

# Site Plans and Presentations Pack



## Planning Committee

Wed 27 Jan  
2021  
7.00 pm

Virtual Meeting



[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, 27th January, 2021

7.00 pm

Virtual Meeting - Microsoft  
Teams

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## Agenda

### Membership:

Cllrs:	Gemma Monaco (Chair)	Andrew Fry
	Salman Akbar (Vice-Chair)	Julian Grubb
	Tom Baker-Price	Bill Hartnett
	Roger Bennett	Jennifer Wheeler
	Michael Chalk	

6. Application 19/00977/HYB (Redditch application) - Land at Brockhill East Weights Lane Redditch - Persimmon Homes Limited (Pages 1 - 34)
7. Application 20/00992/FUL - 3 Vicarage View Redditch B97 4RF - K Hands (Pages 35 - 42)
8. Application 20/01418/FUL 2 Vicarage Crescent Redditch B97 4RE - Miss Halema Khan (Pages 43 - 48)

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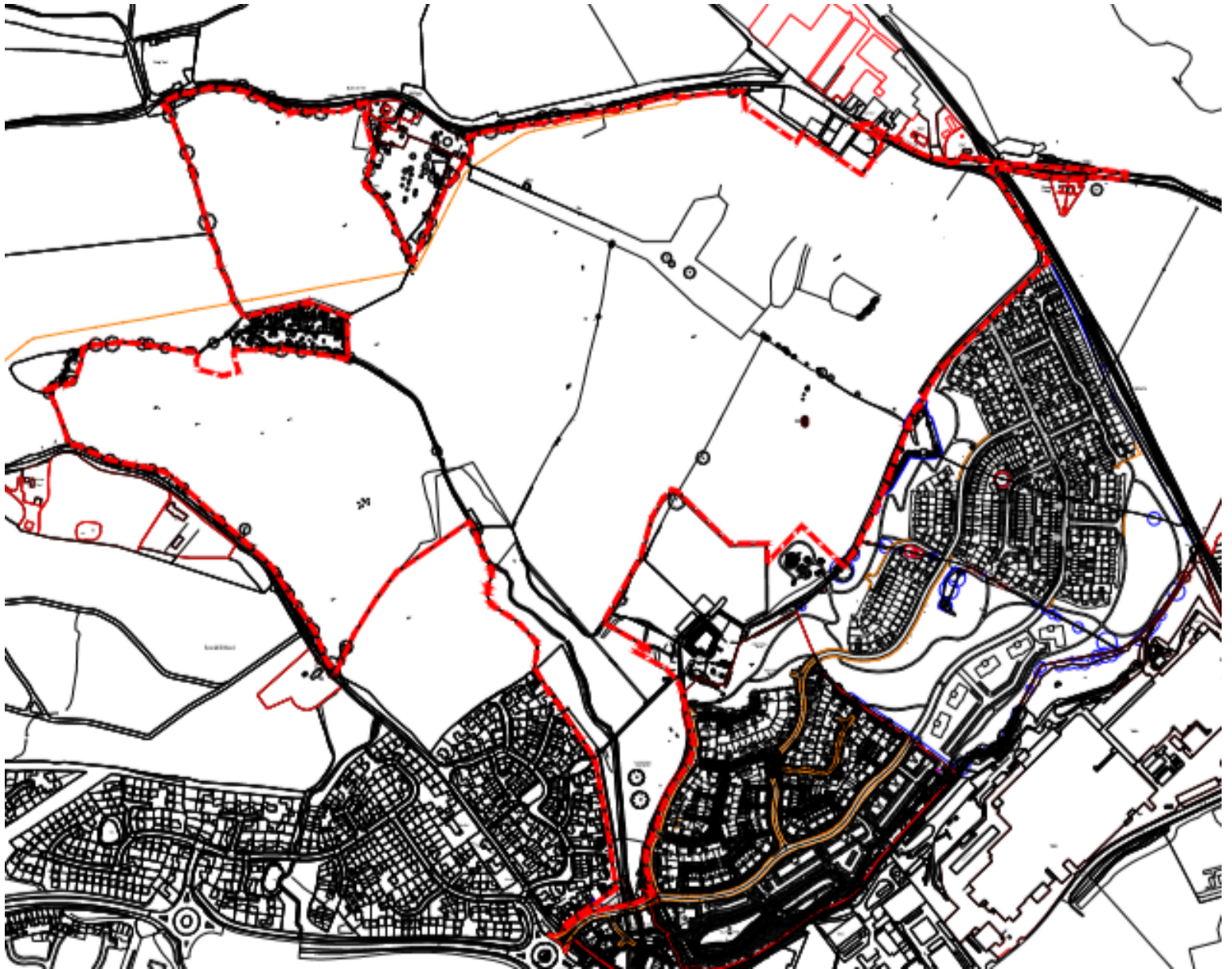
# 19/00977/HYB

**Hybrid application 19/00977/HYB for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations, associated works and an Outline application, with all matters reserved with the exception of access, for the construction of the remaining dwellings with the access point off Cookridge Close, Hawling Street and Weights Lane and including a new district centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.**

- **Land at Brockhill East, Weights Lane, Redditch, Worcestershire.**

Recommendation: Approve

# Site Location Plan



# Application Site Context



1- Application Site

2 - Weights Lane Industrial Estate

3 - Brockhill Farm

4 - Brockhill Wood

5 - Phase 1 Brockhill

6 - Phase 2 Brockhill

7 - Bovis Development

8 - Weights Lane & trainline

9 - Dagnell End junction

# Views of Application Site

North West from Cookridge Close (proposed southern access)



East from Robins Lane





South west from Weights Lane



South west from Weights Lane



South from Weights Lane / Bridleway TC-540 (B).



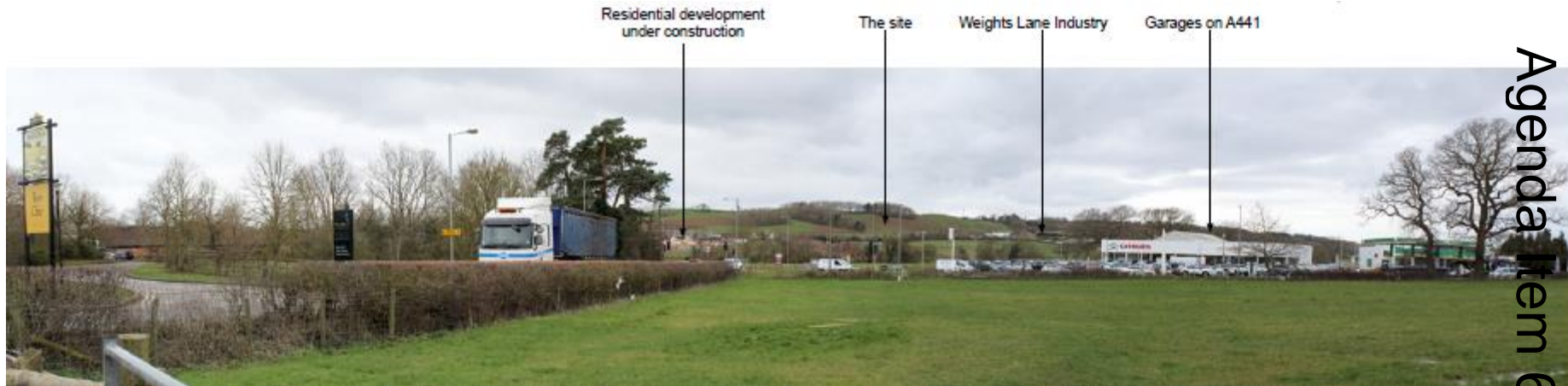
South east from Bridleway TC-540 (B).



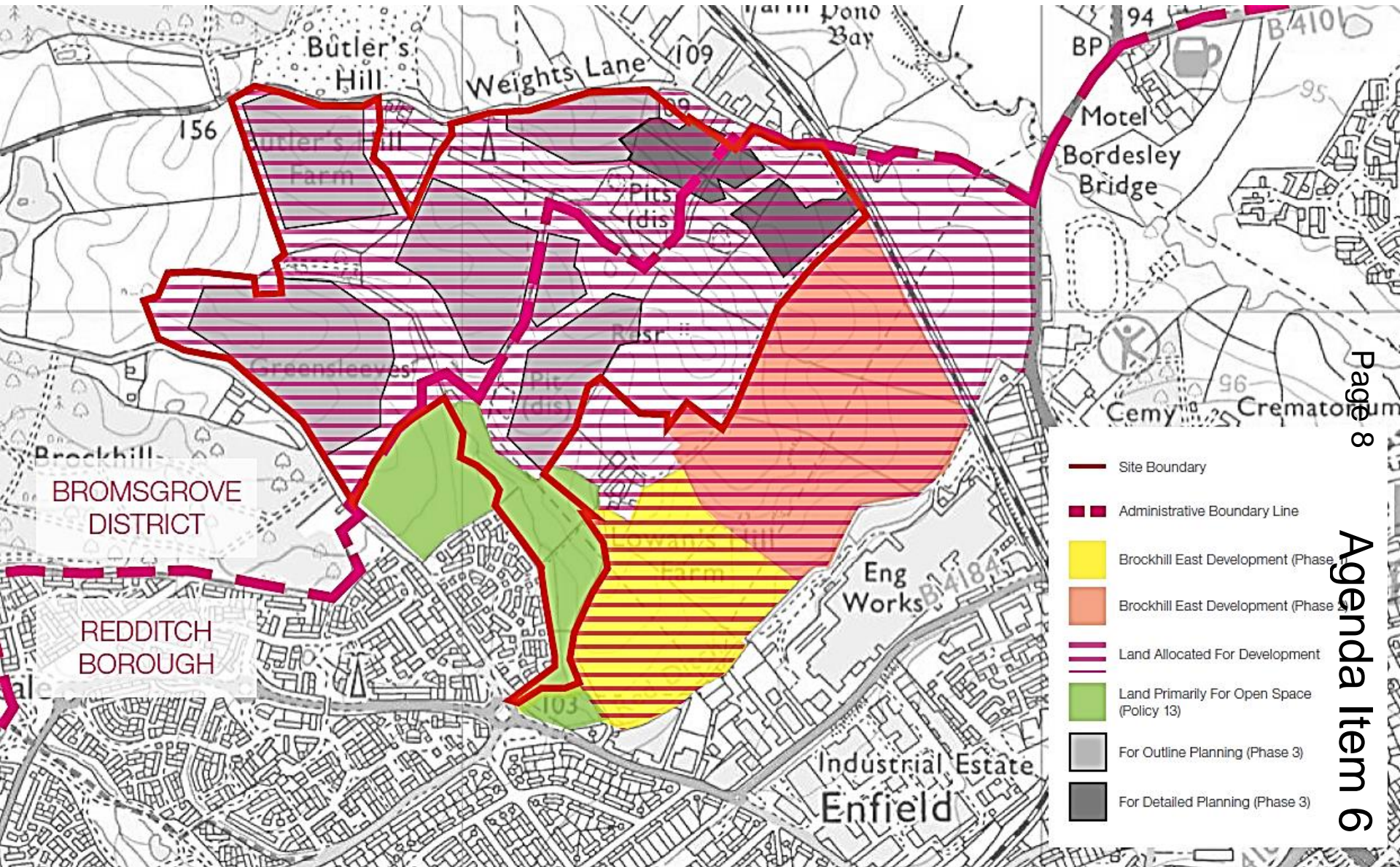
West from the new roundabout junction with Weights Lane



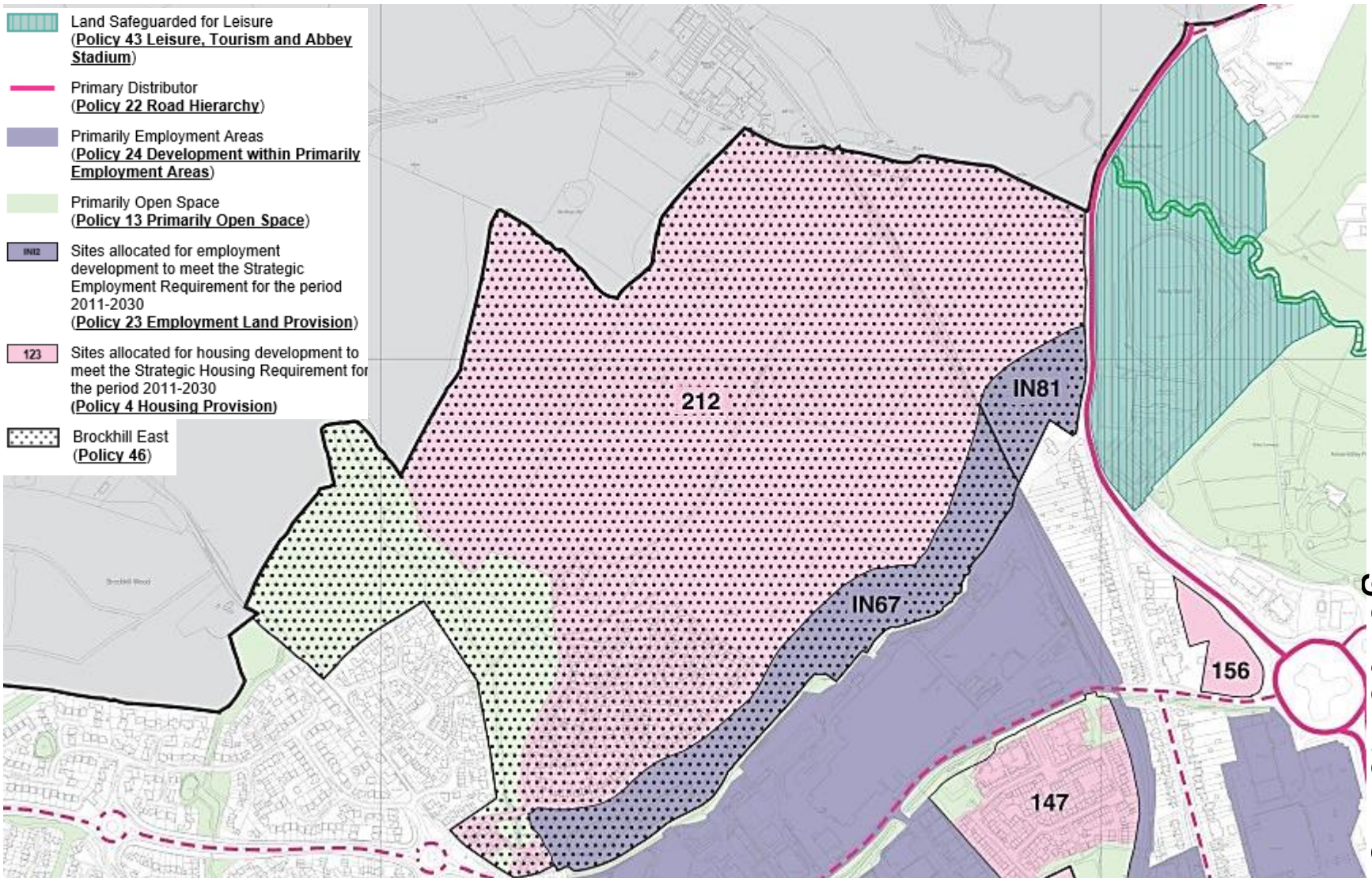
South-west from Dagnell End Road



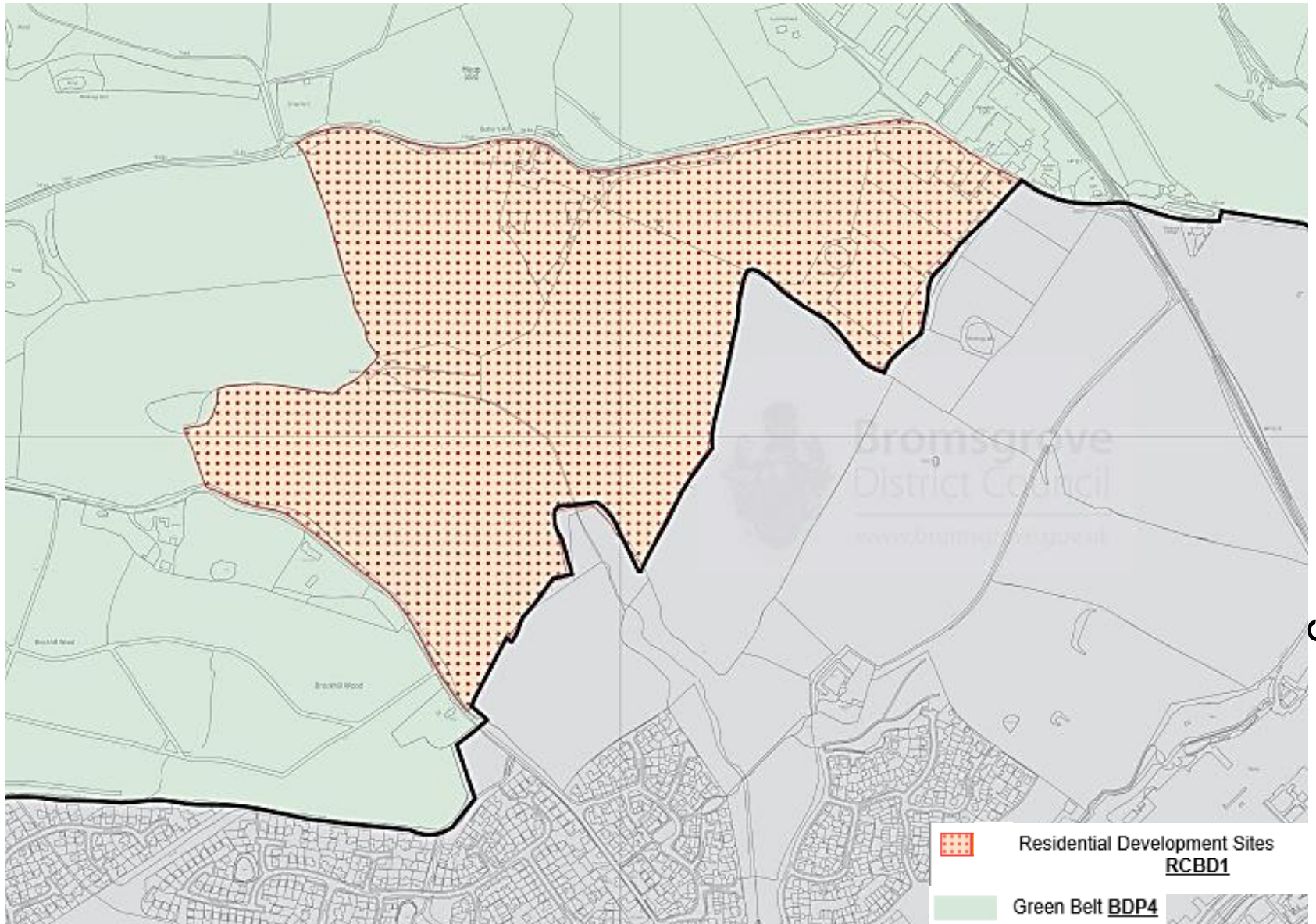
# Administrative Boundaries



# Borough of Redditch Local Plan Allocation



# Bromsgrove District Plan Allocation



# Capacity plan



# Extract of Capacity Plan



- Residential Development 23.0Ha
- Residential Development 4.1Ha
- Proposed District Centre 0.8ha
- Approved School
- Land with approval for conversion of barns to 7 dwellings
- Phase 1 and Phase 2 land
- Indicative Access Routes
- Potential cutting across ridgeline to minimise gradient, planting to soften
- Potential access point [Cyclists & pedestrians]
- Green Infrastructure [to include pedestrian/ recreational routes, areas for play, structural planting, drainage proposals and open green space]
- Key Pedestrian / Recreation Routes
- Topographic High Points
- Existing Trees/ Woodland
- Potential for Structural Planting
- Existing Watercourse/ Wet ground
- Potential Zone for Drainage Proposals [To be confirmed by engineers]
- Potential Playspace
- Viewpoint with Seat [Part of a 'ridgeway' amenity walking route]
- District Boundary between RBC & BDC






















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# Proposed Access Points



# Proposed Street Hierarchy



# Full Element of Hybrid Application



## SCHEDULE OF ACCOMMODATION

Houses:		N°
<b>Persimmon Homes</b>		
Co - Corfe	- 4 Bed / 2.0 Storey	12
Lu - Lumley	- 3 Bed / 2.5 Storey	7
Hb - Himbleton	- 3 Bed / 2.0 Storey	10
Gb - Gisburn	- 3 Bed / 2.0 Storey	3
Le - Leicester	- 3 Bed / 2.5 Storey	10
CJ - Clayton	- 3 Bed / 2.0 Storey	4
Ht - Hatfield	- 3 Bed / 2.0 Storey	4
Da - Dalby	- 3 Bed / 2.0 Storey	18
Ha - Hanbury	- 3 Bed / 2.0 Storey	10
Al - Alnwick	- 2 Bed / 2.0 Storey	6
<b>Total</b>		<b>84</b>
<b>Affordable Houses:</b>		
<b>Shared Ownership: ★</b>		
65 - Type 65	- 2 Bed / 2.0 Storey	9
79 - Type 79	- 3 Bed / 2.0 Storey	7
<b>Rent: ★</b>		
114 - HQI Type 114	- 4 Bed 2.5 Storey	2
83 - HQI Type 83	- 3 Bed 2.0 Storey	6
84 - HQI Type 84	- 3 Bed 2.0 Storey	1
73 - HQI Type 73	- 2 Bed 2.0 Storey	12
60 - HQI Type 60	- 2 Bed Bungalow	3
50 - HQI Type 50	- 1 Bed Flat	4
<b>Total</b>		<b>44</b>
<b>Total Overall</b>		<b>128</b>



Enlarged image 1

# Enlarged image 2



# Tenure Plan





# Affordable Housing Plan



# Building Heights



# Example of House Types –Affordable

## 73 House Type -2 Bed Semi detached



# House Type 60 -2 Bed bungalow



Front Elevation

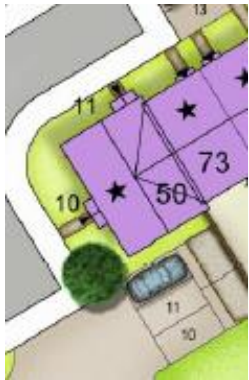
Side Elevation

Rear Elevation



Ground Floor Plan.

# House Type 50 - 1 bed apartments



Ground Floor Plan.

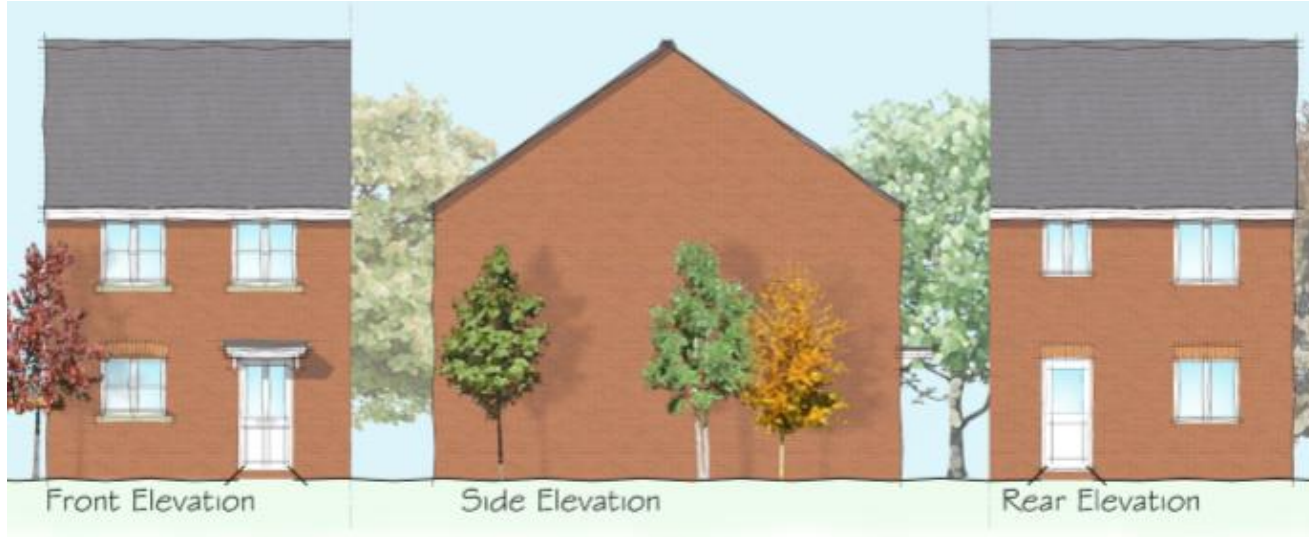


First Floor Plan.



Side Elevation

# 83 House Type -3 Bed semi detached



# Examples of Market Housing Corfe 4 bed – Detached



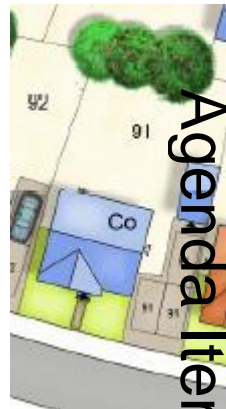
Ground Floor



First Floor



Side Elevation



# Lumley 3 bedroom



Front Elevation

Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

PERSIM





# Himbleton 3 bed detached



Front Elevation

Side Elevation

Rear Elevation

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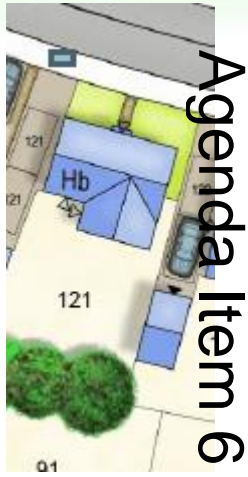
Ground Floor Plan.



First Floor Plan.



Side Elevation



Agenda Item 6

# Hanbury 2 bed semi-detached



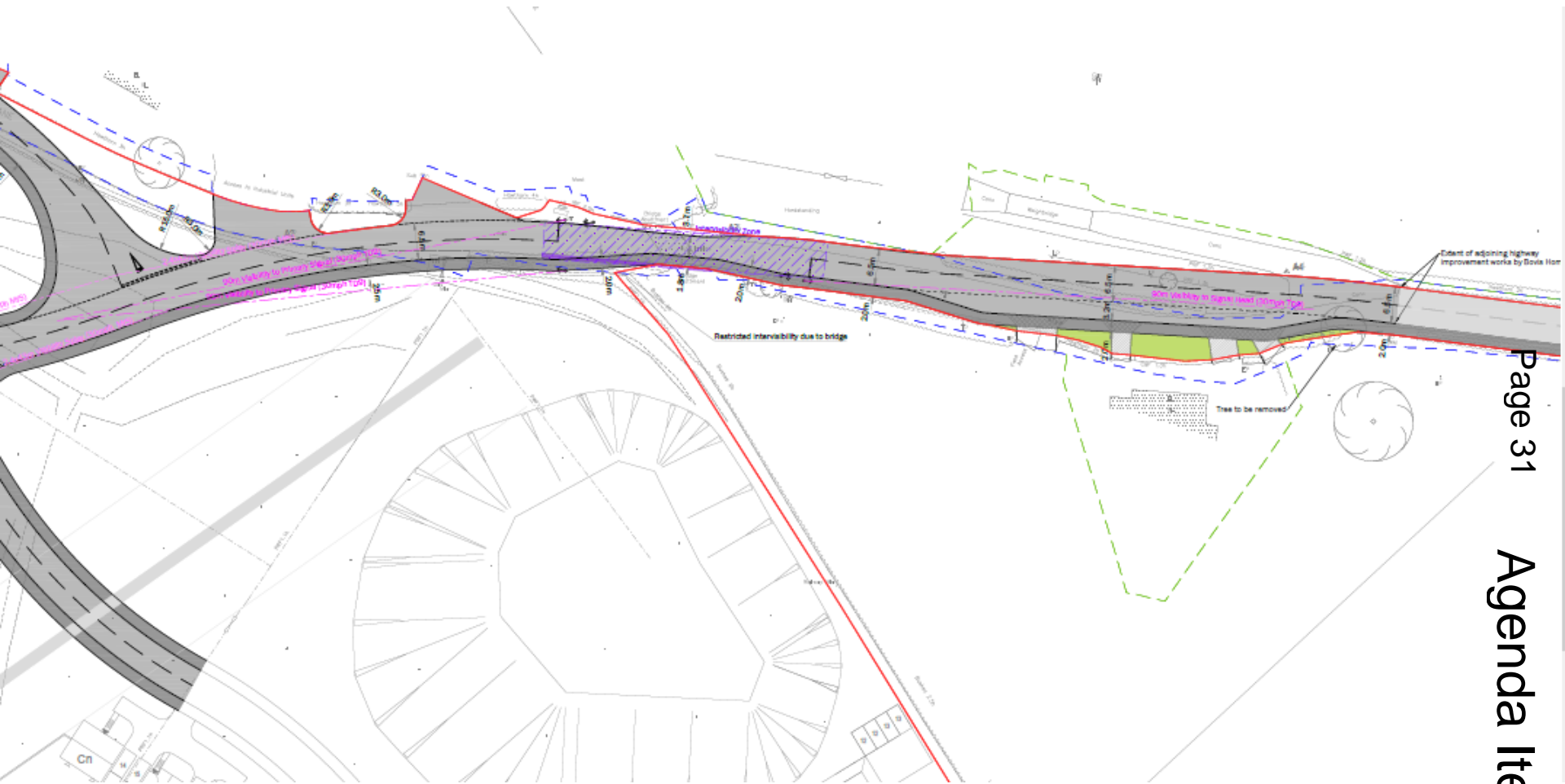
Ground Floor



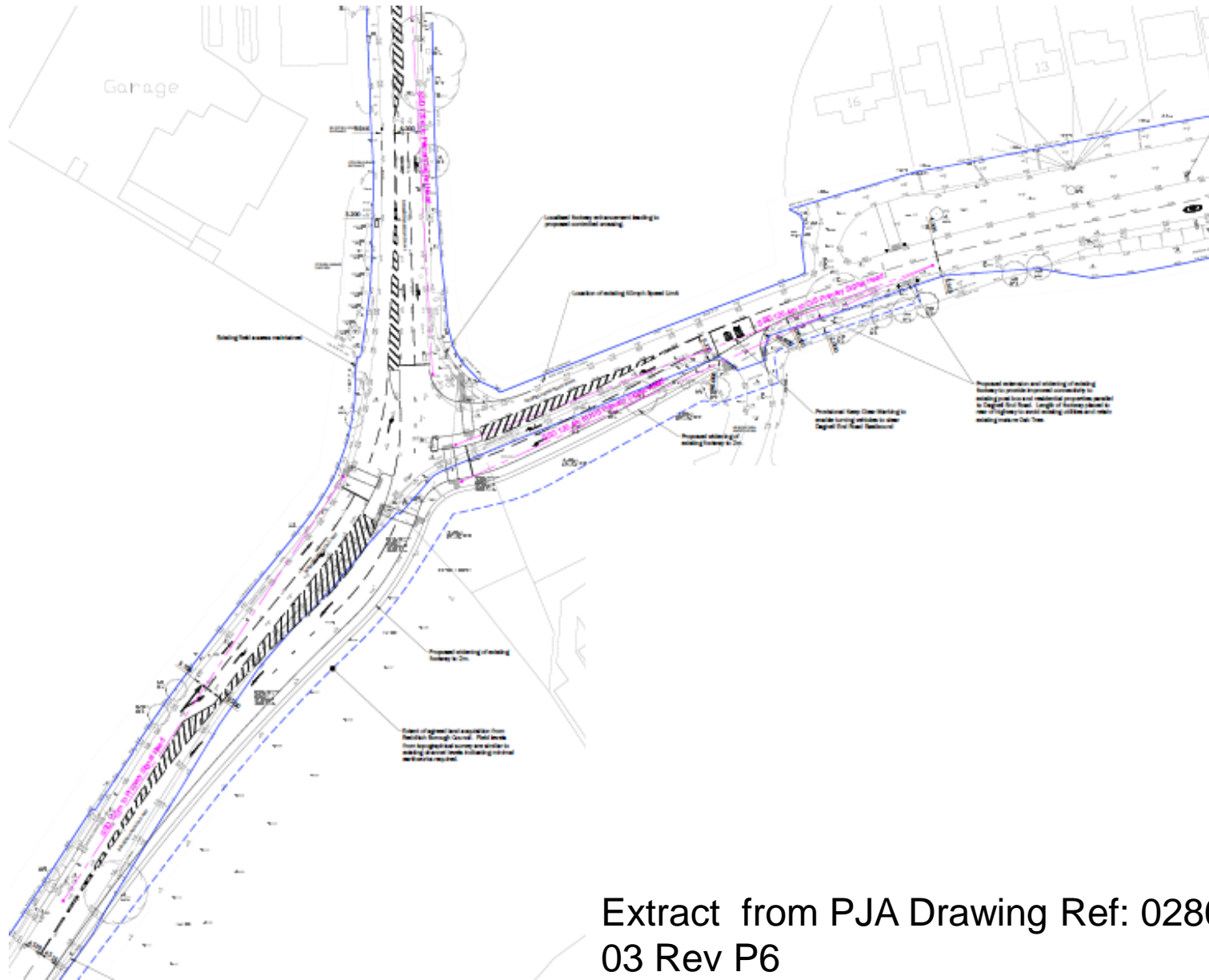
First Floor



# Highways -Weights Lane improvement scheme

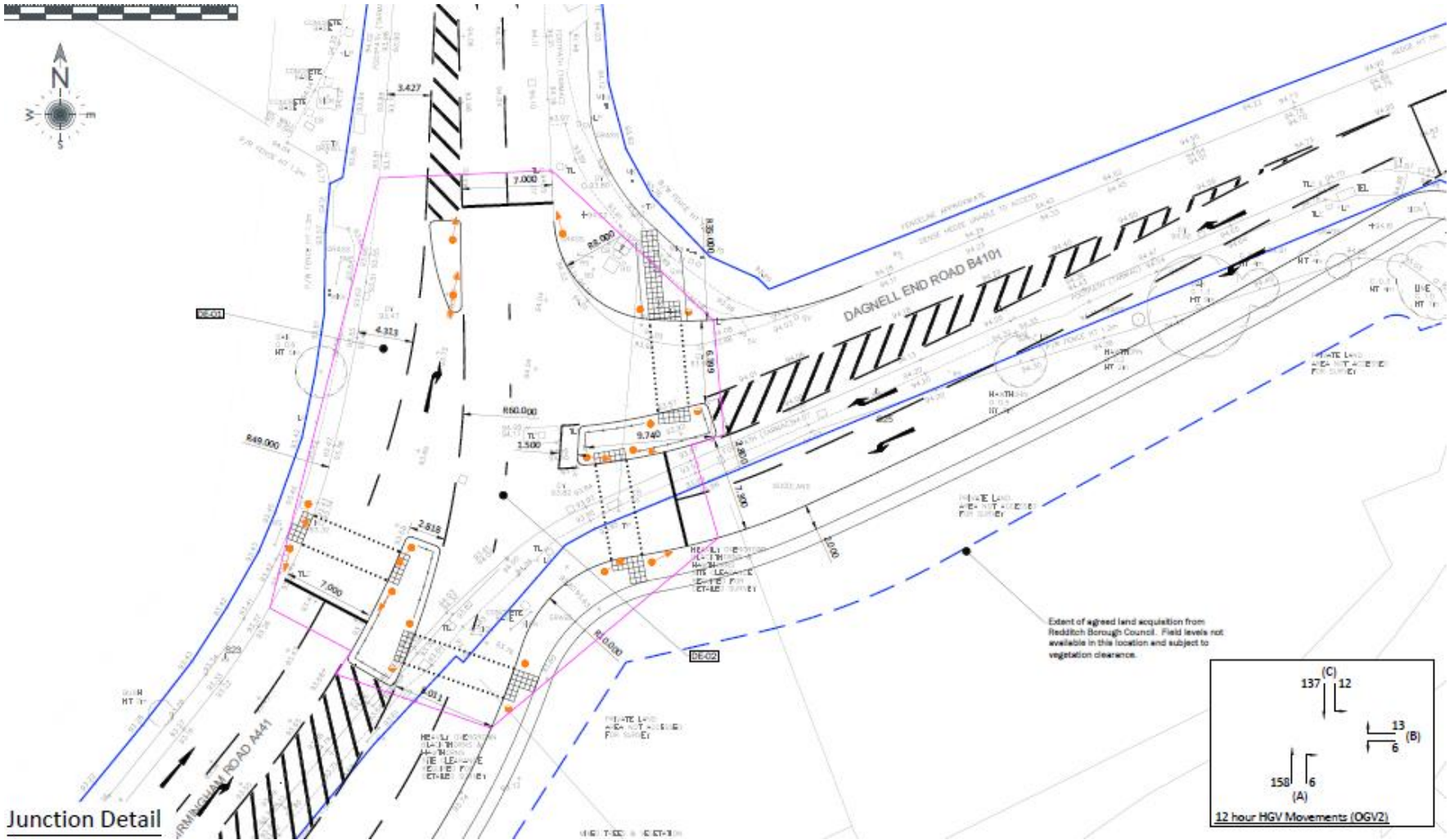


# Weights Lane Improvement Scheme (S278)



Extract from PJA Drawing Ref: 02809 TR  
03 Rev P6

# Weights Lane Improvement Scheme (S278)



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20/00992/FUL

Construction of 1 No. 3 bedroom dwelling

3 Vicarage View

Redditch

Worcestershire

B97 4RF

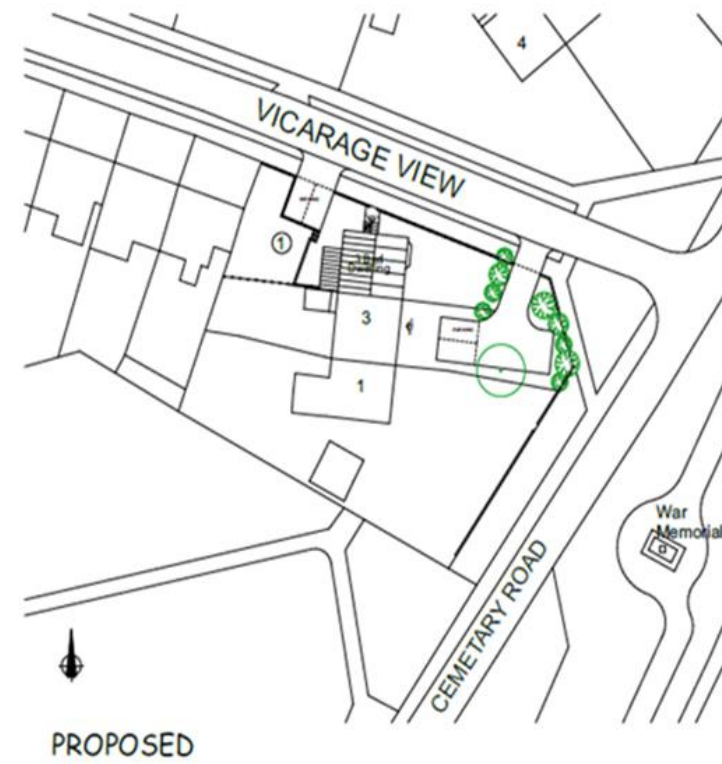
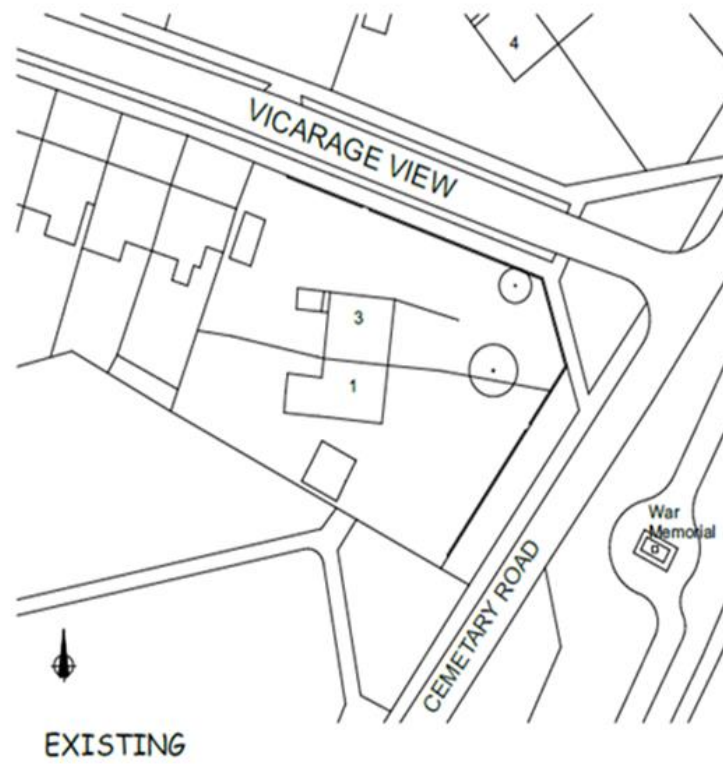
Recommendation: Approve

# Site Location Plan





# Existing and Proposed Block Plan



# Proposed Elevations



REAR ELEVATION (West)



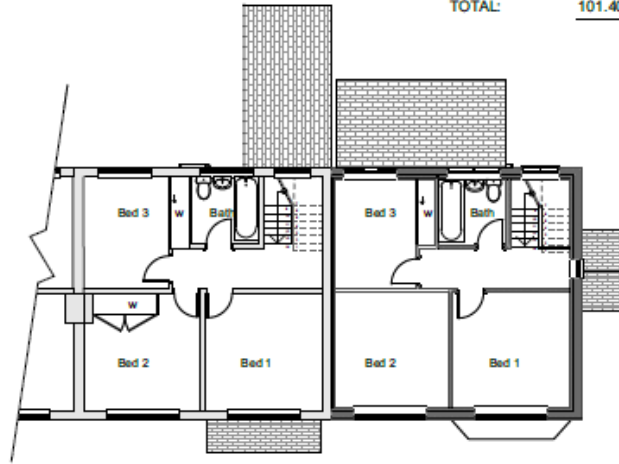
SIDE ELEVATION (North)



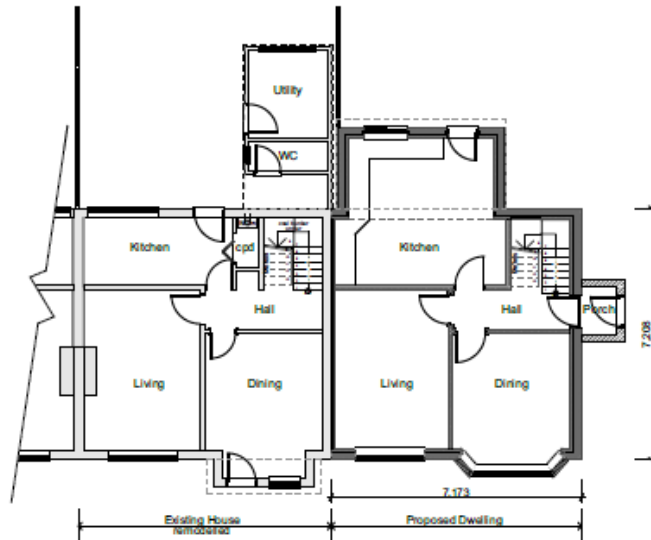
FRONT ELEVATION (East)

# Proposed Floorplans

FIRST FLOOR: 44.60 sq.m. / 480.00 sq.ft.  
TOTAL: 101.40 sq.m. / 1091.40 sq.ft.



FIRST FLOOR



GROUND FLOOR

# Proposed Streetscene



# Photographs



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20/001418/FUL

2 Vicarage Crescent, Redditch, B97 4RE

First floor side and rear extension

Recommendation: Approve

# Site Location

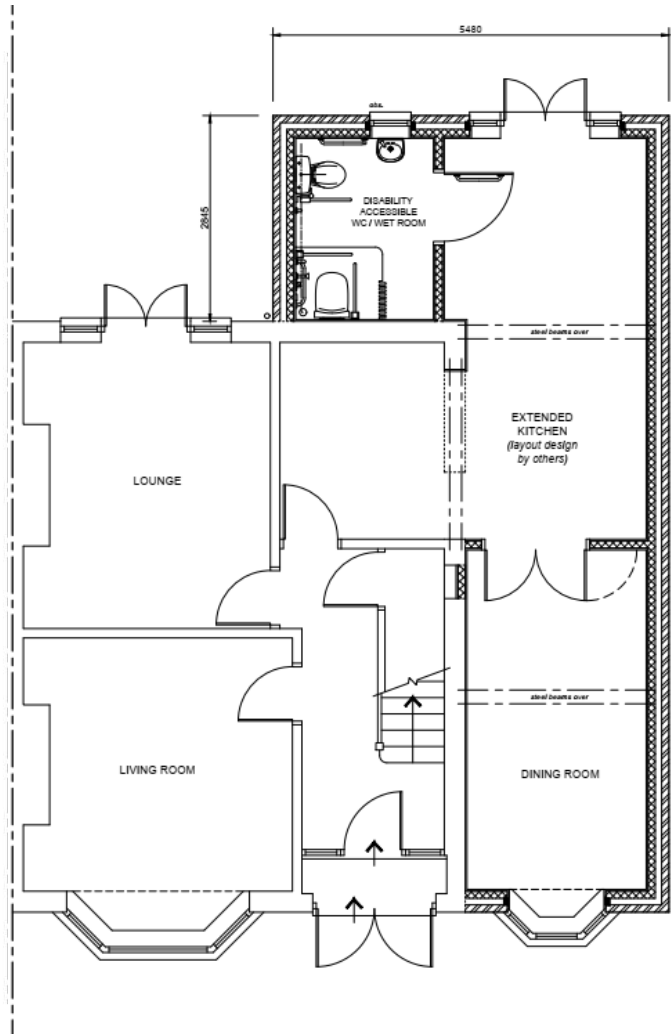




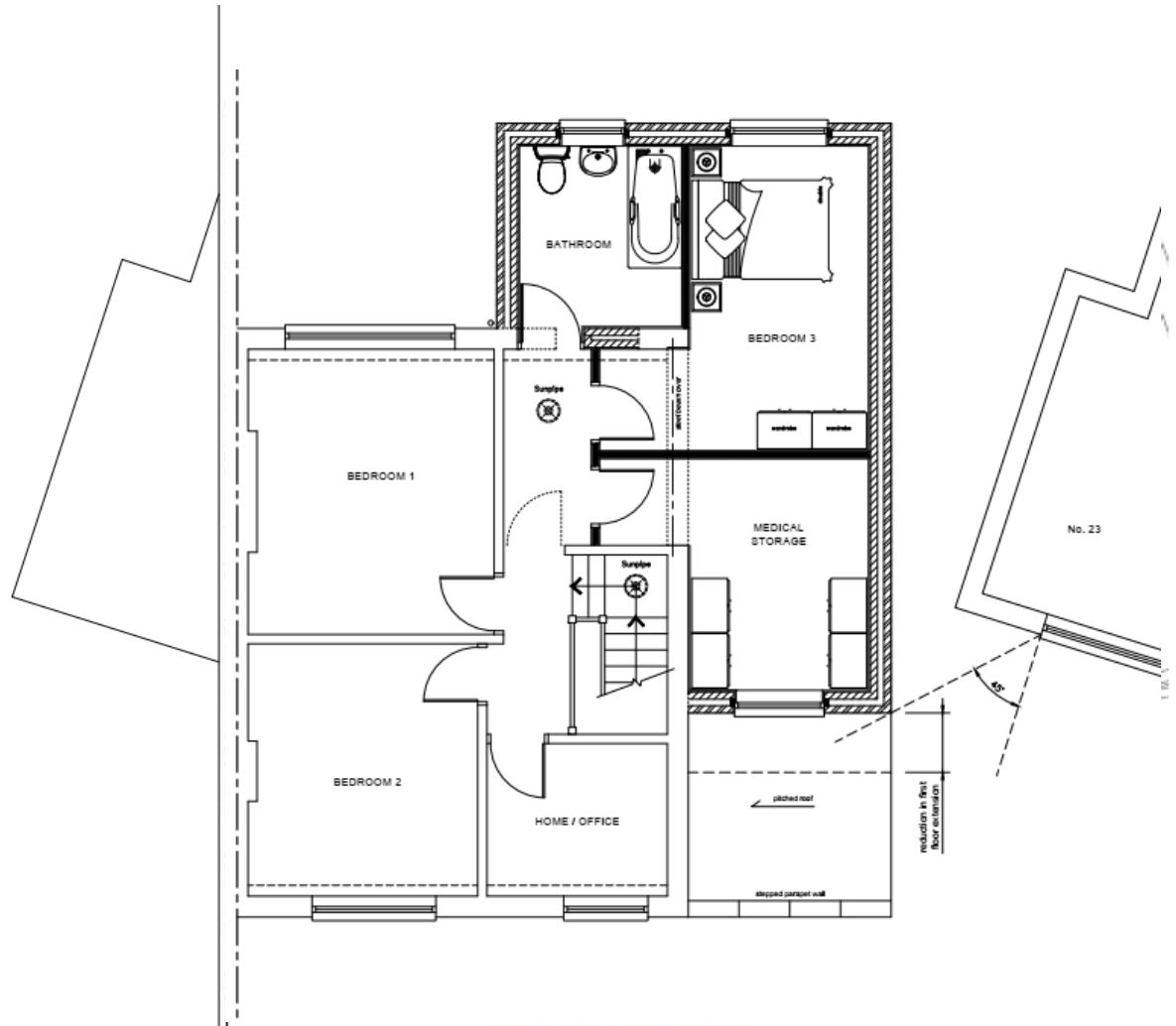
# Block Plan



# Proposed Floor Plans



PROPOSED GROUND FLOOR

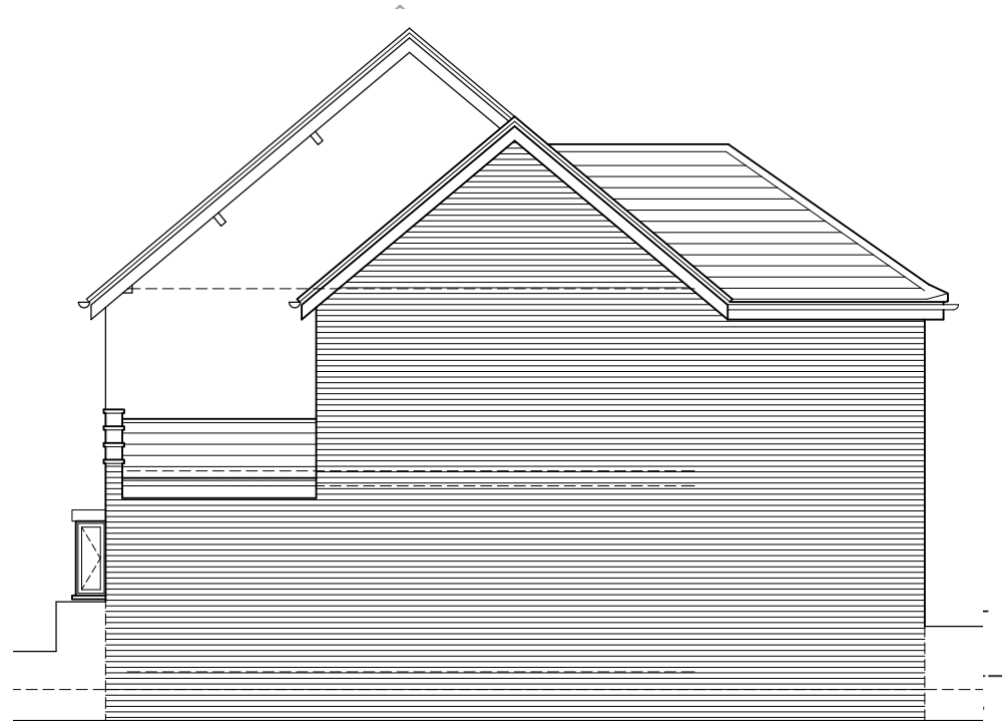


PROPOSED FIRST FLOOR

# Elevations



PROPOSED FRONT ELEVATION

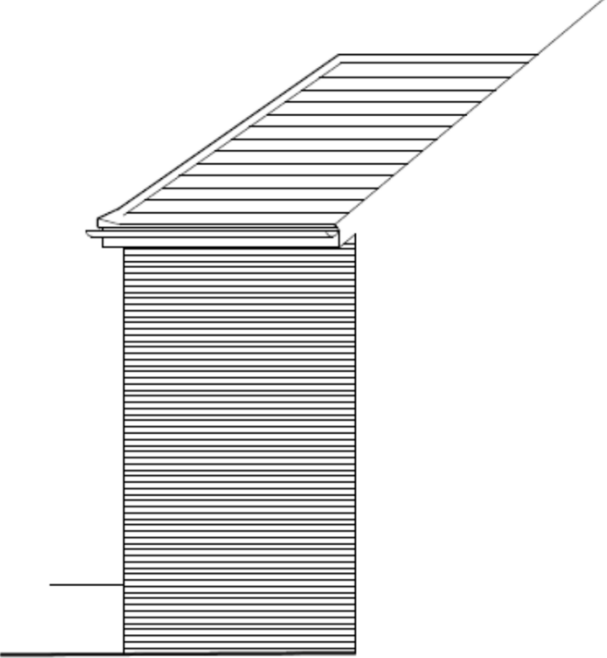


PROPOSED SIDE ELEVATION

# Elevations



PROPOSED REAR ELEVATION



PROPOSED