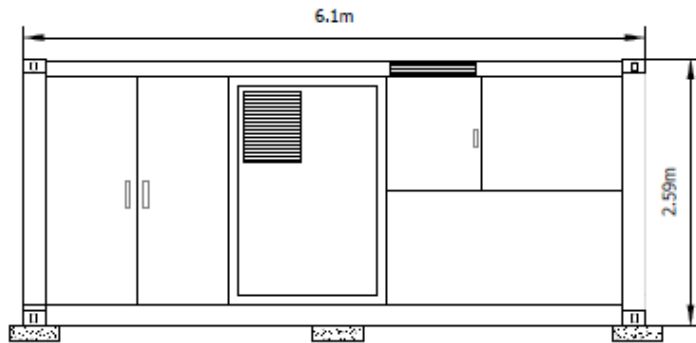


Proposed Habitat Management Pond  
Total Area: 507.2m<sup>2</sup>

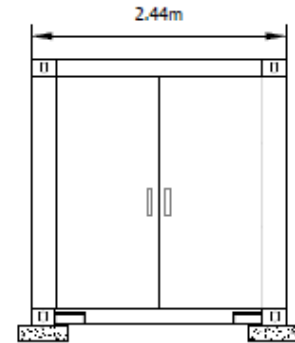
# Battery Container



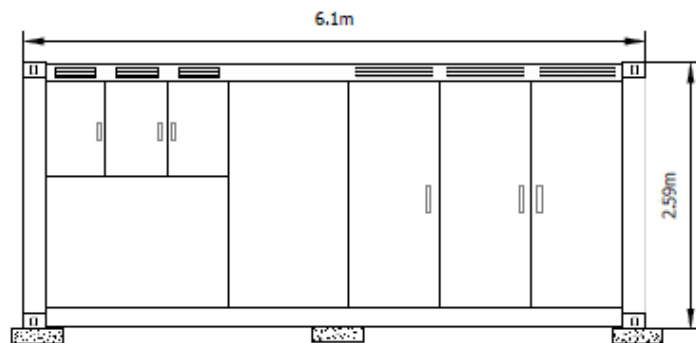
# Inverter Units



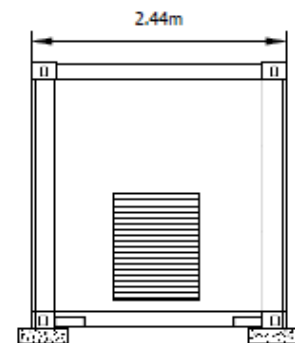
FRONT ELEVATION



END ELEVATION

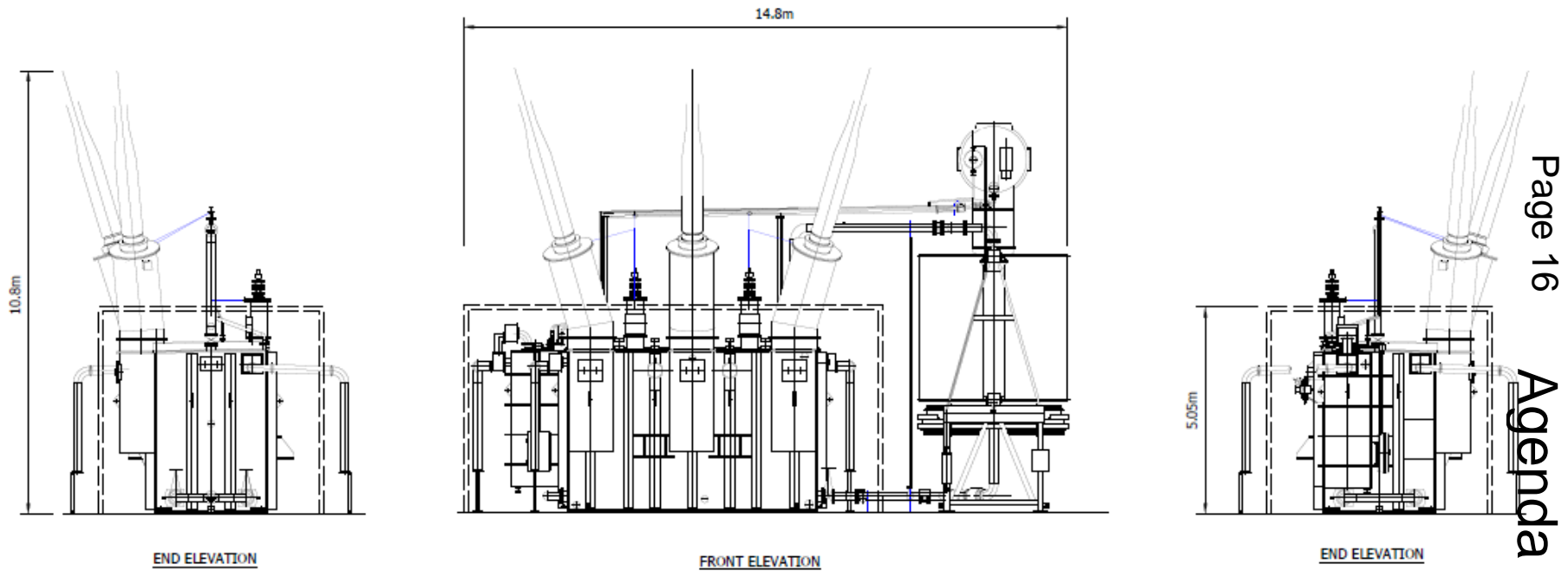


REAR ELEVATION

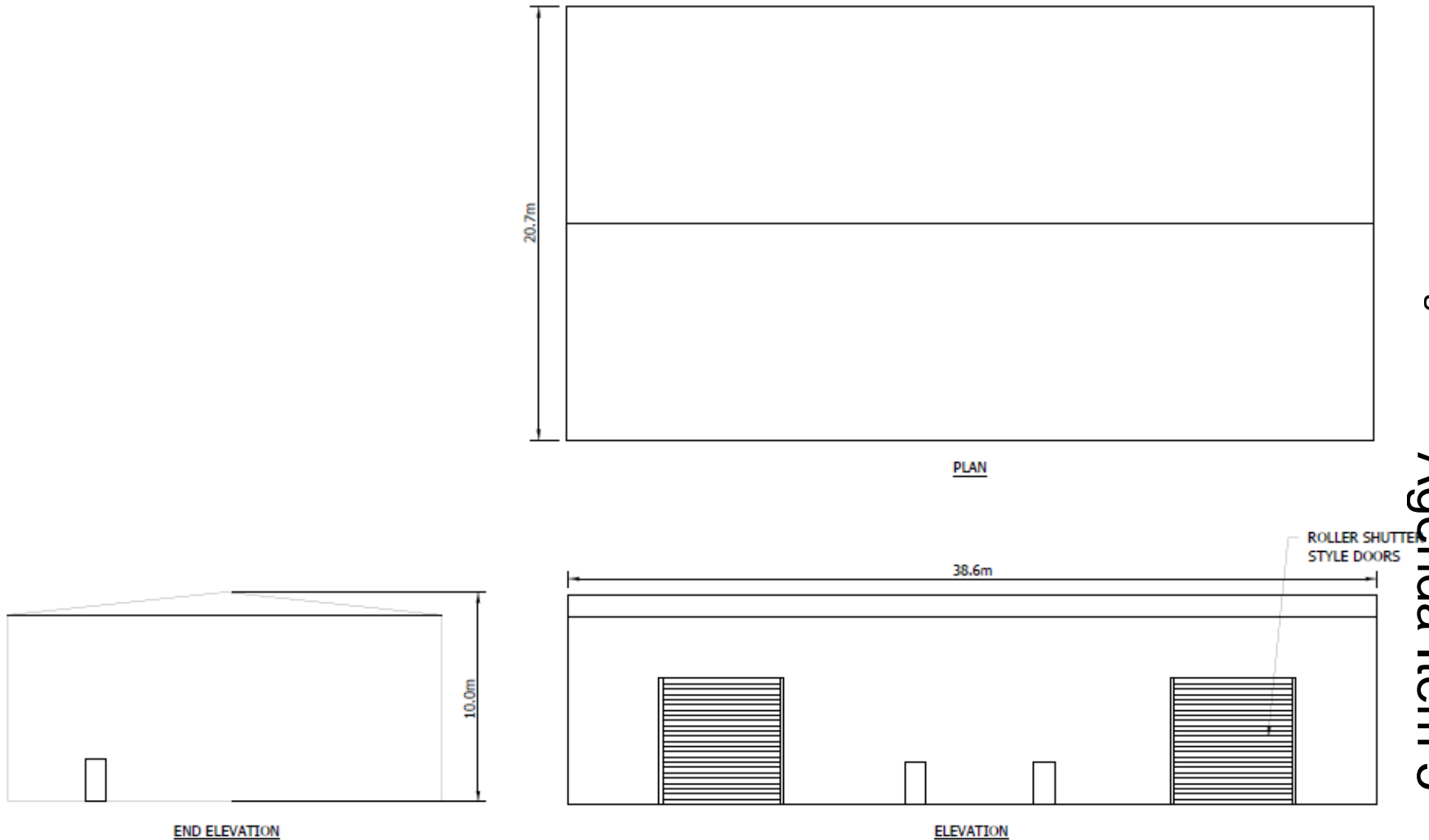


END ELEVATION

# Transformers



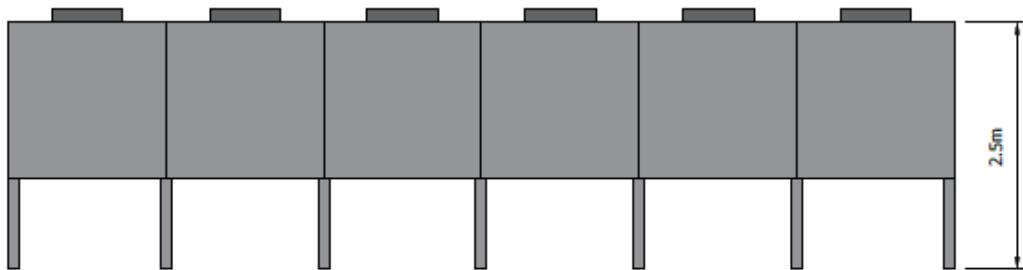
# Energy Management Building



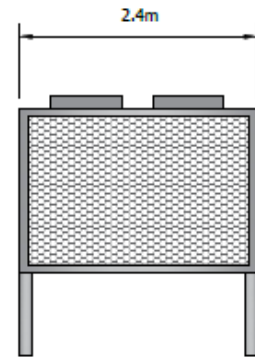
# Coolers



PLAN



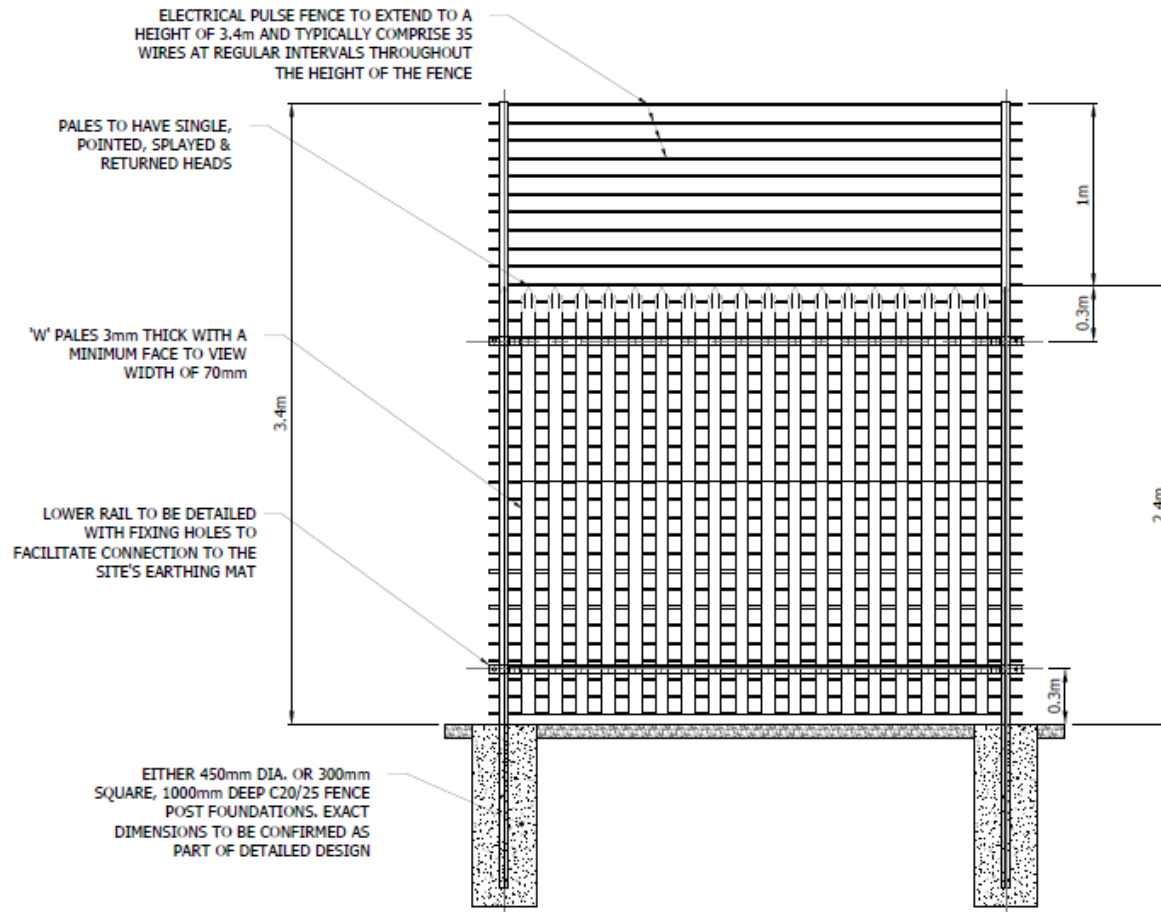
ELEVATION



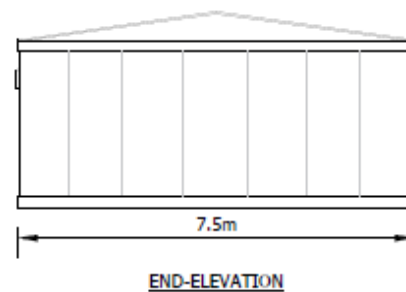
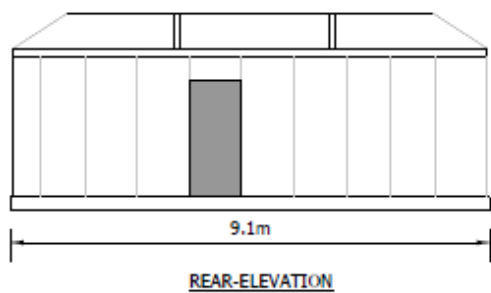
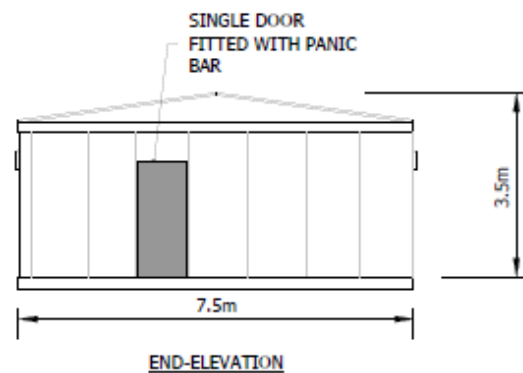
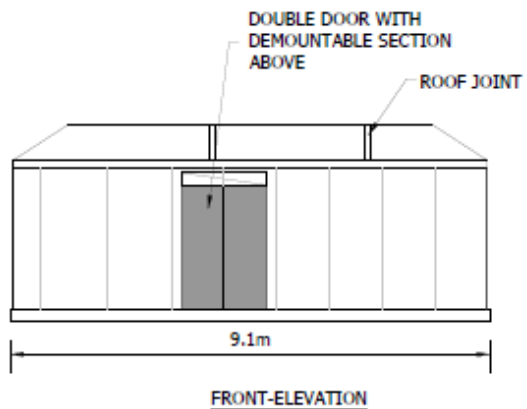
END ELEVATION



# Fencing



# Switch Houses



# Viewpoint 1: Bridleway RD-786, Looking West





# Viewpoint 2: Bridleway RD-786, Looking Northwest



Photomontage Showing Proposed Development - No mitigation



Photomontage Showing Proposed Development - Mitigation Year 15



# Viewpoint 3: Bridleway RD-787, near Shurnock Court, Looking North-West





# Viewpoint 4: Astwood Lane and permissive footpath, Looking South



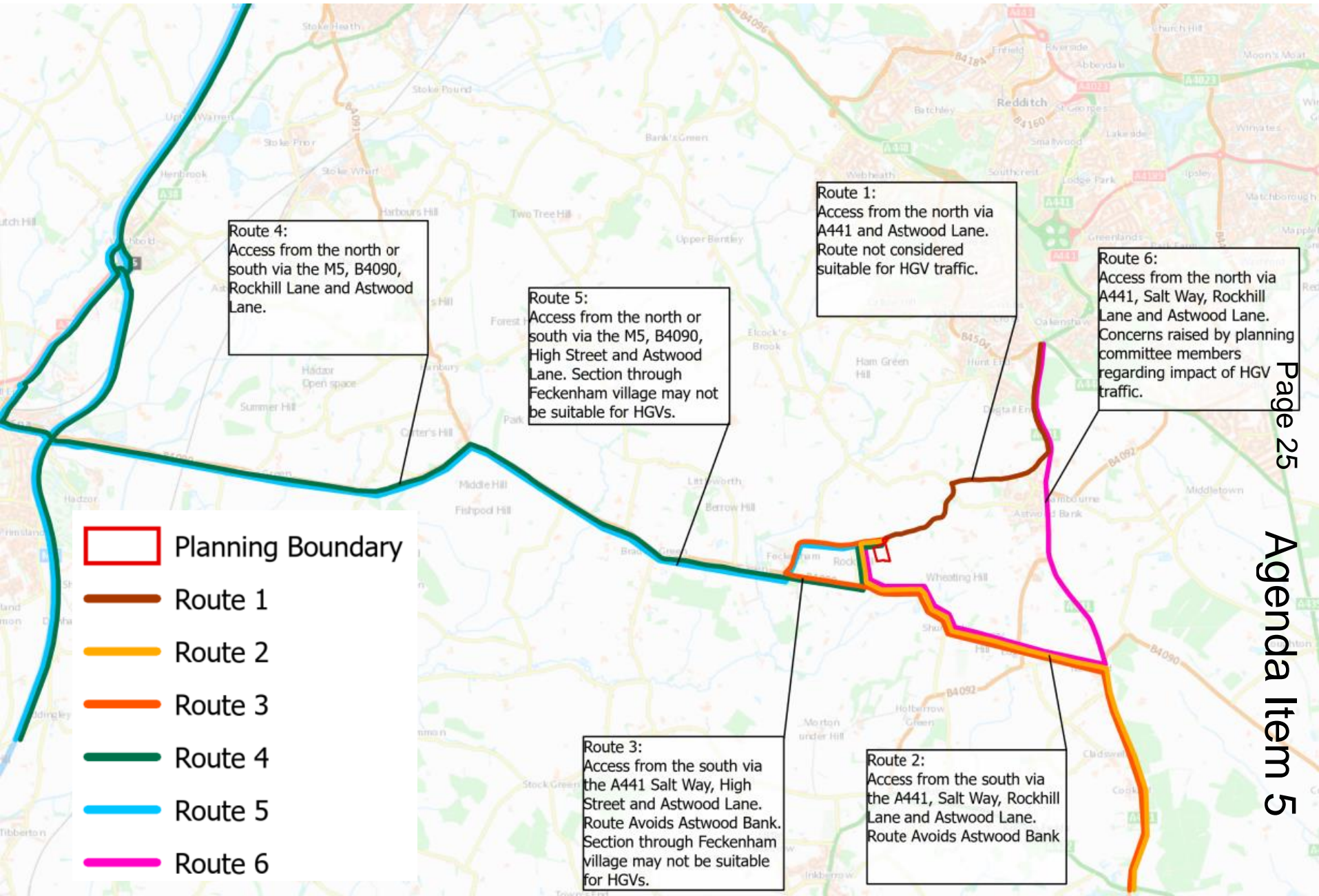
Photomontage Showing Proposed Development - No mitigation



Photomontage Showing Proposed Development - Mitigation Year 15



# HGV Routing Plan





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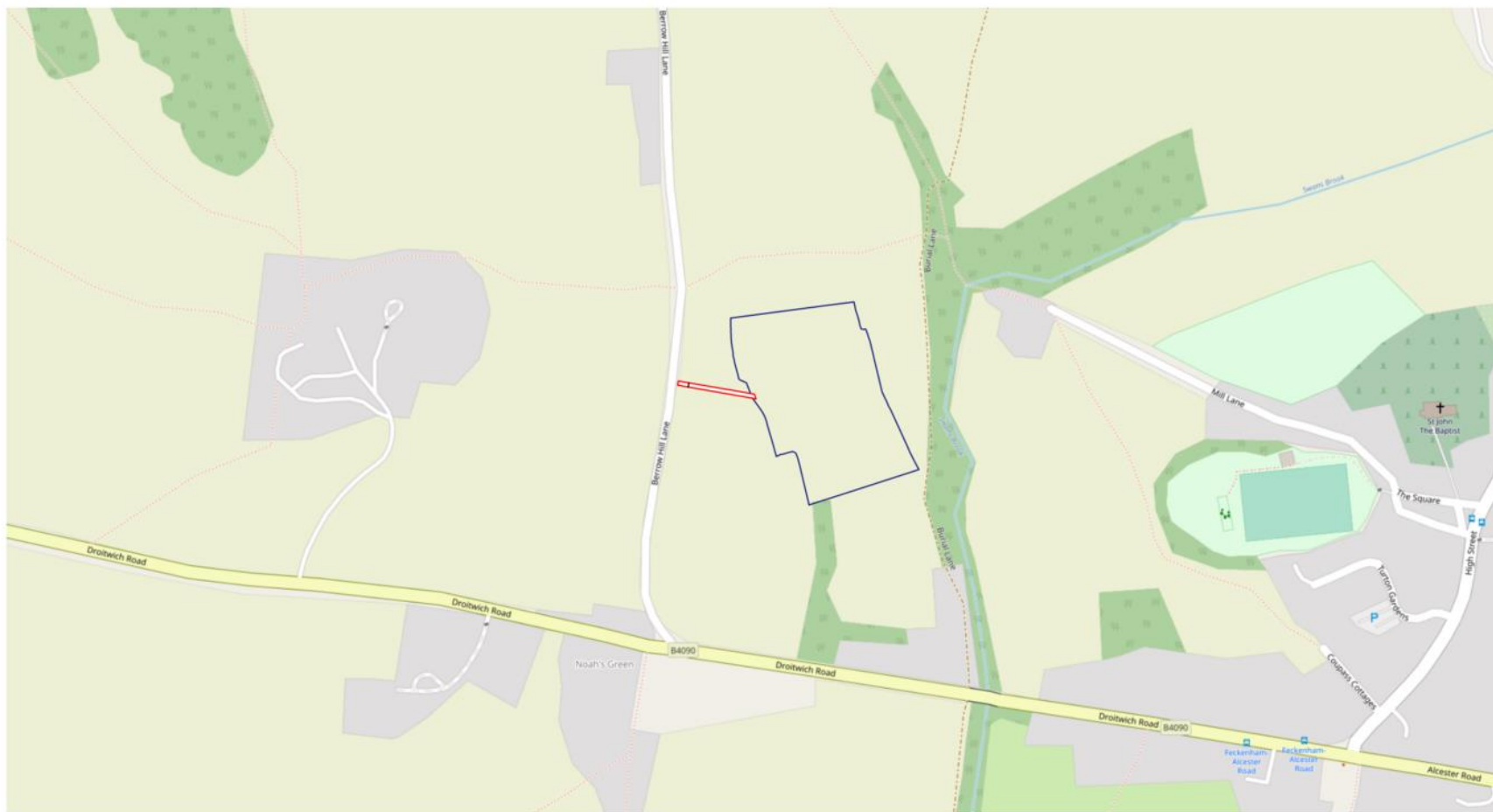
# 21/00799/FUL

Land East Of Berrowhill Lane, Feckenham, B96 6QJ

Agricultural Track

Recommendation:  
GRANT subject to conditions

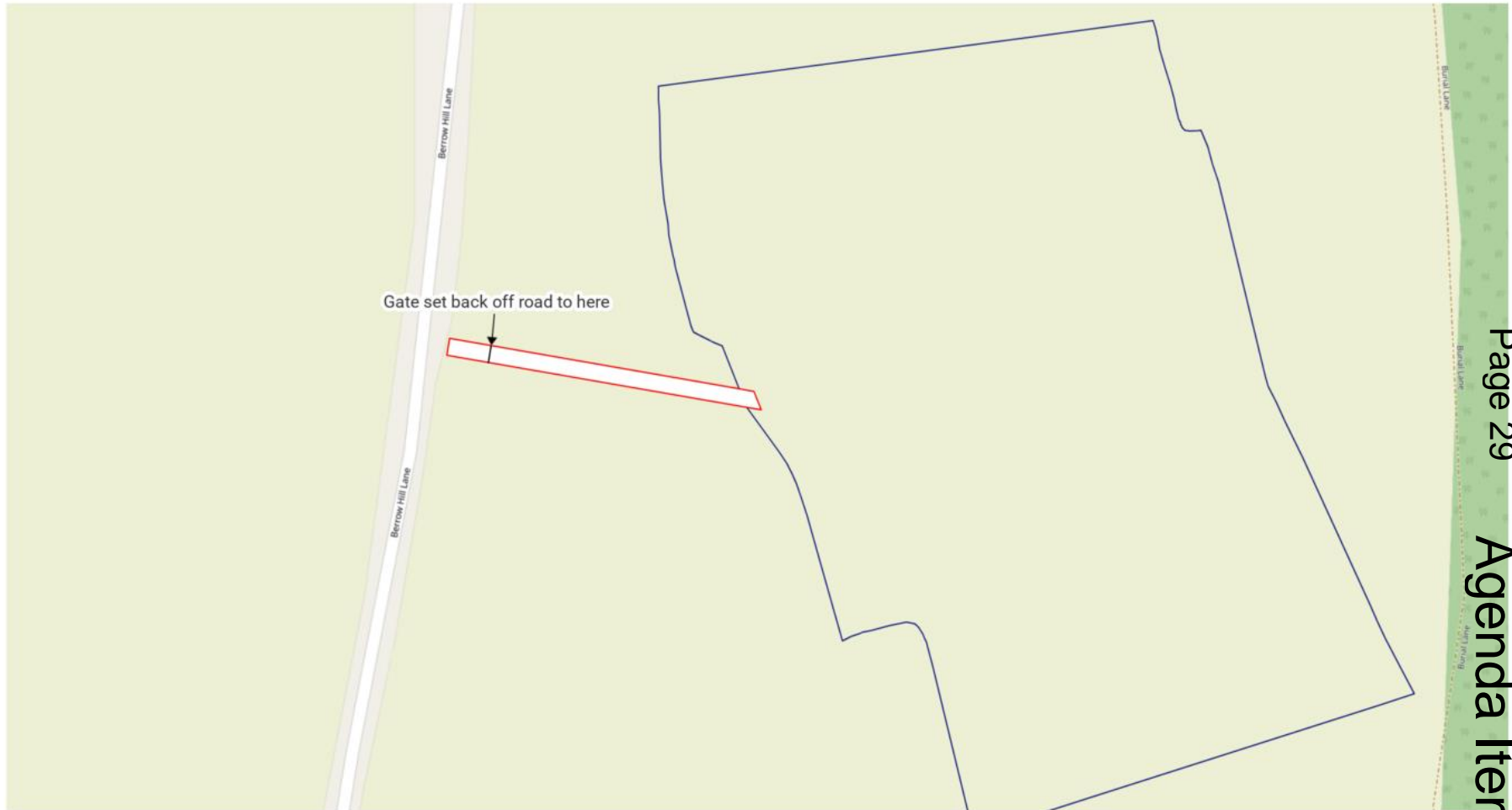
# Site Location



Produced on May 9, 2021.

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# Block Plan

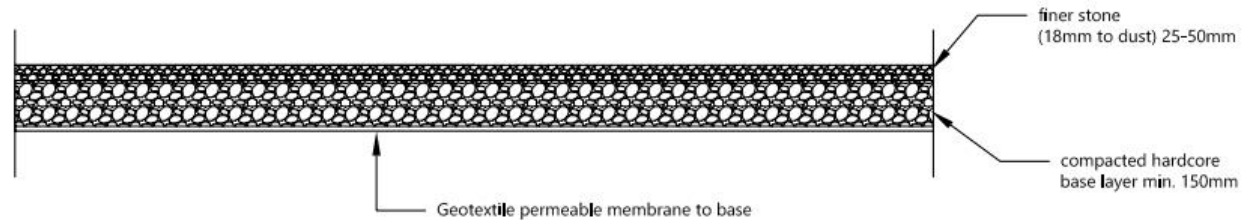


Produced on May 9, 2021.

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# Track Cross Section

TRACK CROSS SECTION



Project:  
Agricultural track and hardstanding

Dwg name:  
Cross section

Dwg no: 01	Rev:	Scale: 1:20 @ A4
Email: team@theruralplanning.co.uk	Drawn by: SM	Date: April 2021

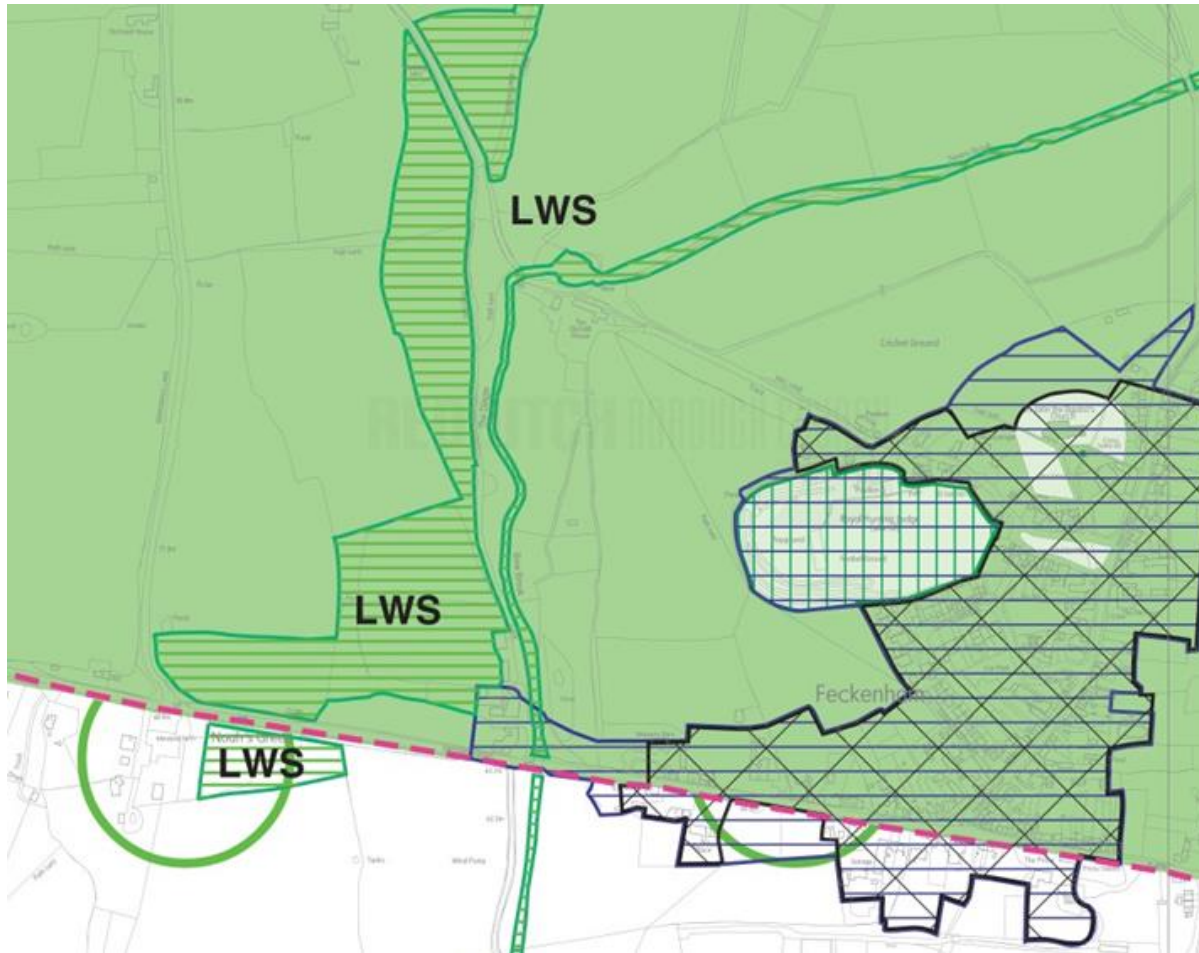
The Rural  
Planning Cc







# Aerial Photograph





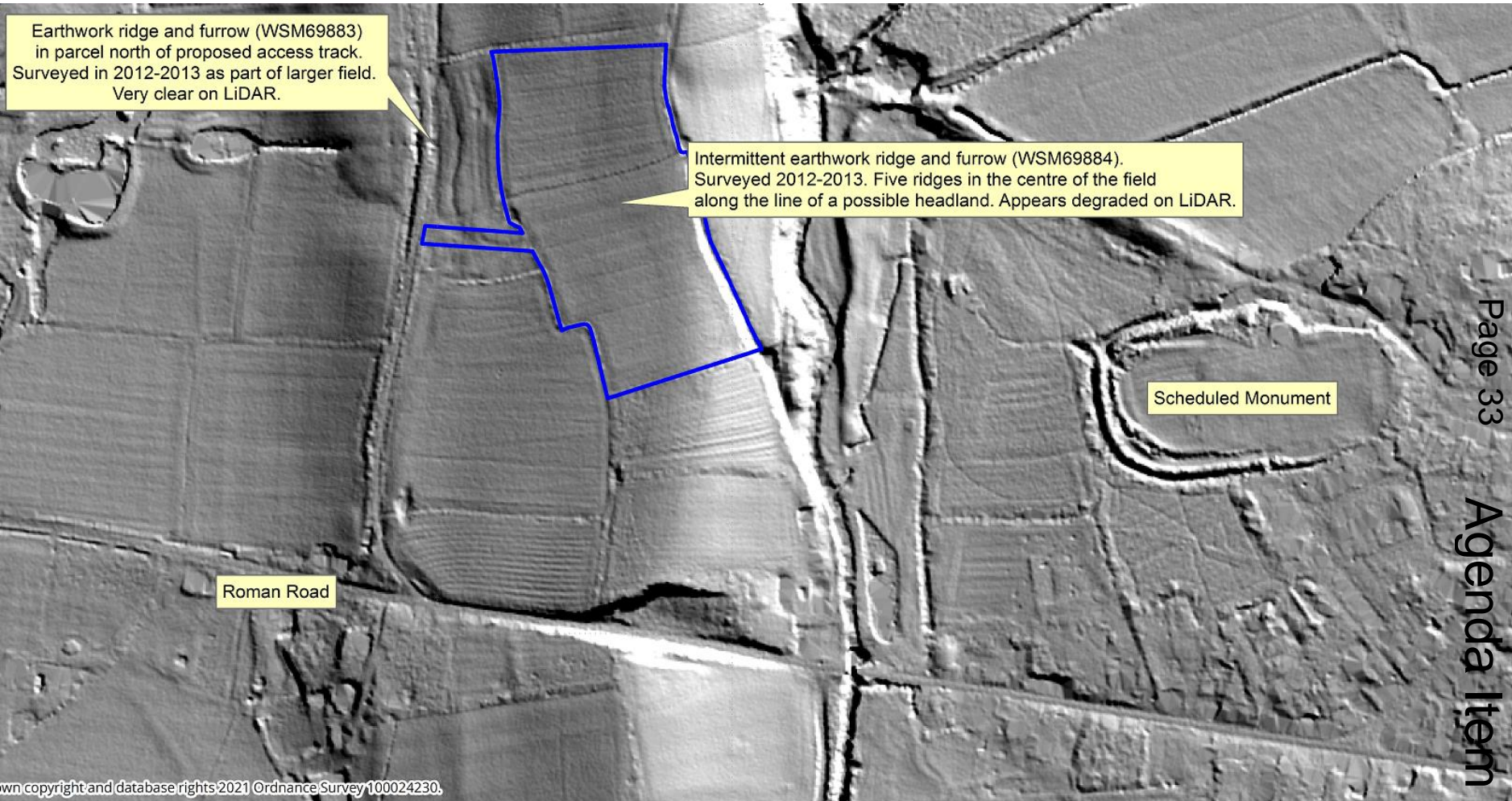
# Planning Policy Land Designation



-  Village Settlement  
( [Policy 2 Settlement Hierarchy](#) )
-  Green Belt  
( [Policy 8 Green Belt](#) )
-  Open Countryside  
( [Policy 9 Open Countryside](#) )
-  Designated Conservation Area ( [Policy 36 Historic Environment](#) and [Policy 38 Conservation Areas](#) )
-  Scheduled Monuments  
( [Policy 36 Historic Environment](#) and [Policy 37 Historic Buildings and Structures](#) )
-  LWS  
( [Policy 16 Natural Environment](#) )



# LIDAR SURVEY (2011)



# View looking east along proposed route of track





# View looking west from end of proposed track looking west towards Berrowhill Lane



# View looking south towards route of track along fence line





# View of track as of 21/12/2021



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# 21/01619/FUL

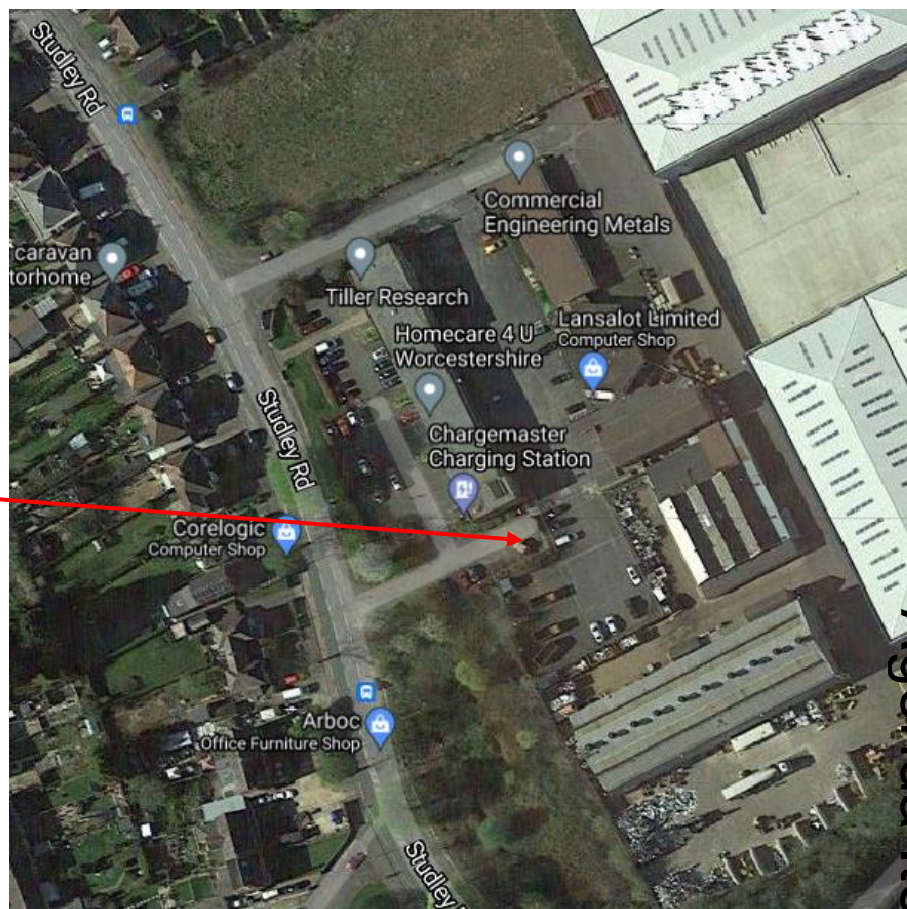
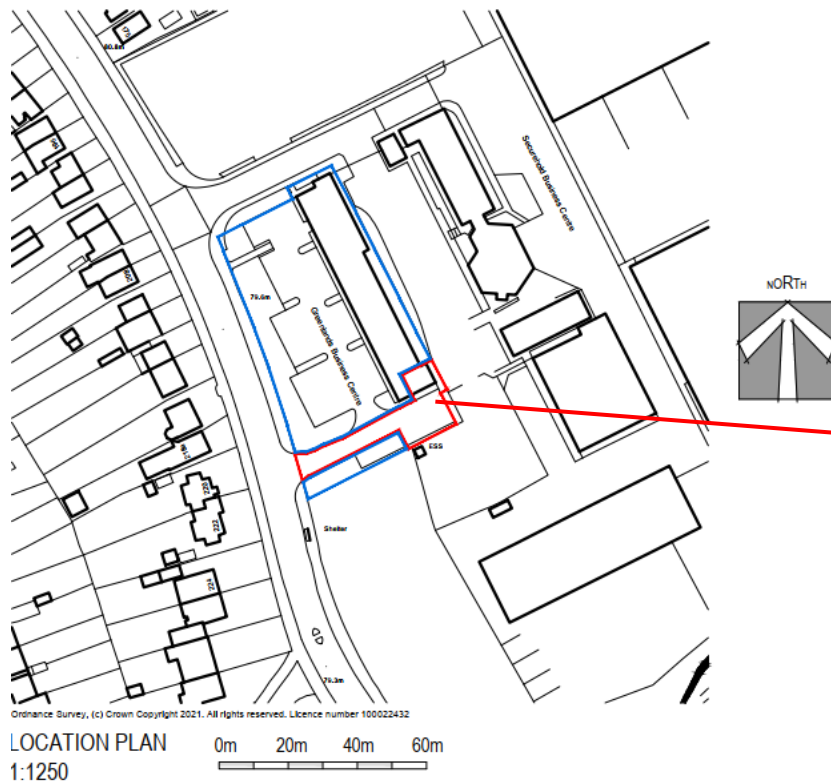
Greenlands Business Centre, Studley Road  
Redditch, B98 7HD

Proposed installation of air source heat pump to  
service existing business centre

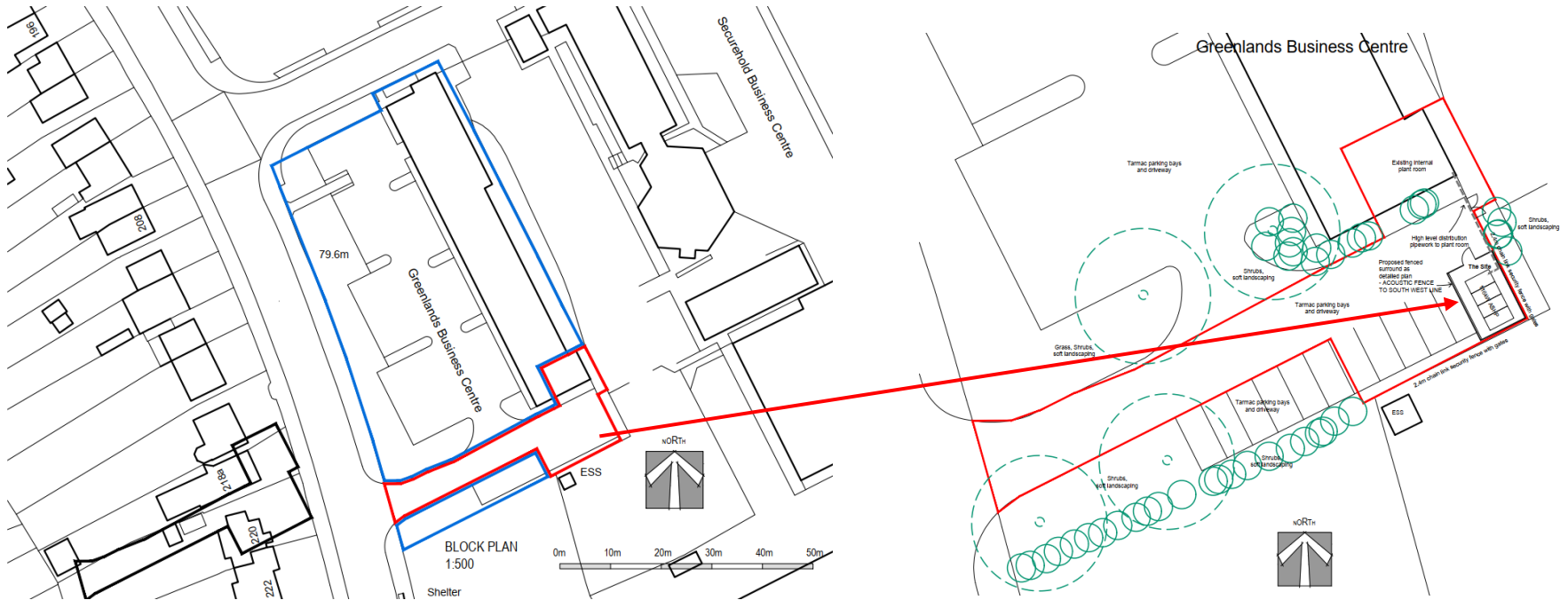
Recommendation:  
GRANT subject to conditions



# Site Location



# Block Plan





# Proposed Plans



IMAGE 01: EXAMPLE OF ENCLOSURE



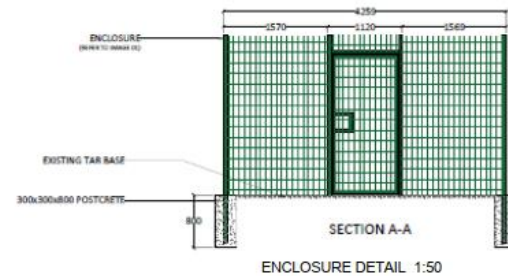
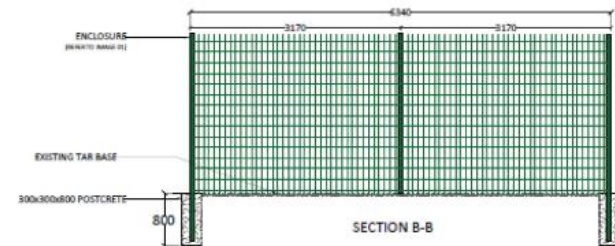
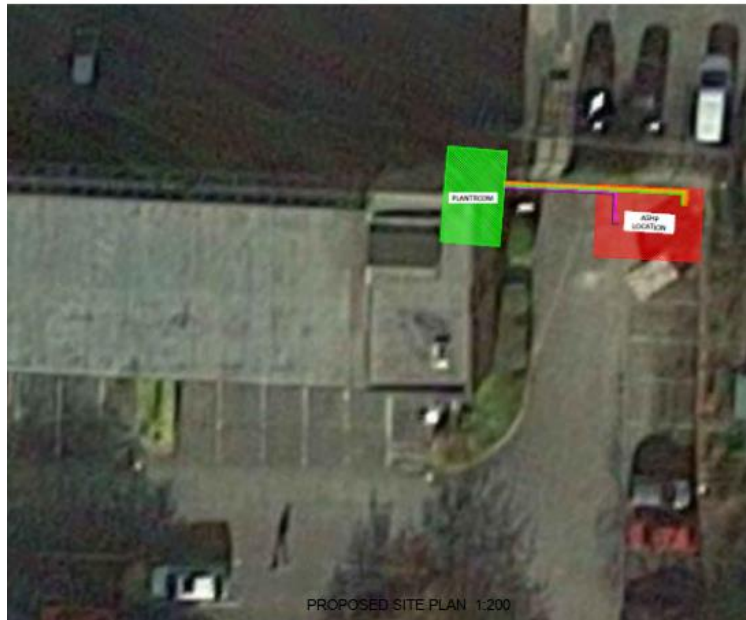
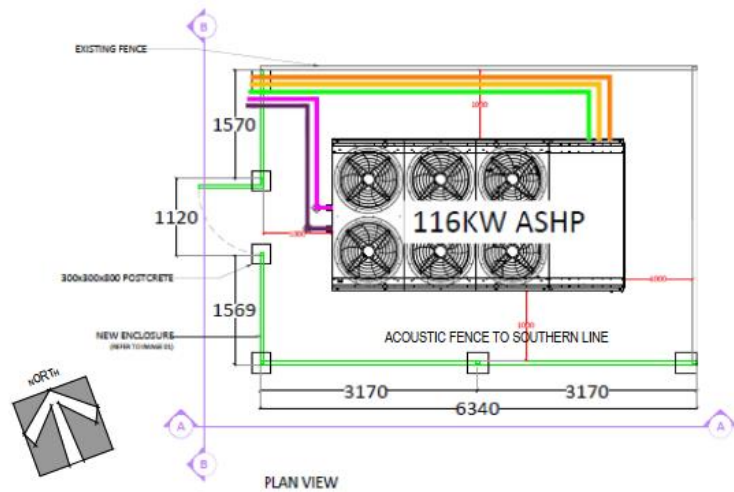
IMAGE 02: ASHP LOCATION



IMAGE 03: PLANTROOM

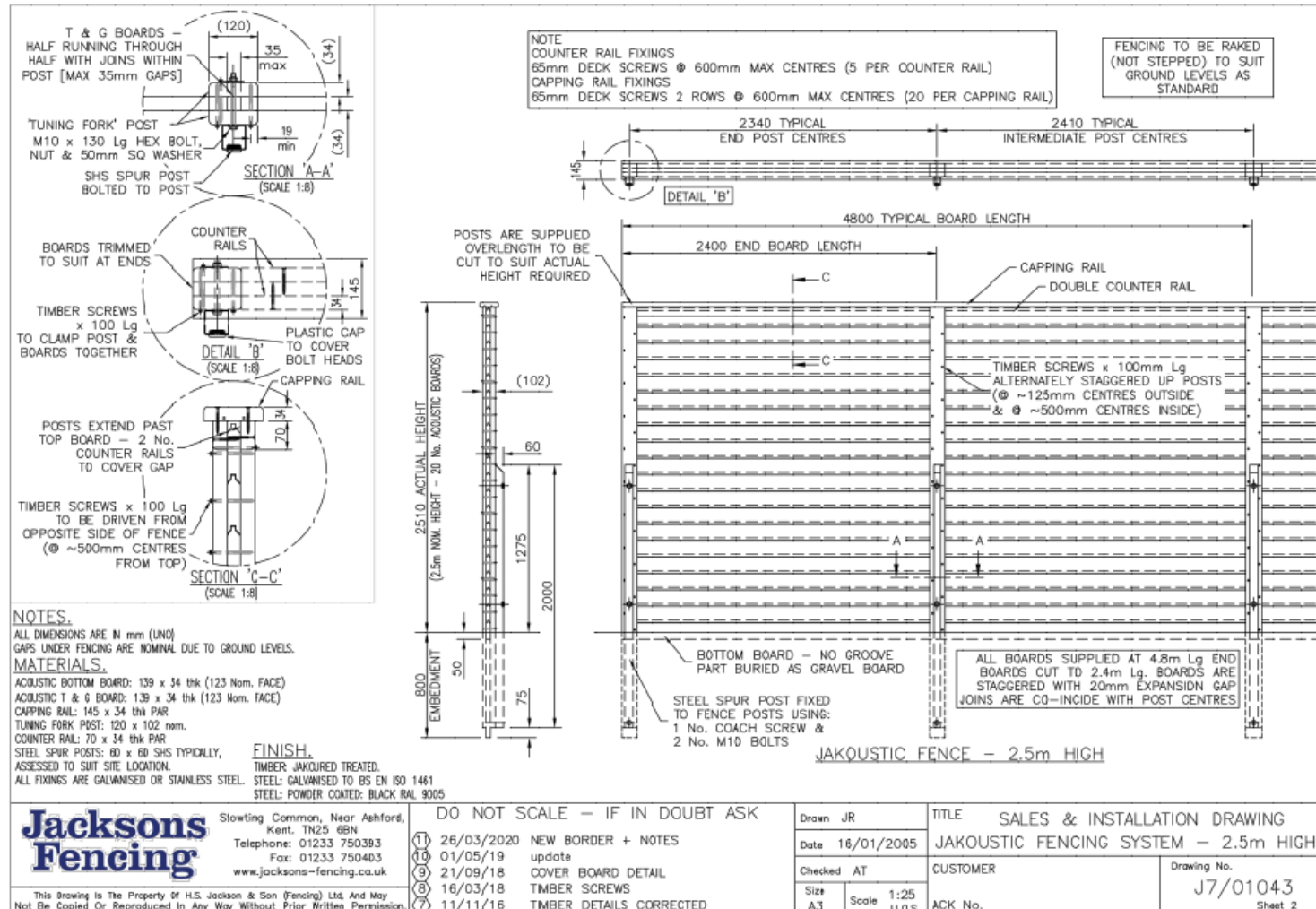


IMAGE 04: BIGFOOT SYSTEM





# Proposed Acoustic Fence



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# 21/01619/FUL

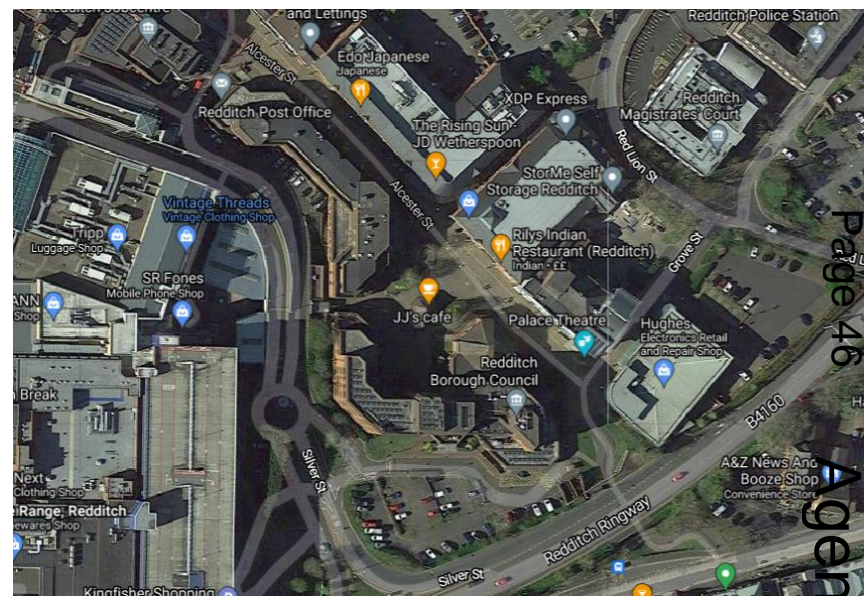
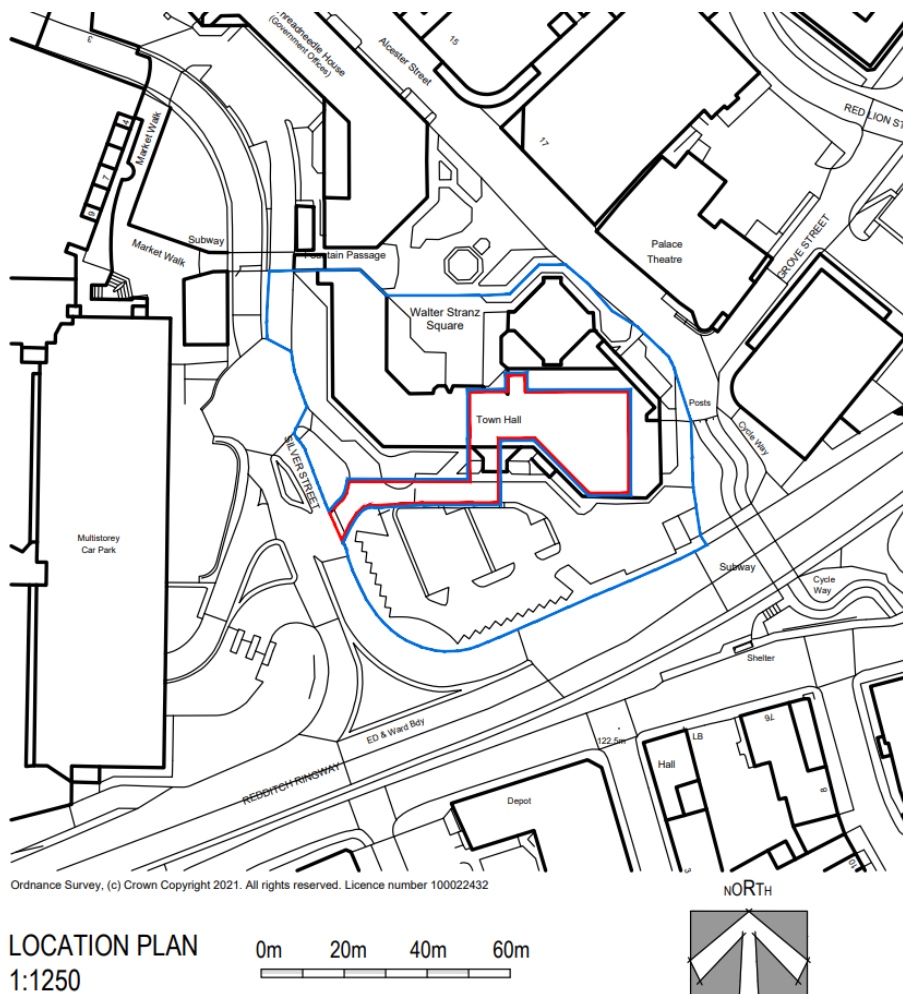
Town Hall, Walter Stranz Square, Redditch  
B98 8AH

Proposed installation of air source heat pump and  
associated equipment including external buffer vessel

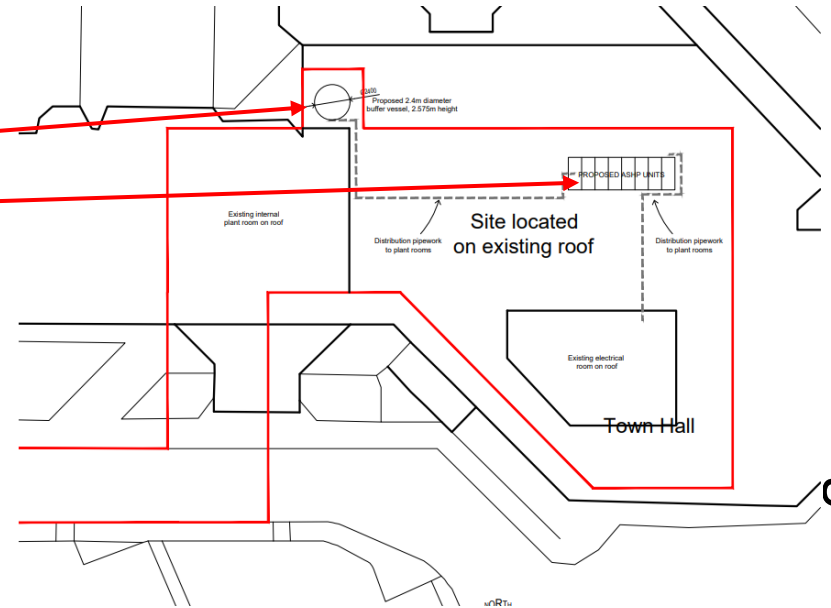
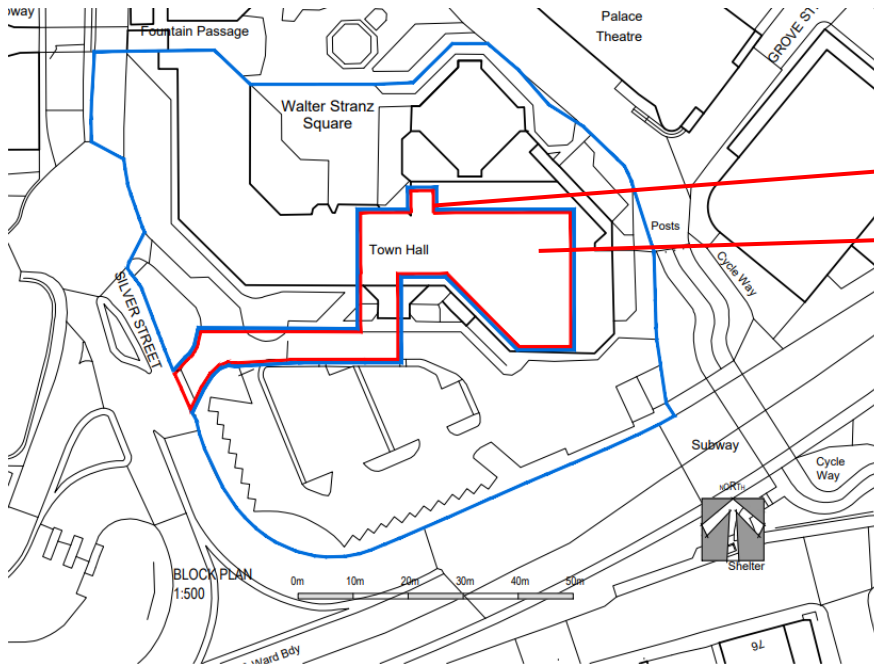
Recommendation:  
GRANT subject to conditions



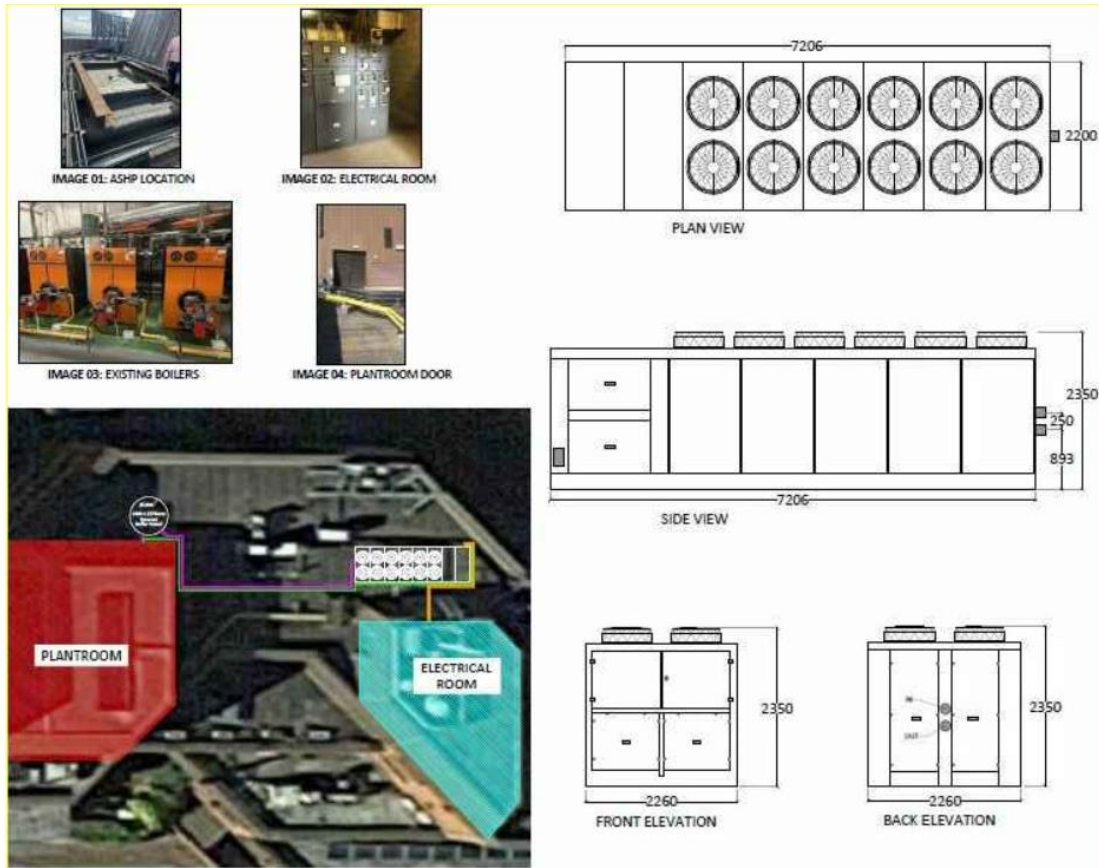
# Site Location



# Block Plan



# Proposed Plans



Air Source Heat Pump



Example image of Buffer Vessel