

# Site Plans and Presentations



## Planning Committee

Wed 20 Mar  
2024  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
a  
difference*

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

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

**Gavin Day  
Democratic Services Officer**

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

**Tel: (01527) 64252 (Ext. 3304)**

**e.mail: [gavin.day@bromsgroveandredditch.gov.uk](mailto:gavin.day@bromsgroveandredditch.gov.uk)**



# Planning

Wednesday, 20th March, 2024

7.00 pm

Council Chamber Town Hall

## Agenda

### Membership:

Cllrs:

Peter Fleming (Chair)  
Imran Altaf (Vice-Chair)  
Juma Begum  
Andrew Fry  
Bill Hartnett

Chris Holz  
Sid Khan  
Anthony Lovell  
Timothy Pearman

- 5.** 21/01830/FUL - Land West Of, Hither Green Lane, Redditch, Worcestershire, B98 9AZ (Pages 5 - 44)

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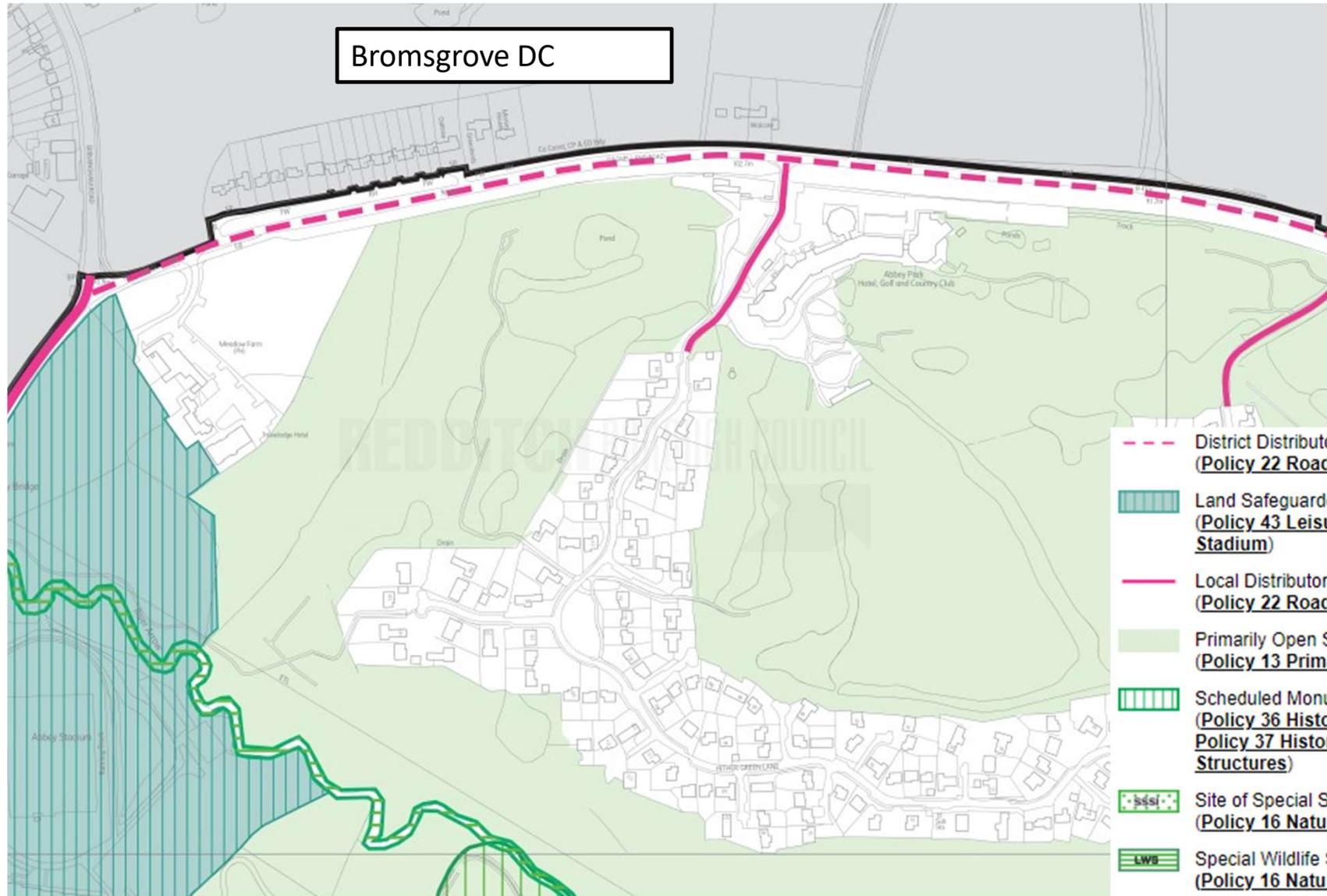
# 21/01830/FUL

Land West Of, Hither Green Lane, Redditch,  
Worcestershire, B98 9AZ

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

Recommendation: delegate to grant subject to conditions and a legal agreement

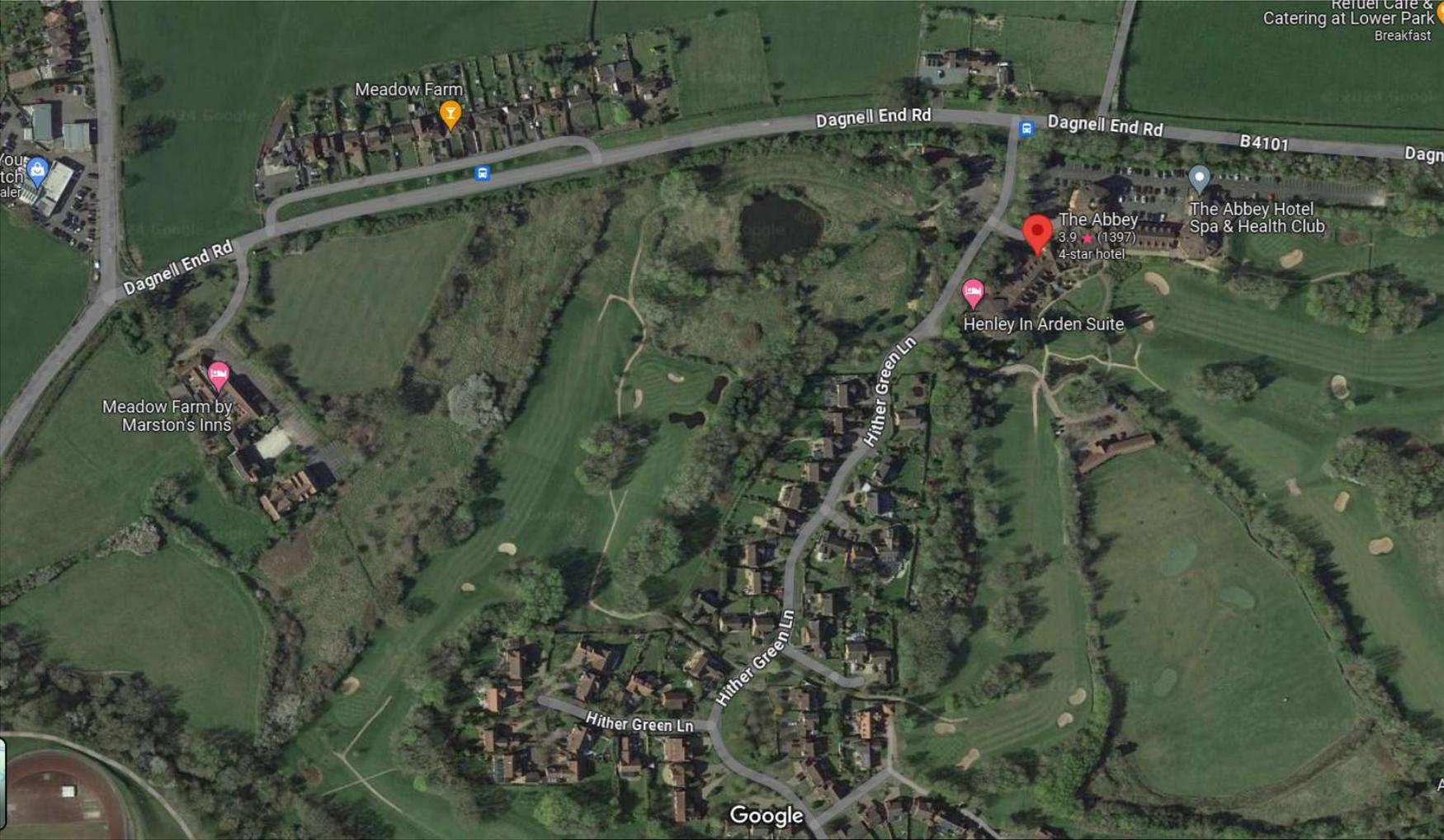
# Borough of Redditch Local Plan Allocation Map



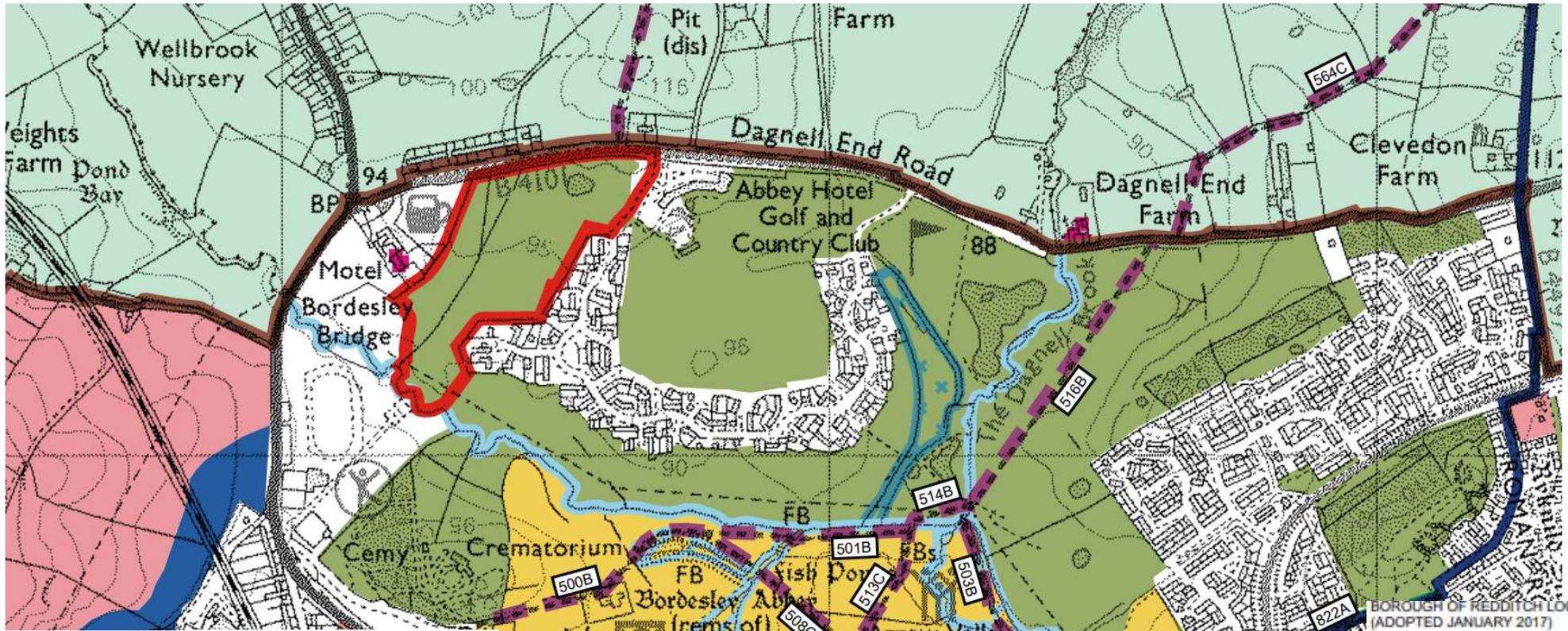
Bromsgrove DC



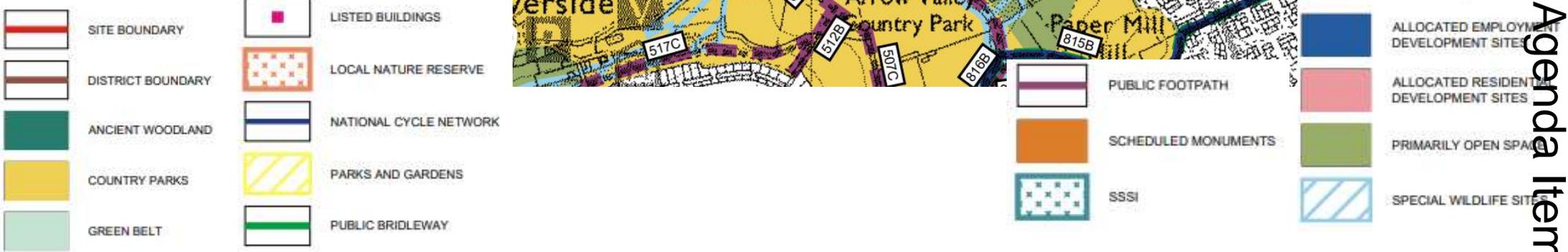
# Satellite View



# Context Plan



BOROUGH OF REDDITCH LOCAL PLAN NO.4 (ADOPTED JANUARY 2017)



# Site Images



View east from the permissive footpath intersecting the site near its southern edge



View west from the permissive footpath intersecting the site near its southern edge

ALL IMAGES TAKE FROM  
LANDSCAPE AND VISUAL  
APPRAISAL BY SLR



View north into the site from the permissive footpath intersecting the site near it's southern edge



View looking north west into the site from the start of the permissive footpath into site from Hither Green Lane



View north  
towards the site  
from the north  
western edge of  
the existing  
housing on Hither  
Green Lane



View north west  
towards the site  
from the entrance  
of The Abbey Hotel



View south east  
towards the site  
from the end of  
footpath 628C on  
Dagnell End Road



View south west  
towards the site  
from the end of  
footpath 628C on  
Dagnell End Road



View south west  
towards the site  
from footpath  
628C



View south west  
towards the site  
from the front of  
property no.3 on  
Dagnell End Road



View east towards the site from the southern edge of Meadow Farm Pub car park



View north east towards the site from the A441 adjacent to the River Arrow



View looking south east towards the site from the A441 adjacent to the River Arrow

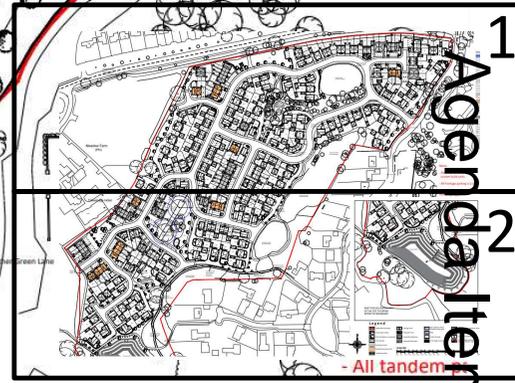


View looking east towards the site from the hill next to Abbey Stadium running track

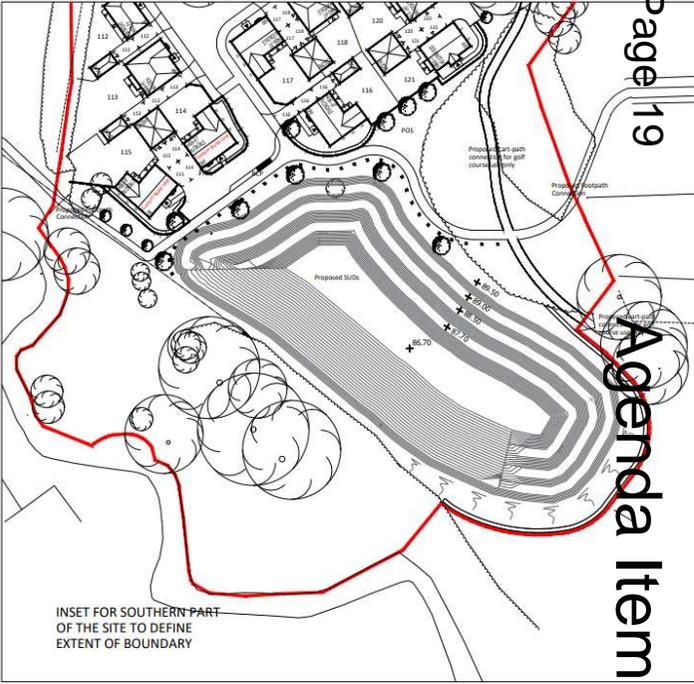


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# Proposed Layout



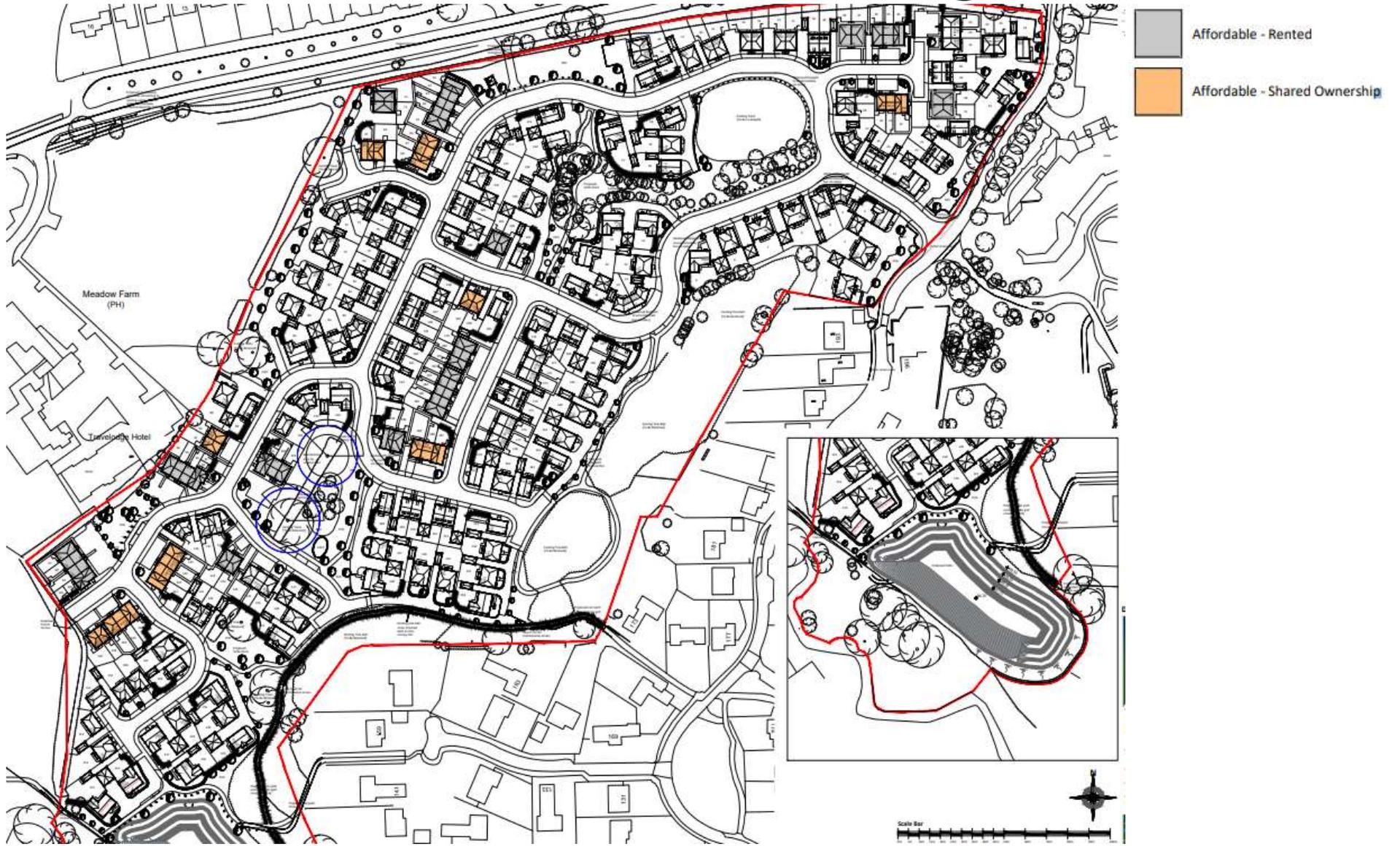
# Proposed Layout



# Proposed Layout



# Affordable Housing



# Storey Heights



- Application Boundary
- 1 Storey garages
- 2 storey dwellings
- 2.5 storey dwellings

# Examples of Proposed Dwelling Types



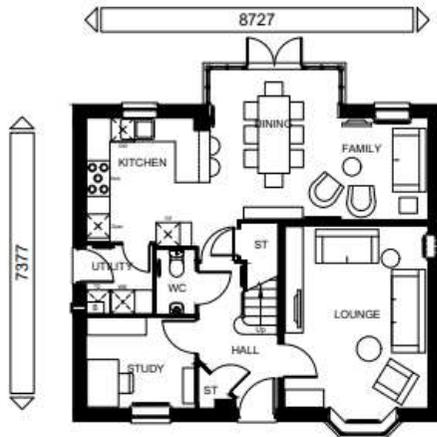
**FRONT ELEVATION**



**REAR ELEVATION**

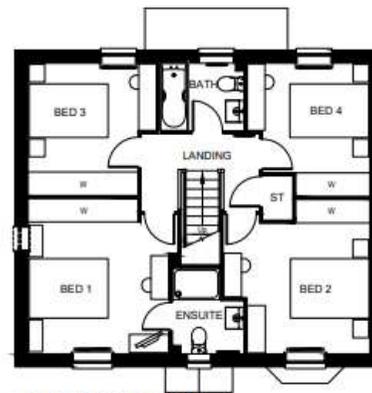


**SIDE ELEVATION**



**GROUND FLOOR PLAN**

FOR PLOT SPECIFIC MATERIALS PLEASE REFER TO EXTERNAL MATERIALS DRAWING ME-24-31.



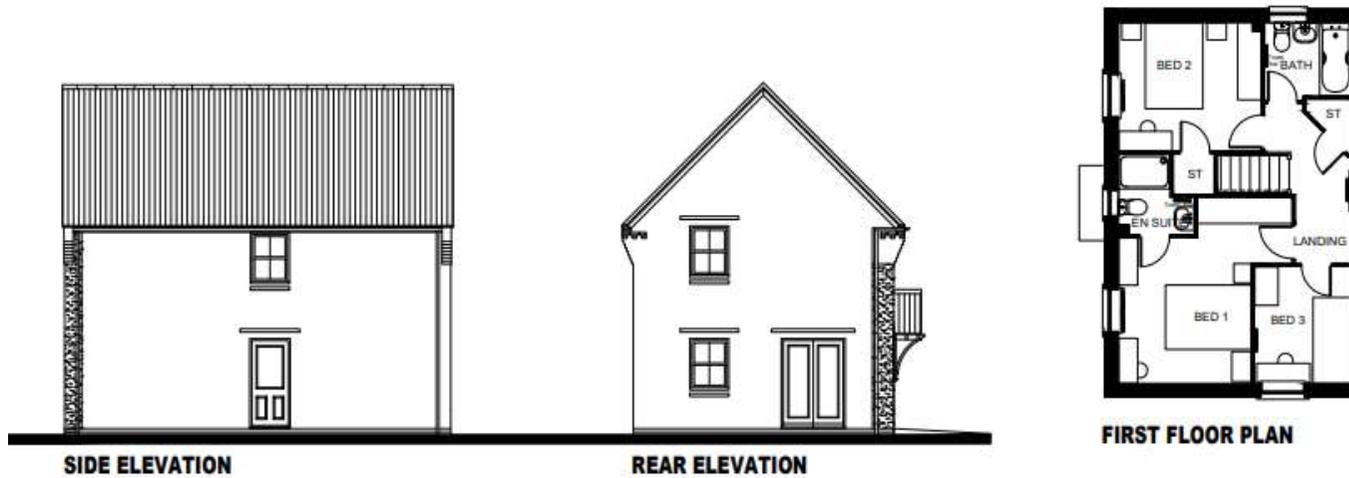
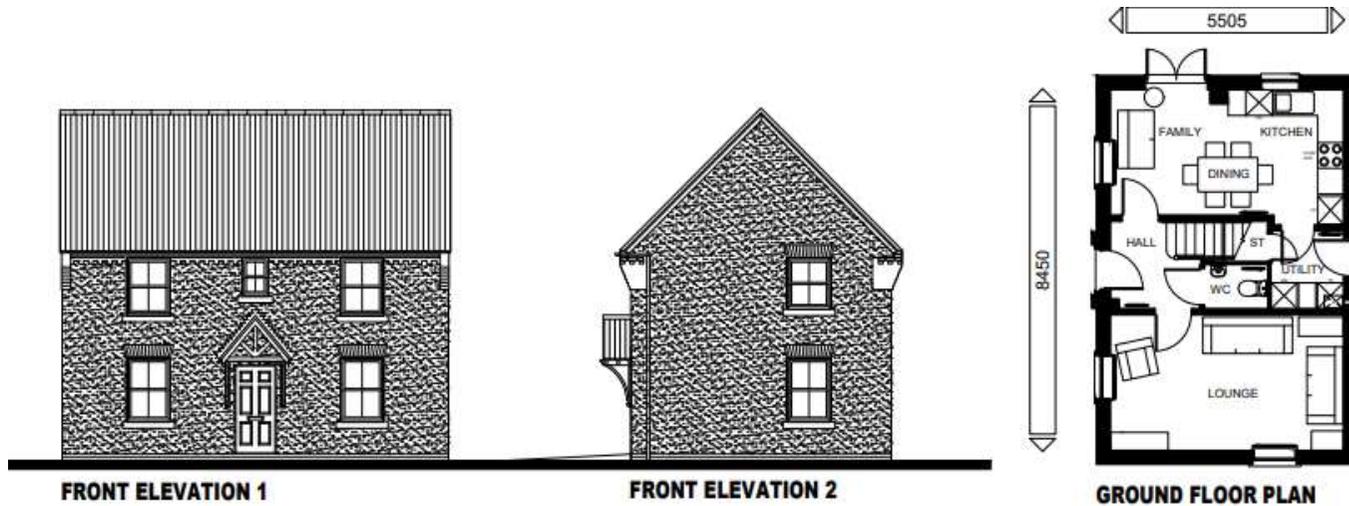
**FIRST FLOOR PLAN**



**SIDE ELEVATION**

Plots (AS): 84, 160, 166.  
Plots (OPP): 12, 86, 147, 210, 211.

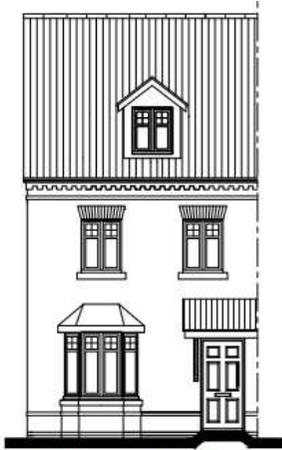
## Bradgate 4 bed –Detached (Market)



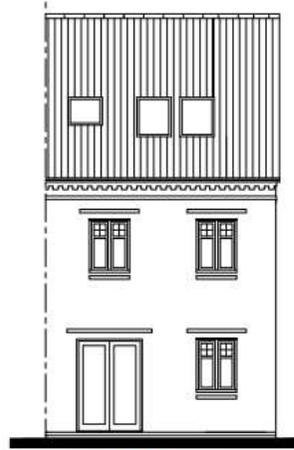
FOR PLOT SPECIFIC MATERIALS PLEASE REFER TO EXTERNAL MATERIALS DRAWING ME-24-31.

Plots (AS): 198.  
Plots (OPP): N/A.

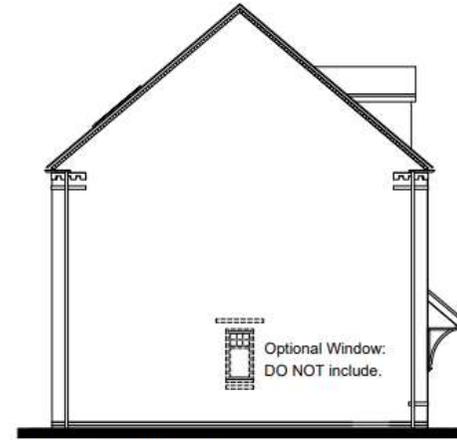
# Hadley 3 bed –Detached (Market)



**FRONT ELEVATION**



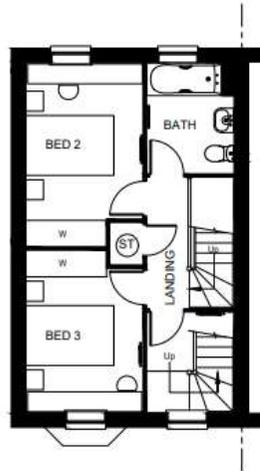
**REAR ELEVATION**



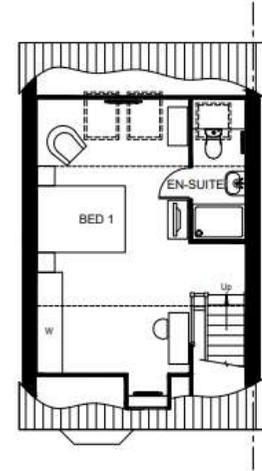
**SIDE ELEVATION**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

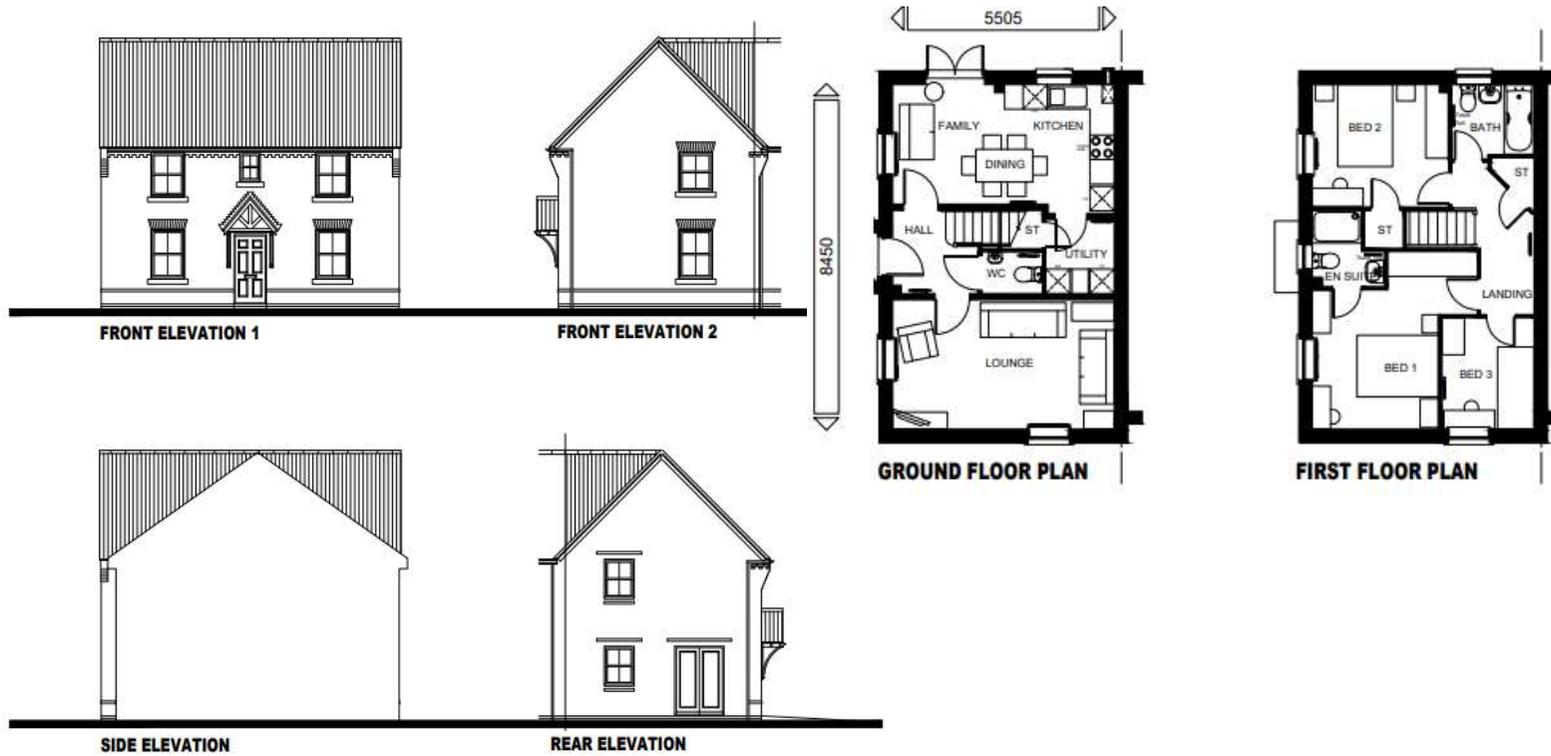


**SECOND FLOOR PLAN**

FOR PLOT SPECIFIC MATERIALS PLEASE REFER TO EXTERNAL MATERIALS DRAWING ME-24-31.

Plots (AS): 26, 80, 82, 131, 150, 168, 194, 197, 209.  
 Plots (OPP): 25, 79, 81, 149, 169, 193, 195, 208.

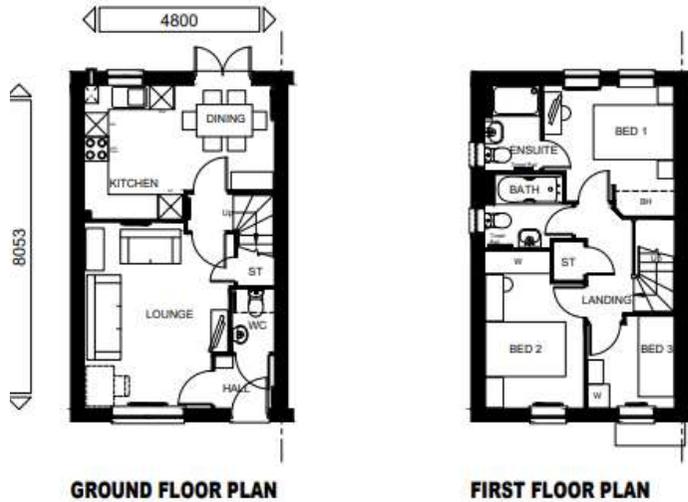
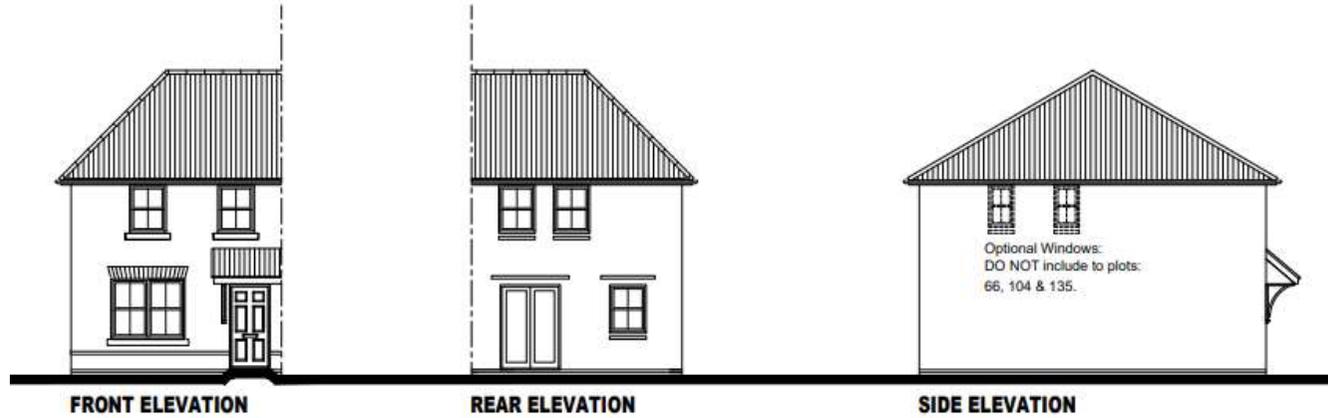
## Kennett 3 bed – Semi Detached (Market)



PLOT SPECIFIC MATERIALS PLEASE REFER TO EXTERNAL MATERIALS DRAWING ME-24-31.

Plots (AS): 32, 70, 68, 106.  
Plots (OPP): 132, 187.

## Hadley 3 bed – Semi Detached (Affordable)



FOR PLOT SPECIFIC MATERIALS PLEASE REFER TO EXTERNAL MATERIALS DRAWING ME-24-31.

Plots (AS): 91, 135, 189, 200.  
Plots (OPP): 66, 69, 90, 104, 199.

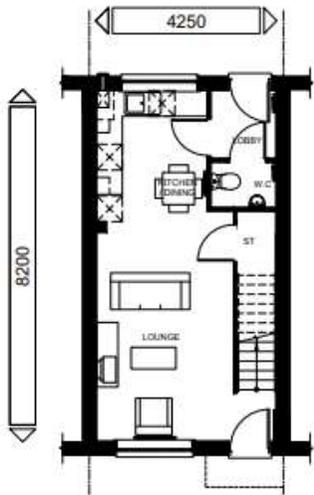
## Archford 3 bed – Semi Detached (Affordable)



**FRONT ELEVATION**



**REAR ELEVATION**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

Plots (AS): 64, 95, 140, 184, 185.  
Plots (OPP): 62, 63, 94, 180, 183.

**SH50 2 bed – Semi Detached (Affordable)**

# Landscaping



PROPOSED SITE BOUNDARY



EXISTING VEGETATION



PROPOSED LAP



PROPOSED EQUIPPED NATURAL PLAY AREA



PROPOSED STREET TREES



PROPOSED AMENITY GRASSLAND



PROPOSED ORNAMENTAL HEDGEROW PLANTING ON PROPERTY FRONTAGES



PROPOSED NATIVE HEDGEROW



PROPOSED SCRUB GRASSLAND MOSAIC



PROPOSED SPECIES RICH GRASSLAND



PROPOSED SUDS POND



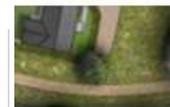
PROPOSED DAMP GRASSLAND



PROPOSED REED BEDS



PROPOSED NATIVE ORCHARD PLANTING WITH LOCAL SPECIES OF APPLE AND PEAR TREES



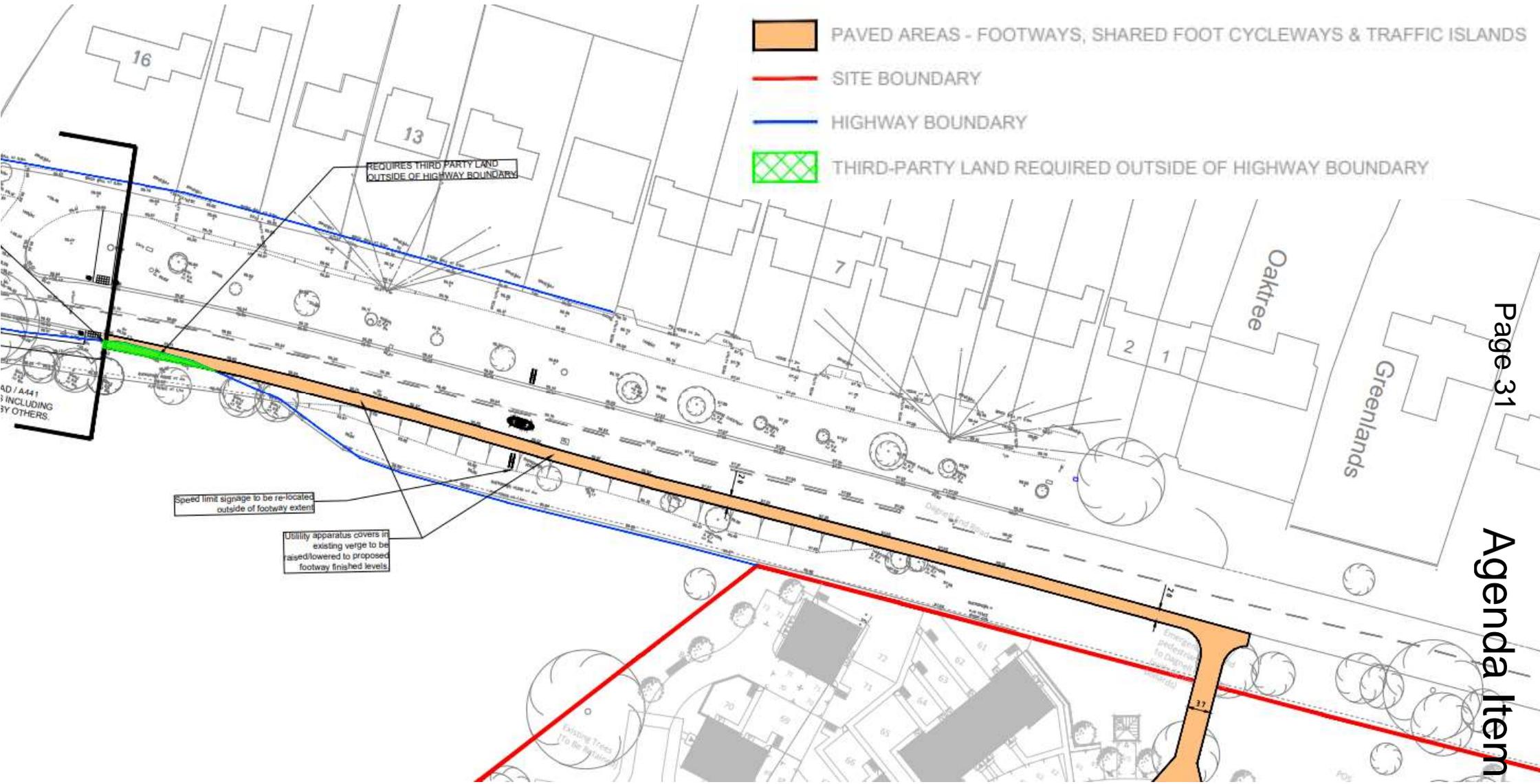
PROPOSED HOGGIN PATHS

# Landscaping – Habitats

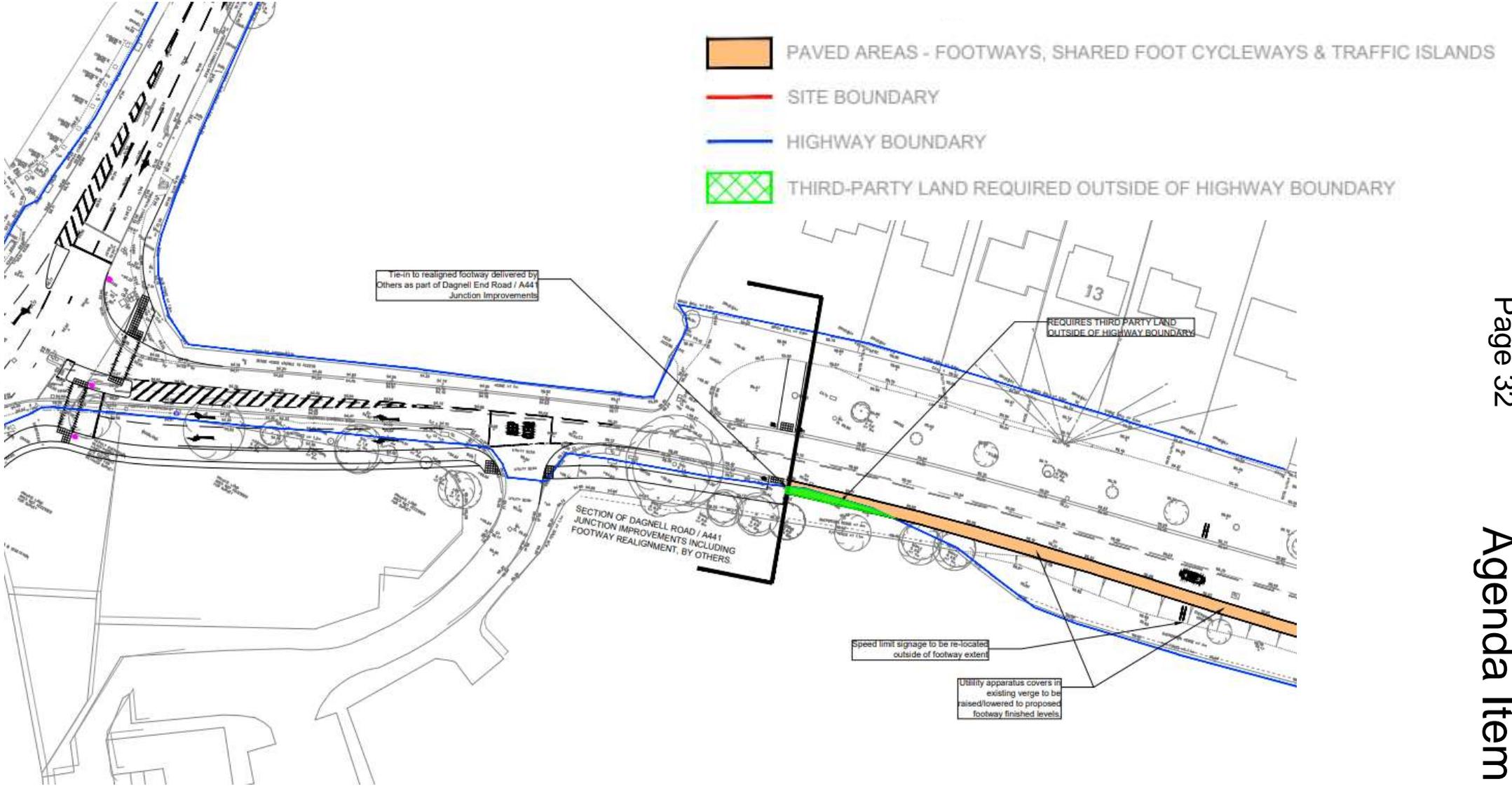


- - Site Boundary
- Existing dry ditch removed
- Existing hedgerow removed
- Existing hedgerow retained
- Proposed hedgerow
- Amenity grassland
- Community orchard
- Damp grassland
- Developed land
- Existing woodland managed
- Other gardens
- Proposed LAP
- Proposed native hedgerow
- Proposed natural play
- Proposed water
- Reed bed
- Scrub grassland mosaic
- Species-rich grassland
- Suburban

# Highways Plans

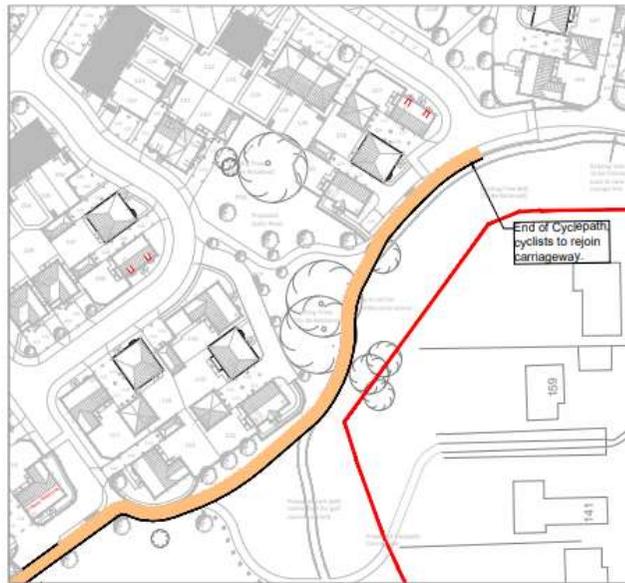
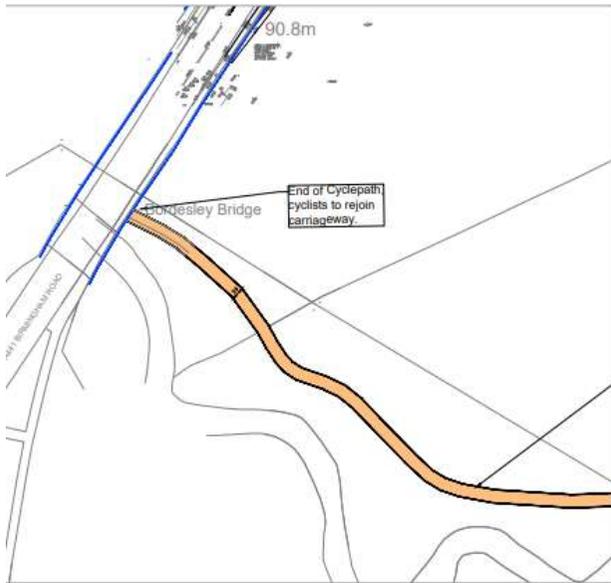
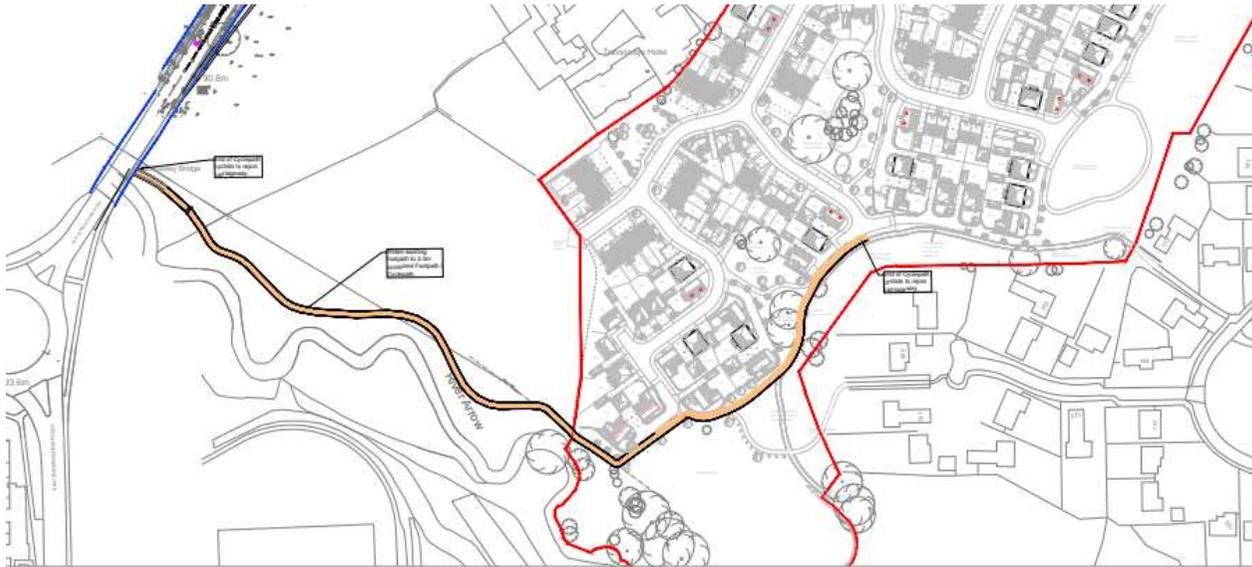


# Highways Plans



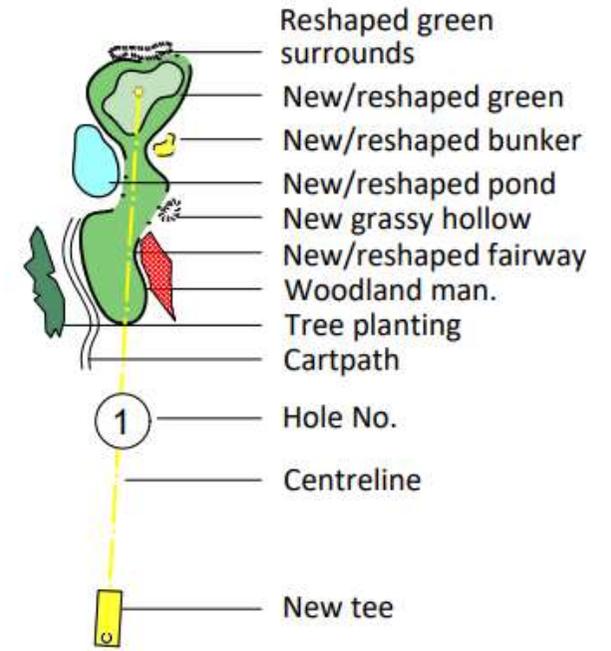
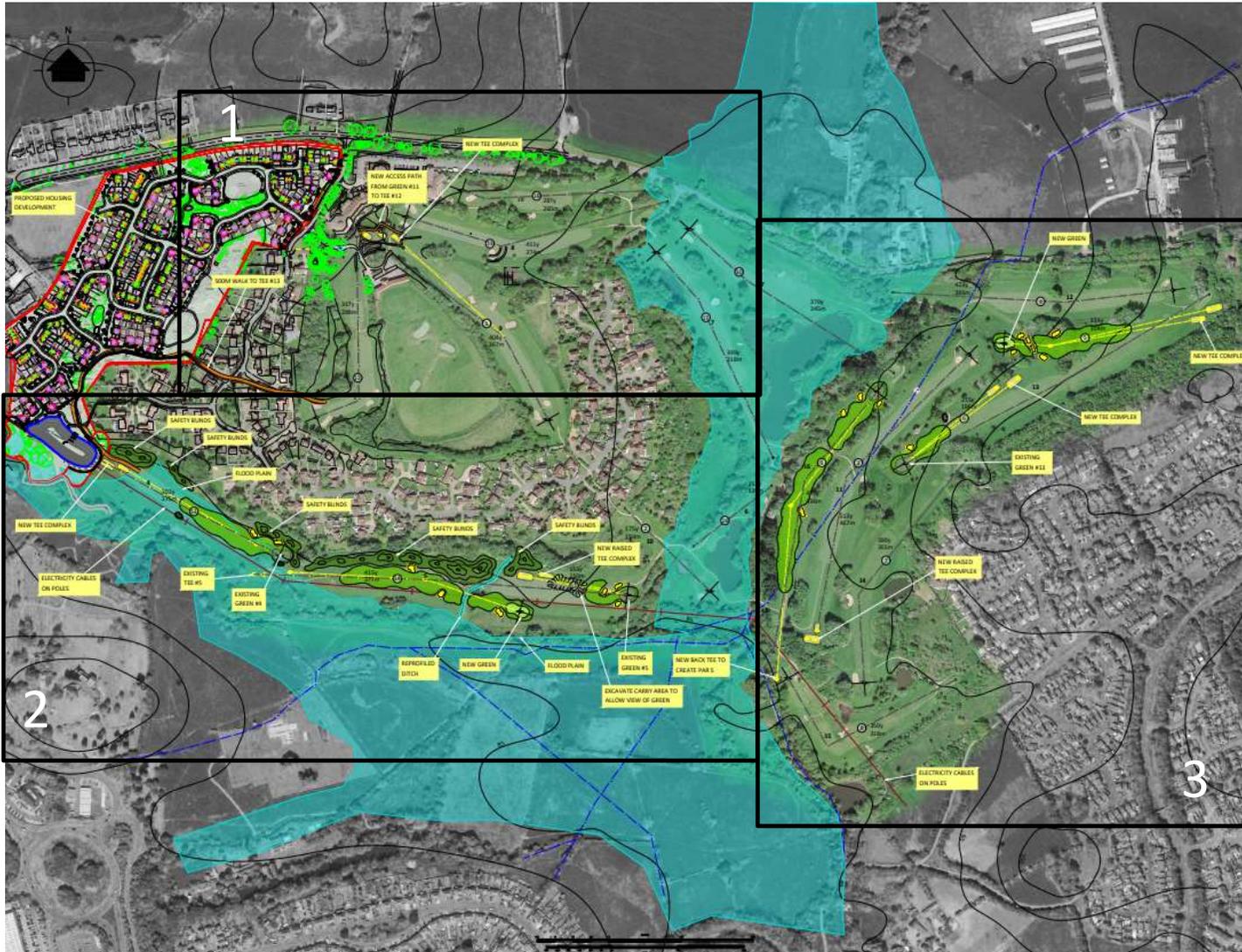


# Highways Plans



- PAVED AREAS - FOOTWAYS, SHARED FOOT CYCLEWAYS
- SITE BOUNDARY
- HIGHWAY BOUNDARY

# Golf Club Plan



Ownership Boundary

Existing Footpaths

SSSI Area

Electric Cables on Pylons

Existing 5m Contours

Attenuation Lake

Flood Plain Extent







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View 1



View 2



View 3



View 4



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