



# Planning Committee

Thu 15 Jan  
2026  
7.00 pm

Oakenshaw Community  
Centre, Castleditch Lane,  
B98 7YB

 **Redditch**  
Borough Council  
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Working together for our communities

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

**Gavin Day  
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## ***GUIDANCE ON FACE TO FACE MEETINGS***

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If you have any questions regarding the agenda or attached papers, please do not hesitate to contact Gavin Day ([gavin.day@bromsgroveandredditch.gov.uk](mailto:gavin.day@bromsgroveandredditch.gov.uk))

### **PUBLIC SPEAKING**

For this meeting the options to participate will be in person, by joining the meeting using a video link, or by submitting a statement to be read out by officers.

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as summarised below:

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report.
- 3) Public Speaking - in the following order:-
  - a. Objectors to speak on the application;
  - b. Ward Councillors (in objection)
  - c. Supporters to speak on the application;
  - d. Ward Councillors (in support)
  - e. Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on Tuesday 13<sup>th</sup> January 2026) and invited to the table or lectern.

- 4) Members' questions to the Officers and formal debate / determination.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team and invited to address the committee.

Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.

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Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify Gavin Day from the Democratic Services Team on 01527 64252 (Ex 3304) or by email at [gavin.day@bromsgroveandredditch.gov.uk](mailto:gavin.day@bromsgroveandredditch.gov.uk) before **12 noon on Tuesday 13<sup>th</sup> January 2026**)
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those using the video link will be provided with joining details for Microsoft Teams. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Teams, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by **12 noon on Tuesday 13<sup>th</sup> January 2026**).
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website [www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No. 4 and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.
- 5) Although this is a public meeting, there are circumstances when the committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded.
- 6) Late circulation of additional papers is not advised and is subject to the Chair's agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the day of the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Democratic and Property Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair, who will be seated at the front left-hand corner of the Committee table as viewed from the Public Gallery.

Thursday, 15th January, 2026

7.00 pm

Oakenshaw Community Centre

## Agenda

### Membership:

Cllrs:	Andrew Fry (Chair) William Boyd (Vice-Chair) Juma Begum Brandon Clayton Claire Davies	Matthew Dormer Bill Hartnett David Munro Ian Woodall
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### 1. Apologies

### 2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

### 3. Confirmation of Minutes (Pages 7 - 14)

### 4. Update Reports

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

### 5. 25/00481/FUL - Easemore House, 103 Easemore Road, Town Centre, Redditch, Worcestershire, B98 8EY (Pages 15 - 44)

### 6. 25/00601/FUL - Former Play Area, Loxley Close, Church Hill South, Redditch, Worcestershire (Pages 45 - 66)

### 7. Urgent Business

To consider any Urgent Reports, details of which have been notified to the Assistant Director of Legal, Democratic and Procurement Services prior to the commencement of the meeting and which the Chair, by reason of special circumstances, considers to be of so urgent a nature that it cannot wait until the next meeting.

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## Planning Committee

Thursday, 11th December, 2025

### MINUTES

#### Present:

Councillor Andrew Fry (Chair), Councillor William Boyd (Vice-Chair) and Councillors Juma Begum, Claire Davies, David Munro, Monica Stringfellow and Ian Woodall

#### Officers:

Helena Plant, Amar Hussain, Steve Edden, Rosie Paget and Kyle Lander

#### Democratic Services Officers:

Gavin Day

#### 47. APOLOGIES

Apologies for absence were received from Councillor Bill Hartnett with Councillor Monica Stringfellow in attendance as substitute

Apologies were also received from Councillors Matt Dormner and Brandon Clayton.

#### 48. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 49. CONFIRMATION OF MINUTES

The minutes of the Planning Committee meetings held on 16<sup>th</sup> October 2025 and 13<sup>th</sup> November 2025 were presented to Members.

#### RESOLVED that

**the minutes of the Planning Committee meetings held on 16<sup>th</sup> October 2025 and 13<sup>th</sup> November 2025 were approved as a true and accurate records and were signed by the Chair.**

Chair

# Planning Committee

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Thursday, 11th December, 2025

## 50. UPDATE REPORTS

Members indicated that they had enough time to read and consider the Update reports, therefore, the Update Reports were noted.

## 51. 25/00875/FUL - FORMER POLICE STATION, GROVE STREET, TOWN CENTRE, REDDITCH, B98 8DB

The application was reported to Planning Committee for determination because the application was for major development. Furthermore, the application was submitted on behalf of RBC. As such, the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 5 to 35 of the Site Plans and Presentations pack.

The application was for the Former Police Station, Grove Street, Town Centre, Redditch, B98 8DB and sought the Construction of a purpose-built Innovation Centre (Class E) building with associated facilities and landscaping.

Following the Planning Application approved in Autumn 2022 and with the completion of that development, the Police Station was moved to its new site at Middle House Lane. A previous application 24/00956/FUL was submitted and then subsequently withdrawn by the applicant.

Officers drew Members attention to page 22 of the Public reports pack that detailed which Class E uses would be permitted under the application.

Vehicular access to the site would be possible off of Archer Road with the existing second entrance off Queen Street being closed. Pedestrians would be able to access the building from either Queen Street or Grove Street (Via the carpark).

Concern was raised regarding overlooking of the Magistrates Court, however, measures were proposed around tree screening which were deemed adequate. It was also taken into account the reorientation of the building which brought the building further away from the Magistrates court and therefore assisted to address privacy concerns.

Officers drew Members attention to the proposed floor plans detailed on pages 18 to 23 of the Public Reports pack and detailed that the first and second floors would be predominately Office space

# Planning Committee

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Thursday, 11th December, 2025

with the ground floor providing a number of facilities such as a Lab, Workshops and meeting rooms.

The building was designed by intersecting two cubic masses, each of the two units would use a different brick colour to give Architectural interest to the site. the application would bring significant bio-diversity gains as the current site had almost negligible biodiversity opportunities, the application would meet the 10% Biodiversity Net Gain Condition.

At the invitation of the Chair, Rachel Egan, the applicant, addressed the committee in support of the application.

Members questioned the impact of the Loss of Car Park 3 which was detailed as a mitigating parking factor in the report. Officers clarified that due to Carpark 3 being the furthest away of the 3 named parking resources, they were satisfied that ample parking in the local area was available.

Members were generally in support of the innovation centre and on being put to a vote it was.

## RESOLVED that

**having had regard to the development plan and to all other material considerations,**

- a) Planning permission be GRANTED subject to conditions and informatics as detailed on pages 37 to 49 of the Public Reports pack. and;**
- b) Delegated powers be GRANTED to the Assistant Director for Planning, Leisure and Culture Services to determine any subsequent Non-Material Amendment (NMA) associated with the Implementation of the permission**

## **52. 25/01228/PIP - LAND ADJACENT, 3 POPES LANE, ASTWOOD BANK, WORCESTERSHIRE**

The application was being reported to the Planning Committee because 11 (or more) objections had been received. As such the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 37 to 48 of the Site Plans and Presentations pack.

Officers further drew Members attention to the update report which detailed a response from Worcester County Council, Highways (County Highways) as well as clarification regarding Policy 14, protection of incidental open space and additional

# Planning Committee

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Thursday, 11th December, 2025

comments/objections raised.

The application was for Land Adjacent to 3 Popes Lane, Astwood Bank, Worcestershire and sought Permission in Principle for the erection of up to 6 dwellings.

Officers clarified that the application was a Planning in Principle (PIP) application. A PIP application was an application avenue for housing led developments and were in two parts. The PIP was the first part and only considered matters relating to Location, Land Use and the Amount of development, all other matters would be heard under a Technical Details application. Officers clarified that the Planning permission would only be granted when both a PIP and Technical details application were approved.

The site location was shown on page 38 of the Site Plans and Presentations pack, Officers clarified that it was only the area in red which was to be considered. The blue area was owned by the application but did not form part of the application.

The site fell within the greenbelt in the Local Plan, detailed on page 39 of the Site Plans and Presentations pack. However, it was Officers assessment that under Paragraph 155 of the National Planning Policy Framework (NPPF) the site fell under the definition of Grey Belt and therefore, the location was deemed acceptable.

Officers drew Members attention to the Photographs detailed on pages 44 to 48 of the Site Plans and Presentations pack, clarifying that the images were taken at the site, however due to the ambient light level at the time taken they had been lighted to make it more visible.

At the invitation of the Chair, Mr Keith Potts, Local resident, addressed the Committee in objection to the application.

After questions from Members the following was clarified.

- The Road was an unadopted highway not maintainable at public expense, however, it was also a public right of way, therefore, County Highways were required to maintain it as a footpath.
- That although Members raised concerns of potential flooding due to the topography of the site, North Worcestershire Water Management (NWWM) did not raise any concerns, however, a full assessment and drainage strategy would be submitted as part of the technical details stage.

Officers addressed the 5 points detailed on page 5 of the Update report pack, in relation to policy 14 of the Local Plan no4.

- I. The council could not demonstrate a 5 year housing supply.

# Planning Committee

Thursday, 11th December, 2025

- II. The site only impacted the local area and the technical details would look at the impact to the green infrastructure network.
- III. The site did not have a strategic function
- IV. There was alternative local space within the area and the site did not play an important role due to its size.
- V. The incidental open space did not play an important role in the character of the area.

Therefore, Officers were satisfied that at this stage Policy 14 did apply to the site.

Members then debated the application.

Members expressed a desire for the technical details application to come back before Members as they had some concerns with certain aspects that may come up. However, Officers clarified the scheme of delegation to Officers and detailed that the application before them was only there because of the number of objections that had been received, any subsequent application would also be subject to the relevant scheme of delegation.

Although Members had unresolved questions around several points, they accepted that those would be investigated properly during the technical details application. Furthermore, Members commented that at this stage there was no material planning reason to reject the PIP which only considered the location, land use and number of houses proposed. On being put to a vote it was:

## RESOLVED that

**having had regard to the development plan and to all other material considerations, permission in principle be GRANTED.**

### **53. 25/01248/FUL - WINDMILL COMMUNITY CENTRE, RYEGRASS LANE, WALKWOOD, REDDITCH, WORCESTERSHIRE, B97 5YE**

The application was being reported to the Planning Committee because the applicant was Rubicon and Redditch Borough Council had an interest in the land as freeholder. As such, the application fell outside the Scheme of Delegation to Officers

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 49 to 53 of the Site Plans and Presentations pack.

The application was for the Windmill Community Centre, Ryegrass Lane, Walkwood, Redditch, Worcestershire, B97 5YE and sought the Addition of an InPost Parcel Locker.

# Planning Committee

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Thursday, 11th December, 2025

Officers detailed that InPost parcel lockers were a self-service parcel drop off and collection point which members of the public could use. The lockers would be accessible 24 hours a day and considering the nature of the site being a Community Centre, it was deemed the location and use were acceptable.

The locker would be visible from the public highway and the unit would have some self-lighting and a hi definition CCTV camera for security purposes. No objections were received from County Highways nor any other consultee.

Members drew Officers attention to the security Barrier detailed on page 53 of the Site Plans and Presentations pack and asked if it would impact access to the site if it was locked at night. Officers replied that it was an operational issue for the running of the community centre, but that Members of the public would still be able to access the InPost locker on foot.

Members saw no issue with the land use or position and on being put it a vote it was

**RESOLVED that**

**having had regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions as detailed on page 65 of the Public Reports pack.**

54. **25/01249/FUL - WINYATES GREEN COMMUNITY CENTRE, 6 FURZE LANE, WINYATES GREEN, REDDITCH, WORCESTERSHIRE, B98 0SE**

The application was being reported to the Planning Committee because the applicant was Rubicon and Redditch Borough Council had an interest in the land as freeholder. As such the application fell outside the Scheme of Delegation to Officers

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 55 to 58 of the Site Plans and Presentations pack.

The application was for the Winyates Green Community Centre, 6 Furze Lane, Winyates Green, Redditch, Worcestershire, B98 0SE and sought the Addition of an InPost Parcel Locker.

Officers detailed that InPost parcel lockers were a self-service parcel drop off and collection point which Members of the public could use. The lockers would be accessible 24 hours a day and

# Planning Committee

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Thursday, 11th December, 2025

considering the nature of the site being a Community Centre, it was deemed the location and use were acceptable.

The locker would be visible from the public highway, and the unit would have some self-lighting and a hi definition CCTV camera for security purposes. No objections were received from County Highways nor any other consultee.

Members drew Officers attention to page 56 of the Site Plans and Presentations pack and enquired about the window which was being obscured. Officers replied that it was a toilet window and did not have any significant impact on ventilation nor lighting.

Members saw no issue with the land use or position and on being put it a vote it was

**RESOLVED that**

**having had regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions as detailed on page 69 of the Public Reports pack.**

**55. 25/01250/FUL - BATCHLEY COMMUNITY CENTRE, CHERRY TREE WALK, BATCHLEY, REDDITCH, WORCESTERSHIRE, B97 6PB**

The application was being reported to the Planning Committee because the applicant was Rubicon and Redditch Borough Council had an interest in the land as freeholder. As such the application fell outside the Scheme of Delegation to Officers

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 55 to 58 of the Site Plans and Presentations pack.

The application was for the Batchley Community Centre, Cherry Tree Walk, Batchley, Redditch, Worcestershire B97 6PB and sought the addition of an InPost Parcel Locker.

Officers detailed that InPost parcel lockers were a self-service parcel drop off and collection point which Members of the public could use. The lockers would be accessible 24 hours a day and considering the nature of the site being a Community Centre, it was deemed the location and use were acceptable.

The unit would not be visible from the main highway and although this meant that there would be less natural surveillance, it did have some self-lighting and a hi definition CCTV camera for security

# Planning Committee

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Thursday, 11th December, 2025

purposes. No objections were received from County Highways nor any other consultee.

Members saw no issue with the land use or position and on being put it a vote it was

**RESOLVED that**

**having had regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions as detailed on page 73 of the Public Reports pack.**

The Meeting commenced at 7.00 pm  
and closed at 8.21 pm

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

## Planning Application 25/00481/FUL

**Demolition of existing buildings and erection of a residential development of up to 13 No. new dwellings**

**Easemore House, 103 Easemore Road, Town Centre, Redditch, Worcestershire, B98 8EY,**

**Applicant:** Ben Osborne  
**Ward:** Central Ward

**(see additional papers for site plan)**

The case officer of this application is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Ext 3372 Email: [sharron.williams@bromsgroveandredditch.gov.uk](mailto:sharron.williams@bromsgroveandredditch.gov.uk) for more information.

### Site Description

The site comprises of an office building and former training hall (currently used as a dance studio) that fronts Easemore Road. Car parking is situated at the rear of the premises. Established and extensive tree planting exists to the west of the site. The site is located within the white area of the Borough of Redditch Local Plan No. 4 which is predominantly residential.

### Proposal Description

The site area for the application is 0.58 hectares. The scheme provides 13 dwellings, 2 No. dwellings would be 2 bed units, 5 No. dwellings would be 3 bed units, and 6 No. dwellings would be 4 bed units.

Two dwellings would front Easemore Road in the form of a pair of semi-detached properties. Vehicular access would be from Easemore Road. The layout and design of the development would be in the form of an L shape to reflect the shape of the application site. The remaining dwellings would be pairs of semi detached properties, and one detached property. The dwellings would be 2 storey in height except for the two dwellings fronting Easemore Road which would be 2½ storey to reflect the height of the neighbouring properties that front Easemore Road.

The dwellings are of similar scale to the existing properties and would be finished in brickwork and render. To enable the development in terms of means of access and provision of plots, individual and small groups of self set trees will be required to be removed.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

## Relevant Policies :

### **Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development  
 Policy 2: Settlement Hierarchy  
 Policy 4: Housing Provision  
 Policy 5: Effective and Efficient use of Land  
 Policy 6: Affordable Housing  
 Policy 16: Natural Environment  
 Policy 17: Flood Risk Management  
 Policy 18: Sustainable water Management  
 Policy 22: Road Hierarchy  
 Policy 39: Built Environment  
 Policy 40: High Quality Design and Safer Communities

## **Others**

National Planning Policy Framework (2024)  
 National Planning Practice Guidance  
 Redditch High Quality Design SPD  
 Open Space Provision SPD

## Relevant Planning History

1977/112/FUL	Single storey extension to existing club	Refused	03.08.1977
1977/116/FUL	Extension to car park	Refused	15.08.1977
1978/006/FUL	Rear Extension	Approved	08.02.1978
2005/301/RC4	Outline Application - Residential Development Of 6 Flats	Approved	01.08.2005

## Consultations

### **Worcestershire Highways - Redditch**

No objection subject to conditions and financial obligations

### **North Worcestershire Water Management**

The proposed development site is situated in the catchment of the Batchley Brook and Hewell Stream. The site falls within flood zone 1 and it is not considered that there is any

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

significant fluvial flood risk to the site. The EA's flood mapping also indicates that there is no surface water flood risk to the site.

A 'Drainage Strategy' has been provided with this application. This includes, a proposed drainage layout and flood exceedance plan, with attenuation and calculations provided. There are also details on communal assets and their maintenance, including who will be responsible for this. However, while it is proposed that surface water and foul will discharge to a main sewer, an in-principle approval from Severn Trent Water has not been provided. It is therefore requested that a drainage condition is added to any planning permission granted for this application.

## **Housing Strategy**

30% is required for the provision of affordable housing onsite of which two thirds would need to be social rent and one third Share Ownership/First Homes/ or alternative affordable housing product.

Having discussed the proposal with the developers, due to viability issues, we agree to support the provision of affordable housing on this site as shared ownership or Low Cost Discounted Sale/First Homes, or a similar substitute affordable housing product. Four plots have been identified for this. Plots 7 and 8 which are 3 bed units, and plots 9 and 10 are 2 bed units.

## **Arboricultural Officer**

Initial concerns related to the layout to the southwest of the site which would have seen a large incursion into the two protected Oaks. This has now been amended and raise no objections to this proposed layout.

An Arboricultural Method Statement is required to be submitted to show how all trees will be protected throughout all phases of construction.

The landscape plan submitted with new tree planting is welcomed and have no objections to the species selection chosen.

## **WRS - Contaminated Land**

WRS have looked over the documents submitted:

- Phase I Desk Study, Easemore Road, Redditch Report No: 25011/1 by Georisk Management Limited (Georisk) dated January 2025
- Phase II Ground Investigation Easemore Road, Redditch Report No: 25011/2 by Georisk Management Limited (Georisk) dated January 2025

Historically the site appears to have been occupied by a claypit (infilled 1920s), a building designated as an artillery station, latter referred to as a drill hall and TA centre. The report comments the site was used from the early 20th Century until the 1960's as a reserve/territorial army training facility, most notably by the Royal Artillery, it also states there would have been field guns on the site to be used for training purposes but not live

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

ammunition. The surrounding area has been occupied by a needle works, housing and road networks.

WRS consider that generally, the report/risk assessment and findings appear reasonable, however:

- The applicant should provide further commentary on why no petroleum hydrocarbon analysis was undertaken despite significant depth of made ground being anticipated.
- Derelict allotment plots are also mentioned in the report, was consideration given to any potential risks from pesticides/herbicides etc.
- The provision of clean topsoil cover in front gardens should be 600mm clean cover in all private garden areas, and would be open to consideration of a reduced cover depth in communal landscaped areas.
- The applicant should advise if they plan to undertake further ground investigation upon site clearance.

WRS recommend the contamination tiered condition in respect to contamination remediation where the above matters can be fully addressed.

## **WRS - Noise**

Mitigation measures detailed in the Noise Impact Assessment should be followed. The report mentions mitigation measures relating to high boundary fencing and alternative ventilation, specifications of the actual products should be submitted to WRS for approval.

Additionally, the applicant should submit a Nuisance Management Plan detailing the proposed measures to minimise, monitor and mitigate emissions of noise, vibration (piling) and dust during the demolition / construction phase(s) for approval.

## **WRS - Air Quality**

No objection

## **Worcestershire Archive And Archaeological Service**

Easemore House is recorded on the County Historic Environment Record as "The Drill Hall, Easemore Road" (WSM27570). Built between 1886 and 1904, it was originally constructed as an artillery station for the Worcestershire Yeomanry and the Redditch Territorial Unit during the early part of the 20th century. During World War II the hall was used for recruiting to the 267th (Worcester) Battery Royal Artillery. More recently it has been used for a variety of purposes, including a dance studio in 1998.

There is no archaeological objection to the proposal, but it is reasonable to require a level of recording commensurate with the significance of the building. Given the anticipated

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

impact on the historic environment, I recommend the implementation of the condition enhanced Level 1 Historic Building Record (as defined by Historic England), prior to the commencement of works. An enhanced Level 1 record is a low level of recording that can be undertaken by the applicant/agent with no specialist knowledge.

## **Conservation Advisor**

The proposal seeks the total demolition of Easemore House and the construction of 13 No. new dwellings on the site. This will see the total loss of a Non Designated Heritage Asset (NDHA) and therefore a balanced judgement will be required in accordance with Paragraph 216 of the NPPF. Conservation would not object to the approval of the application but would recommend that the building details be recorded prior to demolition.

## **Community Safety Manager**

This area has seen issues of burglary via rear entrances, of nuisance loitering and drug and alcohol abuse and the associated crime issues that result. It is a high footfall area with a high level of transient population entering and leaving the area for a multitude of purposes, some of which will include crime and anti-social behaviour.

The submitted layout proposes a closed cul-de-sac design; this is generally positive from a crime prevention point of view as hostile elements perceive there are reduced avenues of escape and that there is less opportunity for discreet reconnaissance. Such small developments also promote community cohesion so that residents are more likely to be protective, observant and challenging of unrecognised suspicious behaviour.

## **Natural Surveillance and Car Parking**

Frontage parking is the best arrangement from the point of view of designing out vehicle crime, particularly as in this case as due to the layout there are no opposing natural surveillance opportunities to the frontages and parking areas of the properties, this has implications for the vulnerability to vehicle crime where parking does not benefit from natural surveillance from the frontage of the owners property. Would urge a re-consideration of the parking arrangements for the more vulnerable plots to provide better natural surveillance from within the dwellings.

## **Rear Access**

The issue of natural surveillance is also relevant to the vulnerability of access to rear areas, in particular those accesses recessed along narrow alleyways between the blank gable ends of plots 2 and 3, 4 and 5 and 12 and 13.

## **Mineral Consultation Area**

No objection.

## **Ecology Advisor**

Recommend conditions for an Ecological Construction Method Statement, a Lighting Strategy with consideration to light sensitive species; and mitigation measures to replace provision of bat roosts and bird nesting facilities.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

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## **Worcestershire Schools**

A development of this type is likely to attract young families that will have an impact on related schools and early years providers. The area of Redditch in which the proposed development is sited is within the catchment areas of St Stephens CofE First School, Birchensale Middle School, and Trinity High School.

### Early Years

The proposed development is located within the ward of Central and forecast to yield the demand for 2 childcare places at an early-years setting. Updated sufficiency figures for 2025 show there is a sufficient level of funded childcare places in the ward of this development. Therefore, a contribution towards early years provision **will not** be sought.

### First School

The catchment school is forecast to be at capacity, however around 30% of children attending this school are from outside of the catchment area. There are also a number of related schools within 2-mile walking distance of this development. Due to this, there is forecast to be sufficient space available across the related schools for the forecast 1 child per year group expected to live on this development, and therefore **no contribution towards the First Phase will be required**.

### Middle School

There is forecast to be enough space in the catchment and related schools for the expected pupil yield from this development, therefore **no education contribution towards the Middle phase will be required**.

### High School and Sixth Form

The catchment and related High schools have children attending from out of county, and a number attending from out of catchment. Should these children be able to be pushed back to their catchment schools, there would be sufficient space for pupils expected from this development. Therefore, **no education contribution towards the High phase will be required**.

### Specialist SEND Provision

As this development is for fewer than 50 dwellings, a contribution directly required for SEND provision **will not** be sought.

Do not object to this application based on the proposal for 13 dwellings.

### **NHS Herefordshire & Worcestershire Integrated Care Board**

The proposed development will likely have an impact on the NHS funding programme for the delivery of primary healthcare provision within the ICB area and specifically within the health catchment of the development. Herefordshire and Worcestershire ICB would therefore expect these impacts to be fully assessed and mitigated. It has been calculated that the likely impact of the development is an additional 32 patients to Primary Care Networks (PCN) within the area of the application site namely the Kingfisher PCN and Nightingales PCN. Therefore, a financial contribution

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

is required for this development to address the impact of the development on the PCNS within the locality of the site.

## **NHS Acute Hospitals Worcestershire**

The Trust's current capacity is already maximised and will not be able to absorb the increased demand for health care caused by the residents new to Worcestershire of the Proposed Development. Therefore, a financial contribution is required for this development.

## **NHS Mark Fenton Associate Director, Estates & Facilities Man**

No comments submitted.

## **NHS England & NHS Improvement Midlands**

No comments submitted.

## **RBC Leisure Services**

Request a contribution towards enhancing existing open space and sports facilities in the locality in accordance with the Council's Open Space SPD.

## **Public Consultation Response**

### First consultation

Site Notice erected 21.05.2025 expired 14.06.25

Press Notice published 16.05.25 expired 02.06.25

Neighbour consultation letters have been sent to occupiers at properties located at Easemore Road, Lady Harriet's Lane, and Wellesbourne Close on 12.05.2025 expired 05.06.2025.

10 objections received raising concerns summarised as follows:-

- Current residents park on Community House car park which we will be deprived of this option if site is developed.
- Concerns raised in respect to the current public transport service.
- Increase in off and on street parking pressures in the locality, request resident permits for existing occupiers along Easemore Road.
- Increased traffic and congestion. Already problems with parking on the bridge that causes a bottleneck.
- Loss of privacy in garden areas.
- Noise pollution from construction works and new occupiers.
- Suggest bungalows be proposed instead?
- Loss of view.
- Parking issues at present due to local school traffic at peak times.

### Second consultation

Site Notice erected 22.12.2025 expired 8.01.26

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

Press Notice published 26.12.25 expired 12.01.26

Neighbour consultation letters have been sent to occupiers at properties located at Easemore Road, Lady Harriet's Lane, and Wellesbourne Close on 17.12.2025 expired 03.01.2026.

At the time of drafting this report 3 objections have been received raising concerns summarised as follows:-

- No need for housing in this area, other developments have taken place close by.  
No need for more housing.
- Noise from increased traffic from the development.
- Easemore Road is a busy road, parking problems.
- Request for resident parking permits for existing occupiers.

## Assessment of Proposal

### Principle

The site is shown as "white land" on the Borough of Redditch Local Plan Proposals Map, indicating that it lies within the main urban area of Redditch. Policy 2 of the Borough of Redditch Local Plan No. 4 (LP4) refers to Redditch as an urban area and the main Settlement, and shall be the focus for development as it provides the highest level of services and facilities in a sustainable location. The principle of residential development would be considered acceptable in this location in accordance with Policies 4, 5 and 6 of the LP4.

The National Planning Policy Framework (NPPF) requires local planning authorities to give substantial weight to the value of using suitable brownfield land within settlements for homes and to promote and support the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Whilst it is imperative to make the most efficient use of this land for housing, in accordance with policy 5 of the LP4, there are constraints within the site that hinder the provision and location of proposed housing such as the shape of the site and established trees to the west of the site.

### Density of Development

The total site measures approximately 0.58 hectare in area with a developable area of 0.41 hectares, 13 units of accommodation proposed represents an approximate density of 31 dph. Policy 5 of the Local Plan No. 4 requires a general density of 30-50 dwellings per hectare. The proposed density would fall within the required density range of Policy 5 and as such is in accordance with Policy 5 of LP4.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

## Design and layout

Policy 5 of LP4 states that efficient use of land should be sought in new development schemes and Policy 39 of LP4 echoes this requirement but also states that development in the Borough should contribute positively to the local character of the area, responding to and integrating with distinctive features in the surrounding environment. All development proposals should:

- Seek to optimise the potential of the site to accommodate sustainable development through making the most efficient use of the space available
- Be resilient to the effects of climate change, whilst also protecting and enhancing local distinctive and historic features to improve the character and quality of the local environment
- Incorporate features of the natural environment including infrastructure.

Policy 40 of LP4 refers to good design and states that good design should contribute positively to making the Borough a better place to live, work and visit. All development should be of a high-quality design that reflects or compliments the local surroundings and materials.

The proposed materials for the dwellings would be red brickwork and render finished with grey roof tiles. Parking provision for each of the units has been allocated as close to the dwellings concerned. The design and appearance of the dwellings are of a good quality in accordance with Policies 39 and 40 of LP4, Redditch High Quality Design SPD and the NPPF.

The layout of the scheme accords with the Council's spacing requirements as specified in the Council's SPD on High Quality Design. Only 2 gardens fall below the garden area of 70 sqm by approximately 8sqm, however, all gardens have a minimum depth of 10.5m or more.

Whilst the house types feature architectural detail, amendments have been sought to improve the visual appearance of the dwellings that front Easemore Road. These dwellings have been amended to be taller to match the height of the neighbouring properties on Easemore Road. In addition, a mix of brick and render is also proposed for these dwellings.

Community Safety have made comments in respect to natural surveillance onto the parking areas associated with each plot. The provision of additional side windows could address this matter. Officers have requested that the applicant reconsider the provision of additional side windows to address the Community Safety Officers concerns. Also, other comments from Community Safety include the rear access arrangements and ensuring more security is provided when a rear access is shared one. Revised plans have been submitted to provide additional side windows to the house types to enable natural surveillance. In addition, boundary treatment has been amended in respect to rear

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

access to gardens. The Community Safety Officer has considered the revised details and welcomes the amendments made to the scheme.

## Tenure

The site is proposed for open market housing. Members will be aware that major residential schemes require 30% affordable housing within the site in accordance with Policy 6 of the LP4. Initially, the applicant requested that affordable housing be addressed off site and a financial contribution be provided for affordable housing. The Strategic Housing Officer raised concerns in respect to this approach and advised of a need for affordable housing to be provided in the locality of the site. Negotiations have been held, and it is now proposed that 4 affordable housing units be provided on the site. Namely plots 7,8,9, and 10 will be affordable housing on this site in the form of shared ownership or Low Cost Discounted Sale/First Homes or an alternative affordable housing product to the satisfaction of the Council's Housing Strategy Service.

## Highway and Access Consideration

As part of the consideration of the application, revisions have been made to the scheme to address initial County Highway concerns.

A key issue which had been raised was the suitability of the visibility splays for the proposed development. As shown in the revised layout plan the applicant has proposed the widening of the footway to enable the protection of the visibility splay for the access which enables a visibility splay of 2.4m x 45.1. to be achieved to the west of the site access, and a visibility splay of 2.4m x 50.8m to the east. County Highways confirm that the visibility splay therefore now complies with the requirements for Manual for Streets and the Worcestershire Streetscape Design Guide.

In addition, to address concerns about a bus at the existing bus stop blocking the access and shielding a vehicle exiting the access from traffic heading westbound on Easemore Road, the bus stop is proposed to be relocated to the west of the access on the new build in order to resolve these concerns. This has also allowed the creation of a dropped crossing on the footway to the east of the access to allow pedestrians to cross the road.

County Highways also raised concerns about the cycle route which is demarcated outside the site, and potential conflicts between the access and existing traffic to the detriment of cyclists. The creation of the build outs enables the continuation of cyclists travelling within existing traffic as happens alongside the existing residential bays to the west of the access. Cyclists will then be able to enter the marked cycle lane after the access. This amendment addresses County Highway concerns.

County Highways have assessed the revised Road Safety Audit Stage 1 following on from the revisions to the scheme. Having considered the report County Highways consider that whilst several recommendations are to be made, these can be addressed through the technical approval process under Section 278 of the Highways Act 1980.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

The scheme includes 4 bedroom dwellings. Generally 3 car parking spaces would be required for 4 bed units. However, the applicant has provided a detailed justification as to why reduced car parking should be accepted in this instance:-

## Applicants highway justification

- The site is located within a 400m walking distance (approximately 5 minutes) of the heart of Redditch town centre and as such has excellent access to the full range of retail, commercial and community facilities that it offers. It is also within a very comfortable walking distance of a range of education and employment opportunities.
- The site is within less than 1km walking distance of Redditch's main bus and railway stations, where the fullest possible range of public transport services are available to local and longer distance destinations.
- The site is also well-located for cycling, with suitable terrain and access to the entire Redditch urban area within 5km. The National Cycle Network can be accessed directly from the site access and connects with the wider Redditch urban area via a dense network of high-quality cycle infrastructure, much of which is segregated from traffic.
- The development would therefore be highly accessible using active travel and public transport modes of travel to reach a full range of activities and opportunities. As such, these modes would cater for many of the trips generated by the scheme, which is therefore ideally located for residents with lower car ownership.
- The demand for car parking within the development has been assessed by reference to 2021 Census data for Redditch
- The site lies in an area with an unusually high level of access to local facilities and alternative travel modes
- The relatively lower level of car ownership in the local area, combined with very high accessibility by sustainable travel modes, therefore justifies the application of a reduced car parking standard (2 spaces instead of 3 spaces per 4-bed dwelling) than would normally be applied in the wider Borough or County areas.

Objections have been raised in respect to the proposal and issues with on street car parking in the area. It is understood that local residents were informally using the existing car parking area before the site was secured with gates and fencing. The objections state that there is a need for resident permit parking requirements as it is understood that members of the public park on the street in this area and then walk into town. This means that parking for residents is restricted. This can also be an inconvenience for residents with limited mobility. Whilst a resident permit parking arrangement may address this issue, it is a separate matter and should not hinder the outcome of this application.

County Highways have been made aware of concerns by local residents regarding parking provision for the proposed development site, notably the relaxation of car parking provision for the 4 bed units within the development. County Highways accept this approach due to the location of the development being very sustainable with the town centre and Redditch Railway Station being within walking distance. The site also benefits from a bus service and therefore is highly sustainable.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

County Highways also state that whilst, residents' concerns are noted, it would not be appropriate nor reasonable under planning policy or regulations to require this development to implement a residents parking scheme to mitigate existing parking issues within the area.

County Highways have undertaken a thorough and robust assessment of the planning application, submitted documents and the associated revisions and has no objections to the proposal subject to conditions.

A financial contribution is also sought in accordance with the Infrastructure Delivery Plan (IDP). At the time of drafting the report details of the contribution were being finalised. Details of the contribution will be provided in the Update Report.

## Sustainability

As mentioned above the application site is located within walking distance of amenities, bus routes and bus stops. The proposed development therefore benefits from the NPPF's "presumption in favour of sustainable development" and complies with the NPPF's objective of significantly boosting the supply of housing. In addition, the scheme meets the NPPF's requirement to make "effective use" of under-utilised land in a relatively sustainable location.

Policy 2 of LP4 requires Redditch urban area to be the main settlement and focus for development providing the highest level of services and facilities in the most sustainable location for development. Given the site is a brownfield site and is close to facilities, the proposal would comply with this policy and the NPPF.

## Environmental Matters

Worcestershire Regulatory Services (WRS) have considered Phase I Desk Study, Easemore Road, Redditch Report and the Phase II Ground Investigation Easemore Road, Redditch Report that are relevant to the site.

Historically the site appears to have been occupied by a claypit (infilled 1920s), a building designated as an artillery station, latter referred to as a drill hall and TA centre. The report comments the site was used from the early 20th Century until the 1960's as a reserve/territorial army training facility, most notably by the Royal Artillery, it also states there would have been field guns on the site to be used for training purposes but not live ammunition. The surrounding area has been occupied by a needle works, housing and road networks.

Whilst WRS consider the reports/risk assessments and findings appear reasonable they have made enquiries in respect to following matters:

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

- The applicant should provide further commentary on why no petroleum hydrocarbon analysis was undertaken despite significant depth of made ground being anticipated.
- Derelict allotment plots are also mentioned in the report, was consideration given to any potential risks from pesticides/herbicides etc.
- The provision of clean topsoil cover in front gardens should be 600mm clean cover in all private garden areas, and would be open to consideration of a reduced cover depth in communal landscaped areas.
- The applicant should advise if they plan to undertake further ground investigation upon site clearance.

The applicant has responded and clarified the following:-

- petroleum hydrocarbons were not identified as a potential 'contaminant of concern' and there was no visual/olfactory evidence noted during the fieldwork – the deep Made Ground relates to a clay pit infilled between 1904 and 1927 and that age of Made Ground is not associated with petroleum hydrocarbon impact;
- the disused garden plots were overgrown and clearly not used for a number of years. They were used by the charity who work with children with learning difficulties, no the use of anything more than domestic fertiliser etc would not have occurred;
- clean cover depths in front gardens can be increased to 600 mm – there are only a small number of front garden areas;
- we would agree that some form of limited ground investigation following demolition of the main building on the site would increase coverage across the site.

WRS welcome the additional proposals and recommend that these should be incorporated within the remediation strategy. However, as a safeguard, the contamination tiered condition shall be imposed to ensure all potential contamination matters are fully addressed.

Mitigation measures detailed in the Noise Impact Assessment should also be provided as part of the overall development. Mitigation measures include high boundary fencing and alternative ventilation; specifications and approval of the actual details shall be imposed in form of a condition for WRS for approval.

In addition, a Nuisance Management Plan is recommended as a condition detailing the proposed measures to minimise, monitor and mitigate emissions of noise, vibration (piling) and dust during the demolition / construction phase(s) for approval.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

## Drainage

The proposed development site is situated in the catchment of the Batchley Brook and Hewell Stream. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. The EA's flood mapping also indicates that there is no surface water flood risk to the site. Based on the available information there is no reason to withhold approval of this application on flood risk grounds.

A 'Drainage Strategy' has been provided with this application and includes a proposed drainage layout and flood exceedance plan, with attenuation and calculations provided. It also includes details on communal assets and their maintenance.

However, while it is proposed that surface water and foul will be discharged to a main sewer, an in-principle approval from Severn Trent Water will be required. Therefore, a drainage condition is proposed to address this matter.

## Trees

To implement the proposal a number of trees will need to be removed. 3 individual trees, 2 No. groups of trees and partially remove 4 No. groups of trees. All the proposed removals are of category C retention value. Much of the proposed removal will be of small self set specimens. The specimens proposed for removal are of a limited size and are mutually suppressed. A Norway spruce, blackthorn field maple, Norway maple and plum are required to be removed due to the proposed direct conflict with the proposed plots. These young and semi mature specimens are of low value. The trees to be removed are neither considered aged nor veteran.

The Tree Officer has confirmed that the trees to be removed are all low amenity value. However, the Tree Officer is concerned about the RPA of the trees to be retained, and recommends an Arboricultural Method Statement be provided via condition to ensure the protection and retention of the remaining trees during construction.

The Tree Officer notes the landscape plan includes the provision of new tree planting. The Tree Officer welcomes the mitigation measures and has no objections to the species chosen.

Overall the Tree Officer holds no objections to this proposed development, subject to the protection of retained tree planting and replacement tree planting.

## Ecology

An Ecological Impact Assessment has been submitted as part of the supporting planning documents. The Assessment includes three bat activity surveys that were carried out on 7<sup>th</sup> May 2025, 3<sup>rd</sup> June 2025 and 25<sup>th</sup> June 2025.

## PLANNING COMMITTEE

15<sup>th</sup> January 2026

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The bat activity surveys identified 2 No. day roosts of common pipistrelle (one individual within each day roost) within the buildings. The presence of the roosts suggests the site contains local value for the bats. The buildings are set to be demolished, and this will impact the identified roosts. Impacts would include loss of roosts due to demolition. Mitigation measures will be required during demolition of the building to ensure temporary roost facilities are available, and permanent roost facilities will need to be provided and form part of the overall development. These measures could include a temporary roost in the nearby trees during demolition. To compensate for the loss of the 2 No. day roosts, permanent roosting features integrated within the buildings are to be provided. A minimum of six integrated bat boxes will be required and will need to be sited in similar locations to the existing roosts. A condition can be imposed to ensure the consideration, approval and implementation of these measures.

Given the presence of bats on site a Natural England license will be required. This is a separate matter to obtaining planning permission for the development.

A Lighting Strategy will be required via condition to ensure that lighting is sensitively positioned to avoid unnecessary spill onto adjoining habitats for light sensitive species.

A minimum of six bird boxes will also be required to be erected on or within the proposed dwellings.

The Council's Ecology Advisor has considered and acknowledged the findings of the Ecological Impact Assessment and recommends suitable conditions to include an Ecological Construction Environmental Management Plan to ensure adequate measures are in place to protect wildlife during construction, such as protection against potential pollutants during the construction phase, measures be in place in respect to bird nesting habitats. In addition, an Ecological Mitigation and Enhancement Strategy is also required in respect to the provision of bat and bird boxes, and a general night lighting strategy for light sensitive species.

### Biodiversity Net Gain

In England, subject to some limited exceptions, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' (BNG) in Planning Practice Guidance to distinguish it from other or more general biodiversity gains or protections.

This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat and this applies in the case of this application. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The site at present comprises of a large footprint in respect to the main building as well as an extensive hardstanding area for car parking with additional smaller outbuildings

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

close by. Whilst the proposed development would encroach onto existing landscaping, the proposed dwellings overall would have a smaller footprint compared to the existing buildings and hard surfacing on site. In addition, there would be the opportunity for new green spaces to be provided in the form of garden areas that will subsequently provide an onsite BNG uplift of more than 10%. Overall, the development is therefore acceptable regarding BNG.

## Conservation and Archaeology

Easemore House itself has been identified by the County Archaeologist as a non-designated heritage (NDHA). Although the building has a local, social association with its former military use that would meet the criteria for local listing for its historic interest; the building itself is not of any rarity. In addition, the building makes a limited contribution to the streetscene.

Nevertheless, the proposal would result in the demolition of this building and would constitute harm to the heritage asset. In accordance with paragraph 216 of the NPPF, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgment is required having regard to the scale of any harm or loss and the significance of the heritage asset. Taking into consideration the number of unsympathetic alterations to the property, and the low significance of the building on the streetscene, the provision of 13 much needed additional dwellings in this area of the Borough would outweigh the loss of the drill hall. Whilst Conservation and County Archaeology have expressed views on the potential loss of the NDHA, both officers have no objection to the proposal but recommend that the building is recorded prior to demolition.

## Residential amenity considerations

It is acknowledged that objections have been received in relation to the proposed development. The highway related concerns have been noted, the proposal generally accords with the car parking provision set out Worcestershire County Council (WCC) parking standards with the exception of the 4 bed units. The proposed development is not anticipated to generate a significant volume of vehicular traffic that would result in a severe impact on the local highway network. Construction-related traffic is expected to be temporary in nature. However, to mitigate disruption to local residents during construction, a Construction Management Plan will be conditioned.

## Housing Supply

The Council cannot currently demonstrate a five-year housing land supply (5YHLS) and therefore, regard should be had to paragraph 11(d) and footnote 8 of the NPPF which together state that for applications providing housing, where the Council cannot demonstrate a 5YHLS, the policies which are most important for determining the application are considered out-of-date and planning permission should be granted.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

The proposal would create 13 residential units which would make a valuable contribution towards Redditch's housing stock and would make efficient use of land, as supported by Policy 5 of the Local Plan No. 4.

## Planning Obligations

In accordance with paragraph 56 of the NPPF and Section 122 of the CIL regulations, planning obligations have been sought to mitigate the impact of this major development, if the application were to be approved. The potential S106 agreement would cover the following obligations:

- 30% affordable housing - the policy requirement for affordable housing (Policy 6) is 30% of units, which would equate to 4 dwellings. Following negotiations with Strategic Housing, the 4 dwellings – plots 7,8, 9 and 10 will be shared ownership or Low Cost Discounted Sale/First Homes or a similar substitute affordable housing product to the satisfaction of the Council's Housing Strategy Service.
- Education – no contributions are required on this occasion for the scale of the development in this location.
- Contributions towards securing improvements and environmental enhancements to the Town Centre in accordance with Policy 31 of the LP4 **£7,046.00**
- Wheelie bin provision - (1 x green bin / 1 x grey bin) **£543.40** Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy.
- Offsite Open Space Facility Contribution

Enhancement to playing pitch facilities = **£6,402.40** at Abbey Stadium Sports Centre

Enhancement to play area facilities = **£43,466.00** to be split between three sites - the play areas at Forge Mill Museum,  
- Dolphin Road, Abbeydale  
- new play area proposed at Terrys Field Easemore Rd

Enhancement to unrestricted open space = **£9,422.67** to be split between two sites  
- Arrow Valley North  
- Terrys Field, Easemore Rd

- Contributions to Worcestershire Highways in accordance with the Infrastructure Delivery Plan (IDP) and the WCC Local Transport Plan Development Control (Transport) Policy **£ to be confirmed** towards improvements to the local walking and cycling infrastructure.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

- Worcestershire Acute Hospitals – Acute healthcare contribution to be used towards emergency, and elective admissions, elective day, and out patient attendances, maternity care, and emergency and GP referred diagnostic attendances **£22,266.00**
- Herefordshire & Worcestershire Integrated Care Board (ICB) **£14,400.00** to be allocated for the improvement and/or extension of primary care infrastructure at Kingfisher PCN and Nightingales PCN
- A Section 106 (Planning Obligation) monitoring fee/s

This totals at £103,546.07 (subject to potential contributions required from County Highways), and 4 on site affordable housing units. The applicant is agreeable to paying the above contributions and providing 4 units of affordable housing on site.

## Planning Conditions

Sections 100ZA (4-6) of the Town and Country Planning Act 1990 requires the applicant's written agreement to the terms of a pre-commencement condition. Written agreement to the terms of relevant recommended conditions is being sought.

## Conclusion

The scheme would provide a much needed provision of housing in this area of the Borough, making efficient use of the land. Whilst it is acknowledged that there would be a loss of a non -designated building, the benefits of additional housing in this locality would outweigh the loss of the NDHA. However, the recording of the building prior to demolition would be necessary and is conditioned accordingly. The scheme is acceptable and in accordance with policies in Local Plan No. 4. The location of the site close to public transport links and a wide range of facilities means the site is ideally located for residential development, and benefits from the NPPF's presumption in favour of sustainable development.

## RECOMMENDATION:

**That having regard to the development plan and to all other material considerations, authority be delegated to the Assistant Director for Planning, Leisure and Culture Services to GRANT planning permission subject to:-**

**a) The satisfactory completion of a S106 planning obligation ensuring that:**

1. 30% affordable housing - the policy requirement for affordable housing (Policy 6) is 30% of units, which would equate to 4 dwellings. Following negotiations with Strategic Housing, the 4 dwellings – plots 9, 10, 11 and 12 will be shared ownership or Low Cost Discounted Sale/First Homes or a similar substitute affordable housing product to the satisfaction of the Council's Housing Strategy Service.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

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2. Redditch Town Centre (Enhancement Contribution) £7,046.00
3. Wheelie bin provision - (1 x green bin / 1 x grey bin) £543.40
4. Offsite Open Space Facility Contribution

Enhancement to playing pitch facilities = £6,402.40 at Abbey Stadium Sports Centre

Enhancement to play area facilities = £43,466.00 to be split between three sites  
- the play areas at Forge Mill Museum,  
- Dolphin Road, Abbeydale  
- new play area proposed at Terrys Field Easemore Rd

Enhancement to unrestricted open space = £9,422.67 to be split between two sites  
- Arrow Valley North  
- Terrys Field, Easemore Rd

5. Worcestershire County Highways Infrastructure Development Plan £ **to be confirmed** towards improvements to the local walking and cycling infrastructure.
6. Worcestershire Acute Hospitals – Acute healthcare contribution to be used towards emergency, and elective admissions, elective day, and out patient attendances, maternity care, and emergency and GP referred diagnostic attendances £22,266.00
7. Herefordshire & Worcestershire Integrated Care Board (ICB) £14,400.00 to be allocated for the improvement and/or extension of primary care infrastructure at Kingsfisher PCN and Nightingales PCN
8. S106 monitoring fee/s are paid to the Borough Council

**And**

**b) Conditions and informatics as summarised below:**

**Conditions:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby approved shall be carried out in accordance with the following plans:

***appropriate references to be inserted here***

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls, roofs, retaining walls, and railings shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

4) The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following: -

- Measures to minimise dust and noise disruption during demolition works and construction of the development (in accordance with Worcestershire Regulatory Guidance);
- Hours of work during construction;
- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway.
- Details of site operative parking areas, material storage areas and the location of site operative's facilities as required;
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring;
- Details of any traffic management measures to be provided for construction vehicles on Easemore Road and if necessary, avoiding peak pedestrian times.
- Any temporary traffic management measures such as signage and / or cones in the highway will require a permit. Applications can be made via [www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)
- Measures to demonstrate that those immediately affected by the construction works will be kept informed and due consideration and courtesy will be shown to the local community.
- The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

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REASON: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

5) Prior to first occupation the highway access arrangements shall be constructed, laid out and implemented in accordance with drawing number to be defined, or revised scheme submitted and approved in writing by the Local Planning Authority.

REASON: Ensure compliance with approved plans and in the interest of highway safety.

6) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

REASON: In the interests of highway safety.

7) The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawings

REASON: To ensure conformity with submitted details.

8) The Development hereby permitted shall not be first occupied until sheltered, safe, secure and accessible cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

REASON: To comply with the Council's parking standards.

9) The Development hereby approved shall not be occupied until a residential Travel Welcome Pack promoting sustainable forms of access to the development has been submitted to and approved by the Local Planning Authority. The pack shall be provided to each dwelling prior to first occupation.

REASON: To ensure residents of the development site are offered a genuine choice of sustainable travel modes and to promote sustainable access to the development site.

10) No works in connection with site drainage shall commence until a scheme for a finalised surface water drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. If connecting to a public sewer/s, then evidence should be submitted of an in-principle approval from Severn Trent Water for these connections. The approved surface water drainage scheme shall be implemented prior to the first use of the development and thereafter maintained in accordance with the agreed scheme.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

Reason: To ensure that a suitable drainage system is in place.

11) The Development hereby approved shall not commence until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:-

- i. Site construction access
- ii. Contractor's car parking.
- iii. Phasing of on-site operations.
- iv. Welfare facilities (requirement and siting)
- v. Storage and mixing areas.
- vi. Tree Protection (barriers and ground protection specification)
- vii. Tree Protection Plan (final version – if amendment is required)
- viii. Installation of foundations within the RPAs
- ix. Installation of hard surfaces within RPAs
- x. Installation of services within the RPA of trees to be retained
- xi. Removal of materials, facilities, and protective measures for the final phase
- xii. Post construction tree works and landscaping
- xiii. Monitoring

The measures set out in the approved Statement shall be carried out and complied with 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 by in writing by the local planning authority.

Reason:-To ensure the protection of trees and hedgerows in the interests of visual amenity.

12) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 5 have been complied with:

- 1. A preliminary risk assessment (a Phase I desk study) submitted to the Local Authority in support of the application has identified unacceptable risk(s) exist on the site as represented in the Conceptual Site Model. A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address those unacceptable risks identified. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.
- 2. The detailed site investigation and risk assessment must be undertaken in accordance with the approved Scheme and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

3. Where the site investigation identified 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 must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must 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. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
5. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.
6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval 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 unacceptable risks to workers, neighbours and other offsite receptors.

13) No development above foundation level of the scheme hereby approved shall take place until mitigation measures recommended in the Noise Impact Assessment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out and complied with in full prior to first occupation of the dwellings

Reason:- in the interests of amenity for the potential occupiers.

14) The development shall not be commenced until a Level 1 Historic Building Recording (as defined by Historic England) has been completed in accordance with the guidelines laid out in the Standards and Guidelines for Archaeological Projects in Worcestershire and submitted to the County Historic Environment Record.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

Reason: In accordance with the requirements of paragraph 218 of the National Planning Policy Framework and Policies 36 and 37 of the Borough of Redditch Local Plan No 4 2011-2030.

15) Prior to the occupation of the development, details of the boundary treatments to be provided on site 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.

Reason:- To ensure the development is afforded privacy and security between neighbours and the public realm and in the interest of the visual amenity of the street scene.

16) No development above foundation level of the scheme hereby approved shall take place until all hard and soft landscaping details have been submitted to and agreed by the Local Planning Authority. The proposed landscaping scheme can also include the provision of additional tree and shrub planting as mitigation to restore foraging and commuting habitat for bats and to provide nesting habitat for birds. Use of native species of local origin with a known benefit to wildlife should be incorporated into the planting scheme. The approved works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason:- In the interests of the visual amenity of the area.

17) Notwithstanding the submitted details, no works shall take place (including ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the Local Planning Authority. The CEcMP shall include, but not limited to the following:

- i Production of a finalised ecological protection, compensation, and enhancement scheme, to include relevant precautionary method of working, mitigation / compensation (where applicable) and enhancements.
- ii To be informed by all relevant surveys and mitigation and enhancement measures listed within the EclA report, and these must be enacted on the site.
- iii A pre-works survey to be undertaken in advance of construction commencing to identify any changes in the baseline conditions and confirm the activity status of any protected features likely to be impacted.
- iv Risk assessment of potentially damaging construction activities
- v. Identification of "biodiversity protection zones"

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

- vi. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- vii. The locations and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour after sunset)
- viii. The times during construction when ecological or environmental specialists need to be present on site to oversee works
- ix. Responsible persons and lines of communication
- x. The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person
- xi. Use of protective fences, exclusion barriers and warning signs
- xii. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments as required in the NPPF.

18) The Development hereby approved shall not commence until an Ecological Mitigation and Enhancement Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved Strategy shall be carried out and complied with in full prior to first occupation of the dwellings.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments as required in the NPPF.

19) Notwithstanding the submitted details, prior to above ground works details of external night lighting shall be submitted to and approved in writing by the Local Planning Authority.

The details shall clearly demonstrate that lighting will not cause excessive light pollution or disturb or prevent bat species using key corridors, forage habitat features or accessing roost sites. The details shall include, but not limited to, the following:

- i. A drawing showing sensitive areas and/or dark corridor safeguarding areas
- ii. Description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate.
- iii. A description of the luminosity of lights and their light colour
- iv. A drawing(s) showing the location and where appropriate the elevation of the light fixings.
- v. Methods to control lighting control (e.g timer operation, passive infrared sensor (PIR)).

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

Reason: To safeguard and maintain the existing value of biodiversity on and adjacent to the site to protect foraging/commuting bats.

20) Details of the proposed bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the first occupation of the dwellings.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

## Informatics

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.
- 3) Biodiversity Net Gain  
The application is subject to statutory biodiversity net gain legislation under the Environment Act 2021, and the Biodiversity Gain Condition will be applied.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Redditch Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

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Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i)the original planning permission to which the section 73 planning permission relates\* was granted before 12 February 2024; or (ii)the application for the original planning permission\* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
  - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
    - i) the application for planning permission was made before 2 April 2024;
    - ii) planning permission is granted which has effect before 2 April 2024; or
    - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates\* was exempt by virtue of (i) or (ii).
  - 4.2 Development below the de minimis threshold, meaning development which:
    - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
    - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

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4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

\* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

## Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

## The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

- 4) This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk) The applicant is solely responsible for all costs associated with construction of the access.
- 5) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
- 6) This permission does not authorise the re-siting of any street lighting columns or illuminated road traffic sign(s) affected by the proposed development. The applicant should contact the Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester WR5 2NP for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority.

# PLANNING COMMITTEE

15<sup>th</sup> January 2026

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## Procedural matters

This application is being reported to the Planning Committee because the application is for major development and requires a S106 Agreement. As such, the application falls outside the scheme of delegation to Officers.

# PLANNING COMMITTEE

15th January 2026

**Planning Application 25/00601/FUL**

**Proposed development of 6 No. houses with associated parking**

**Former Play Area, Loxley Close, Church Hill South, Redditch, Worcestershire**

**Applicant:** Mr Lee Collymore  
**Ward:** North

**(see additional papers for site plan)**

The case officer of this application is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Ext 3372 Email: [sharron.williams@bromsgroveandredditch.gov.uk](mailto:sharron.williams@bromsgroveandredditch.gov.uk) for more information.

## **Site Description**

The application site includes one of the hammerheads of Loxley Close as well as the former play area located to the south east of Loxley Close and in the Church Hill South area of Redditch. Footpath links exist to the south and west of the site and link to other neighbouring closes in the locality as well as employment areas beyond Church Hill Way. The site comprises of a large area of tarmac due to the former use of the site as a play area. The site also includes established tree planting and general landscaping to the east of the site. As part of the original development of Loxley Close, an equipped play area facility was provided on the site. The play equipment has since been removed leaving a large hard surfacing area.

The site is now allocated for housing in the Borough of Redditch Local Plan No. 4 under Site No. 209. Details of site No. 209 confirms the site area of the allocated site to be 0.31 hectares with a potential capacity of 10 dwellings on this brownfield site. A small stream and pond is located to the Southeast of the site.

## **Proposal Description**

The scheme provides 6 dwellings, in the form of two rows of terraces of 3 No. 2 bedroom units. The dwellings would be 2 storey in height and would be 100% affordable housing.

The site area for the application is 0.22 hectares. The means of vehicular access would be off the existing hammerhead that would be extended as a result of the scheme. Links onto existing footpaths that abut the application site would be provided as part of the development.

As part of the access improvements, 6 additional car parking facilities would be provided in the form of parking bays that could be used by existing occupiers of Loxley Close. Two existing car parking spaces would be relocated as a result of the overall development. Off

# PLANNING COMMITTEE

15th January 2026

street car parking for the proposed dwellings would be located either to the front or side of the dwellings concerned.

The dwellings are of similar scale to the existing properties and would be finished in brickwork with a contemporary protruding brickwork feature on the front elevations. Solar panels are also proposed to be provided on the eastern roof planes of the plots to provide solar energy. To enable the development, 7 trees will be required to be removed.

## Relevant Policies :

### **Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 3: Development Strategy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 6: Affordable Housing

Policy 16: Natural Environment

Policy 17: Flood Risk Management

Policy 18: Sustainable water Management

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

## **Others**

National Planning Policy Framework (2024)

National Planning Practice Guidance

Redditch High Quality Design SPD

## Relevant Planning History

21/01178/FUL	Construction of 8 no. 1 bed 2 person apartments with associated parking and landscaping.	Withdrawn	03.02.2022
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## Consultations

### **Worcestershire Highways – Redditch**

No objections but recommend conditions.

### **North Worcestershire Water Management**

The proposed development site is situated in the catchment of the Church Hill Brook. The site falls within flood zone 1, 2, and 3 meaning there is some fluvial flood risk to the site. While this flood mapping is just indicative there is a history of flooding adjacent to the site

# PLANNING COMMITTEE

15th January 2026

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and the properties on the eastern side of Loxley Close have previously had their rear and front garden areas flooded by the brook. This also includes an incident of internal property flooding. Based on the EA's flood mapping there is also some large areas of surface water flood risk indicated on the site.

A 'Flood Risk Assessment and Proposed Drainage Strategy' has been provided and a lot of the considerations expected have been included. However, additional information is still required and as such a condition is recommended.

## **Environment Agency**

Whilst it is noted that the site falls within Flood Zone 3 of an ordinary watercourse on our Flood Map for Planning, we have no bespoke comments to make on this proposal due to the development being considered is less than 10 dwellings, and that the position of the proposed dwellings themselves are located outside of Flood Zone 3.

## **WRS - Noise**

Due to the potential to disturb existing residents a Construction and Noise Management Plan for the development should be submitted to and approved by the local planning authority to minimise noise and dust during construction.

## **WRS - Contaminated Land**

A Phase 2 Geo-Environmental Ground Investigation Works Report has been submitted to support the application. The findings from the intrusive investigations are acceptable and would recommend a condition to address any potential risk posed by importing materials for use as a top/sub soil in the garden & soft landscaped areas.

## **Cadent Gas Ltd**

No objection - informative required.

## **Arboricultural Officer**

No objections and recommend conditions.

## **Worcestershire Archive and Archaeological Service**

Recommend that a programme of archaeological works should be secured and implemented by means of a suitably worded condition

## **Worcestershire Minerals & Waste Planning Policy**

Worcestershire County Council has no minerals safeguarding objection.

# PLANNING COMMITTEE

15th January 2026

## Public Consultation Response

Site Notice erected 26.06.2025 expired 20.07.25

Neighbour consultation letters have been sent to occupiers at properties located at Loxley Close and Exhall Close on 13.06.2025 expired 07.07.2025.

6 objections received raising concerns summarised as follows:-

- Traffic congestion and road safety issues.
- Accessibility concerns/ inadequate pedestrian infrastructure.
- Lack of safe play areas in the area.
- Increase traffic volumes – increase in noise levels.
- No mitigation for loss of greenspace.
- Construction traffic issues.
- Loss of trees.
- Density of housing.
- Loss of wildlife.
- Loss of light to existing properties.
- Car parking issues.

## Assessment of Proposal

### Principle

The majority of the site is within an allocated housing site (No. 209) as designated in the Borough of Redditch Local Plan No. 4 (LP4) with an allocation of 10 potential dwellings. Therefore, the principle of some form of residential development would be in accordance with Policies 4, 5 and 6 of the LP4, and would be acceptable in this location.

The National Planning Policy Framework (NPPF) requires local planning authorities to give substantial weight to the value of using suitable brownfield land within settlements for homes and to promote and support the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

As mentioned above the site was formerly used as a playarea facility but the equipment has since been removed from site leaving just a hard surface area of tarmac. Whilst it is imperative to make the most efficient use of this site for housing, to be in accordance with Policy 5 of the LP4; there are constraints within the site such as established trees and flood zones that hinder the potential provision and location of the proposed housing. Members will note that an application was submitted previously for the provision of 8 dwellings on this site. However, the application was later withdrawn due to the site constraints, and the scheme has now been revised accordingly to provide only 6 dwellings. Therefore, although it is noted that 10 dwellings are allocated to housing site No. 209 in the LP4, the provision of 6 dwellings as shown on the layout plan is acceptable given the restricted site constraints.

# PLANNING COMMITTEE

15th January 2026

## Density of Development

Policy 5 of the LP4 also requires a general density of 30-50 dwellings per hectare (dph). The total site measures approximately 0.22 hectare in area, 6 units of accommodation are proposed representing an approximate density of 28 dph. The proposed density would be slightly below the density requirement set out in policy 5. However, it is important to note that para.5.3 of the Policy allows for some lower density developments on smaller sites, or when there is a site specific limitation that negates the required density to be met. Taking into consideration the site constraints, as mentioned above; the density of the scheme would be acceptable in this location and would be comparable to that of the surrounding area. As such the scheme is in accordance with Policy 5 of LP4.

## Design and layout

Policy 39 of LP4 states that development in the Borough should contribute positively to the local character of the area, responding to and integrating with distinctive features in the surrounding environment. All development proposals should:

- Seek to optimise the potential of the site to accommodate sustainable development through making the most efficient use of the space available;
- Be resilient to the effects of climate change, whilst also protecting and enhancing local distinctive and historic features to improve the character and quality of the local environment;
- Incorporate features of the natural environment including infrastructure.

Policy 40 of LP4 refers to good design and states that good design should contribute positively to making the Borough a better place to live, work and visit. All development should be of a high-quality design that reflects or compliments the local surroundings and materials.

The proposed materials for the dwellings would be red brickwork with a contemporary brick detail feature on the frontage, finished with brown roof tiles. The materials would be similar to existing dwellings in the locality. Parking provision for each of the units has been allocated as close to the dwellings concerned. Solar panels are also shown to be provided on the roof of each dwelling. The design and appearance of the dwellings are of a good quality in accordance with Policies 39 and 40 of LP4, Borough of Redditch High Quality Design SPD, and the NPPF.

The layout of the scheme accords with the Council's spacing requirements as specified in the Council's High Quality Design SPD. Only 1 garden falls slightly below the garden area of 70 sqm, however, all gardens have a depth of more than 10.5m. The dwellings are also in general accordance with the minimum space standards as outlined in the Department for Communities and Local Government's Technical Housing Standards.

# PLANNING COMMITTEE

15th January 2026

## Tenure

Members should note that the site is intended to be developed as an affordable housing development, meaning that all the units on the site will be affordable housing provision in the form of social rent and shared ownership. To ensure that the units remain affordable housing in perpetuity, an Affordable Strategy Plan will be included in the S106 Agreement.

## Highway and Access Consideration

As part of the consideration of the application, some revisions have been made to the scheme to address initial County Highway concerns. The submission of the latest layout plan is considered acceptable. Following amendments to the scheme, a revised Road Safety Audit (RSA) Designers Response has been provided for the scheme and has been considered by County Highways.

County Highways have noted that the site is in a residential and sustainable location off an unclassified road with a new site access to be located off Loxley Close adjacent to No. 96 Loxley Close which is currently a cul-de-sac. The site is located within walking distance of amenities, bus routes and bus stops.

County Highways have negotiated with the applicant and their consultants to overcome initial concerns they had with the scheme and the Road Safety Audit. Main concerns related to pedestrians having to utilise the carriageway and pass behind existing parking bays to reach existing footways on Loxley Close which would be to the detriment of highway safety, and not in accordance with paragraph 115 (b), and paragraph 117 (b) and (c) of the NPPF, as well as not according with the Worcestershire Streetscape Design Guide. Following discussions, the applicant has sought to resolve these matters through a revised site layout plan. In addition, the applicants have submitted a revised Road Safety Audit Designers Response.

County Highways are satisfied that the outstanding matters have been suitably addressed to enable the development to be acceptable in accordance with the NPPF, and the Worcestershire Streetscape Design Guide. Therefore, to conclude County Highways have no objection to the scheme and recommend conditions.

## Sustainability

The application site is located within walking distance of amenities, bus routes and bus stops. The proposed development therefore benefits from the NPPF's "presumption in favour of sustainable development" and complies with the NPPF's objective of significantly boosting the supply of housing. In addition, the scheme meets the NPPF's requirement to make "effective use" of under-utilised land in a relatively sustainable location.

# PLANNING COMMITTEE

15th January 2026

Policy 2 of LP4 requires Redditch urban area to be the main settlement and focus for development providing the highest level of services and facilities in the most sustainable location for development. Given the site is a brownfield site and is close to facilities, the proposal would comply with this policy and the NPPF.

## Drainage

The proposed development site is situated in the catchment of the Church Hill Brook. The site and surroundings fall within flood zone 1, 2, and 3 meaning there is some fluvial flood risk to the site. Although the flood mapping is indicative there is a history of local flooding adjacent to the site. Based on the Environment Agency's flood mapping there is also some large areas of surface water flood risk indicated on the site.

A 'Flood Risk Assessment and Proposed Drainage Strategy' has been provided with this application. The Flood Risk Assessment clearly defines the flood zone and has defined the precise location for the dwellings. North Worcestershire Water Management have reviewed the documents noting that a proposed drainage layout with attenuation and communal drainage assets has been provided. Additional information such as calculations/volumes for these features, and maintenance details are still outstanding. As such a drainage condition is required for these details.

The Environment Agency (EA) have also been consulted. Whilst the EA note the reason for our consultation given the site falls within Flood Zone 3 of an ordinary watercourse on our Flood Map for Planning, the EA have confirmed that they have no bespoke comments to make on the proposal, due to the development being considered non-major (less than 10 dwellings), and the dwellings are located in an area of Flood Zone 1 on site.

## Trees

The Tree Report submitted to support the application indicates that seven trees are highlighted for removal, 5 trees will be required to be removed to enable the development. The Tree Report highlights two Poplar trees T20 and T21 will be removed due to their situation with the house and garden areas of plots 4, 5, and 6. T20 is Multi-stemmed Poplar that is a self-set specimen with no long-term potential and T21 has major deadwood in the crown and a broken branch in the crown. The Tree Officer has confirmed that all 7 trees to be removed are poor quality with low amenity value. The remaining trees on site are mainly situated to the eastern boundary and are predominantly Poplar trees. However, the remaining trees will be unaffected by the new development.

The Tree Officer also states that the only tree on site which is covered by the established Area Tree Preservation Order is T7 (Oak). There will be potential incursion into the RPA of this tree however it is likely to be minimal. A Tree Protection Plan will be required to mitigate for this during construction.

# PLANNING COMMITTEE

15th January 2026

The Tree Report indicates that the scheme is to include 6 new trees, however this could be increased to mitigate against the removal of the 7 trees. The Tree Officer holds no objections to the proposed development but recommends mitigation measures should be provided for the replacement of tree planting, as well as general root protection measures during construction.

## Ecology

A Preliminary Ecological Appraisal and a Preliminary Roost Assessment have been submitted as part of the supporting planning documents.

The results from the above documents confirm the following:

- The site is within 2 km of the Ipsley Alders Marsh, Dagnell Meadow SSSI, and Proctors Barn Meadows SSSI. The established tree belt that exists to the east of the site is considered likely to meet the environmental criteria as a habitat of principal importance for the purpose of conserving biodiversity.
- There are no built structures on the site, however, several mature trees are present on the site with Potential Roost Features that could be exploited by roosting bats. Further surveys will be required to be carried out to fully assess this potential.
- Third party data search identifies 53 records of bats within a 2km search area of the site, with the closest record showing a common pipstrelle bat 200m south of the site. The woodland, mature trees and waterbody of the search area provide suitable foraging and commuting habitat for bats. However, the site is located within a sub urban wider landscape. As such the habitats on site are of moderate potential suitability for foraging and commuting bats.
- A pond located within the established wooded area to the east of the application site and the stream that runs 20 metres away from the eastern site boundary has poor suitability for great crested newts. However, the application site with its hardstanding and mown, modified grassland offers sub-optimal habitat for great crested newts during their terrestrial phases.
- There is no record of hazel dormice within the search area, and no evidence of badger activity observed within the site boundaries.
- Additional protected species surveys were recommended in respect to bat roosting.

A Bat Emergence Survey Report has been compiled and submitted following on from three Emergence Surveys undertaken in August and September 2025. The duration of each survey was a minimum of 2 hours. The summary of the Bat Emergence Report

# PLANNING COMMITTEE

15th January 2026

concludes that whilst no evidence of a roost was confirmed, some foraging and commuting bat activity was detected during the surveys.

The Council's Ecology Advisor has considered and acknowledged the findings of the reports submitted, and agrees with the conclusions of the reports and recommends suitable conditions to include an Ecological Construction Environmental Management Plan to ensure adequate measures are in place to protect wildlife during construction, such as protection against potential pollutants during the construction phase, measures be in place in respect to bird nesting habitats. In addition, an Ecological Mitigation and Enhancement Strategy is also required in respect to the provision of bat and bird boxes, and a general night lighting strategy for light sensitive animals.

## Biodiversity Net Gain

In England, subject to some limited exceptions, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' (BNG) in Planning Practice Guidance to distinguish it from other or more general biodiversity gains or protections.

This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat and this applies in the case of this application. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The habitat lost because of the development is modified grassland and the removal of established trees. Onsite BNG uplift is not feasible due to the extent of the red line application site. The applicant has therefore stated that they wish to achieve the 10% uplift via an 'offsite' biodiversity gain. BNG credits will be made within the Redditch Borough on council owned land. This will need to be controlled through a legal agreement, and the recommendation is drafted accordingly. Overall, the development is therefore acceptable regarding BNG.

## Archaeology

The proposed development area (PDA) is set within the mapped boundary of Beoley Medieval Deer Park. Documented from the 13th century the prospective boundary of the Medieval deer park is located c.15m south of the PDA. Its route can be traced on historic mapping running from the Roman Road Icknield Street, in the west, through Moons Moat industrial estate, in the east, and north to Beoley, where it joins the main road. A site survey in 2007 observed a substantial boundary ditch, perhaps also a holloway, along part of its length. A network of substantial medieval fishponds – part of a medieval fishery - is recorded within the area of the former Deer Park, north of the PDA.

Although the exact extent and location of archaeological investigation in 1969, south of Beoley Castle, is uncertain, one trench placed across the leat (WSM37253) and possible

# PLANNING COMMITTEE

15th January 2026

house platform (WSM37322), c. 95m north of the PDA, revealed an undated laid stone surface, while another trench at the 17th century Ravensmere Farm, c.100m south east of the PDA, revealed an undated cobbled surface, 19th century house bricks, a cow skeleton and pottery (WSM37323). The stream, to the east of the PDA, connects the fish ponds with the Scheduled Monument Moons Moat, to the south.

The Heritage Statement submitted with the application considers the potential impact to known archaeology as low. However, there is potential for unrecorded below ground archaeology of significance. Given the sites position, within an area of known multi-period archaeological interest and potential unknown archaeological features, further archaeological mitigation is appropriate in this instance. Suitable conditions are recommended.

## **Residential amenity considerations**

It is acknowledged that six objections have been received in relation to the proposed development. The highway related concerns have been noted, however, the proposal complies with the car parking provision set out in Worcestershire County Council (WCC) Streetscape Design Guide. The proposed development is not anticipated to generate a significant volume of vehicular traffic that would result in a severe impact on the local highway network. Construction-related traffic is expected to be temporary in nature. However, to mitigate disruption to local residents, a Construction Management Plan will be conditioned.

Other matters have been addressed in the body of this report.

## **Housing Supply**

The Council cannot currently demonstrate a five-year housing land supply (5YHLS) and therefore, regard should be had to paragraph 11(d) and footnote 8 of the NPPF which together state that for applications providing housing, where the Council cannot demonstrate a 5YHLS, the policies which are most important for determining the application are considered out-of-date and planning permission should be granted.

The proposal would create six affordable residential units which would make a valuable contribution towards Redditch's housing stock and would make efficient use of land, as supported by Policy 5 of the Local Plan No. 4.

## **Planning Obligations**

In accordance with paragraph 56 of the NPPF and Section 122 of the CIL regulations, planning obligations have been sought for this development, if the application were to be approved. The potential S106 agreement would cover the following obligations:

- An Affordable Housing Strategy Plan
- A suitable Biodiversity Net Gain Plan is submitted and implemented

# PLANNING COMMITTEE

15th January 2026

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- Suitable management and monitoring of the Biodiversity Net Gain Plan
- A Section 106 (Planning Obligation) monitoring fee/s

The applicant is agreeable to addressing the above matters with a potential S106 Agreement.

## Planning Conditions

Sections 100ZA (4-6) of the Town and Country Planning Act 1990 requires the applicant's written agreement to the terms of a pre-commencement condition. Written agreement to the terms of relevant recommended conditions have been sought and agreed by the applicant.

## Conclusion

The scheme would provide a much needed provision of housing in this area of the Borough, making efficient use of the land. As such the scheme is acceptable and in accordance with policies in Local Plan No. 4. The location of the site close to public transport links and a wide range of facilities means the site is ideally located for residential development, and benefits from the NPPF's presumption in favour of sustainable development.

## RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be DELEGATED to the Assistant Director for Planning, Leisure and Culture Services to GRANT planning permission subject to:-

**a) The satisfactory completion of a S106 planning obligation ensuring the following:**

- An Affordable Housing Strategy Plan
- A suitable Biodiversity Net Gain Plan is submitted and implemented
- Suitable management and monitoring of the Biodiversity Net Gain Plan
- S106 monitoring fee/s are paid to the Borough Council and

**b) The conditions as listed below:**

## Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

# PLANNING COMMITTEE

15th January 2026

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby approved shall be carried out in accordance with the following plans:-

***appropriate references to be inserted here***

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls, roofs, retaining walls, and railings shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

4) The Development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway / edge of carriageway shall be provided on the ends of the proposed parking bays. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

REASON: In the interests of highway safety.

5) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

REASON: In the interests of highway safety.

6) The Development hereby permitted shall not be first occupied until sheltered, safe, secure and accessible cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

REASON: To comply with the Council's parking standards.

7) The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing No. 25-153-T-004 Rev B.

# PLANNING COMMITTEE

15th January 2026

Reason: To ensure conformity with submitted details.

8) The Development hereby approved shall not be occupied until a residential Travel Welcome Pack promoting sustainable forms of access to the development has been submitted to and approved by the Local Planning Authority. The pack shall be provided to each dwelling prior to first occupation.

Reason: To ensure residents of the development site are offered a genuine choice of sustainable travel modes and to promote sustainable access to the development site.

9) The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:-

- Measures to minimise dust and noise disruption during construction of the development (in accordance with Worcestershire Regulatory Guidance);
- Hours of work during construction;
- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- Details of site operative parking areas, material storage areas and the location of site operative's facilities as required;
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring;
- Details of any traffic management measures to be provided for construction vehicles on Loxley Close and if necessary, avoiding peak pedestrian times.
- Any temporary traffic management measures such as signage and / or cones in the highway will require a permit. Applications can be made via [www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)
- Measures to demonstrate that those immediately affected by the construction works will be kept informed and due consideration and courtesy will be shown to the local community.

The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

REASON: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

**PLANNING  
COMMITTEE****15th January 2026**

10) No works in connection with site drainage shall commence until a scheme for a surface water drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. The strategy shall include details of surface water drainage measures, including for hardstanding areas, and shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS). If possible infiltration techniques are to be used, then the plan shall include the details and results of field percolation tests. If a connection to a sewer system is proposed, then evidence shall be submitted of the in principle approval of Severn Trent water for this connection. The scheme should include run off treatment proposals for surface water drainage. Where the scheme includes communal surface water drainage assets proposals for dealing with the future maintenance of these assets should be included. The scheme should include proposals for informing future homeowners or occupiers of the arrangements for maintenance of communal surface water drainage assets. The approved surface water drainage scheme shall be implemented prior to the first use of the development and thereafter maintained in accordance with the agreed scheme.

Reason: To ensure satisfactory drainage for the lifetime of the development which does not increase flood risk off site.

11) Prior to their first installation, details of the Finished Floor Levels for each dwelling and Finished Ground Levels for all other areas of the site shall be submitted to and approved in writing by the Local Planning Authority. The sections shall show the development relative to the ground levels adjoining the site. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, and to safeguard the properties from flood risk.

12) Full details of any soil or soil forming materials proposed for importation to the site for use in garden areas, soft landscaping, filling, and level raising must be submitted to the Local Planning Authority and approved in writing prior to import and implementation of the scheme. The material must be assessed for contamination and suitability for use on site.

Full donor site details, proposals for contamination testing; including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment), must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

Following implementation of the approved scheme suitable validation evidence (including but not exclusive to laboratory certificates, photographs, consignment notes, and relevant risk assessment) should be submitted to and approved in writing by the Local Planning Authority.

# PLANNING COMMITTEE

15th January 2026

All works are to be carried out by competent persons and in accordance with the Environment Agencies 'Land Contamination Risk Management' guidance (LCRM).

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 unacceptable risks to workers, neighbours and other offsite receptors.

13) The Development hereby approved shall not commence until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:-

- i. Site construction access
- ii. Contractor's car parking.
- iii. Phasing of on-site operations.
- iv. Welfare facilities (requirement and siting)
- v. Storage and mixing areas.
- vi. Tree Protection (barriers and ground protection specification)
- vii. Tree Protection Plan (final version – if amendment is required)
- viii. Installation of foundations within the RPAs
- ix. Installation of hard surfaces within RPAs
- x. Installation of services within the RPA of trees to be retained
- xi. Removal of materials, facilities, and protective measures for the final phase
- xii. Post construction tree works and landscaping
- xiii. Monitoring

The measures set out in the approved Statement shall be carried out and complied with 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 by in writing by the local planning authority.

Reason:-To ensure the protection of trees and hedgerows in the interests of visual amenity.

14) No development above foundation level of the scheme hereby approved shall take place until all hard and soft landscaping details have been submitted to and agreed by the Local Planning Authority. The proposed landscaping scheme shall include the provision of additional tree and shrub planting as mitigation measures to restore foraging and commuting habitat for bats and to provide nesting habitat for birds. Use of native species of local origin with a known benefit to wildlife should also be incorporated into the planting scheme. The approved works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a

# PLANNING COMMITTEE

15th January 2026

programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason:- In the interests of the visual amenity of the area.

15) Notwithstanding the submitted details, no works shall take place (including ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the Local Planning Authority. The CEcMP shall include, but not limited to the following:

- i Production of a finalised ecological protection, compensation, and enhancement scheme, to include relevant precautionary method of working, mitigation / compensation (where applicable) and enhancements.
- ii To be informed by all relevant surveys and mitigation and enhancement measures listed within the EcIA report, and these must be enacted on the site.
- iii A pre-works survey to be undertaken in advance of construction commencing to identify any changes in the baseline conditions and confirm the activity status of any protected features likely to be impacted.
- iv Risk assessment of potentially damaging construction activities
- v. Identification of "biodiversity protection zones"
- vi. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- vii. The locations and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour after sunset)
- viii. The times during construction when ecological or environmental specialists need to be present on site to oversee works
- ix. Responsible persons and lines of communication
- x. The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person
- xi. Use of protective fences, exclusion barriers and warning signs
- xii. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments as required in the NPPF.

16) The Development hereby approved shall not commence until an Ecological Mitigation and Enhancement Strategy has been submitted to and approved in

# PLANNING COMMITTEE

15th January 2026

writing by the Local Planning Authority. The approved Strategy shall be carried out and complied with in full prior to first occupation of the dwellings.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments as required in the NPPF.

17) Notwithstanding the submitted details, prior to above ground works details of external lighting shall be submitted to and approved in writing by the Local Planning Authority.

The details shall clearly demonstrate that lighting will not cause excessive light pollution or disturb or prevent bat species using key corridors, forage habitat features or accessing roost sites. The details shall include, but not limited to, the following:

- i. A drawing showing sensitive areas and/or dark corridor safeguarding areas
- ii. Description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate.
- iii. A description of the luminosity of lights and their light colour
- iv. A drawing(s) showing the location and where appropriate the elevation of the light fixings.
- v. Methods to control lighting control (e.g timer operation, passive infrared sensor (PIR)).

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

Reason: To safeguard and maintain the existing value of biodiversity on and adjacent to the site to protect foraging/commuting bats.

18) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- a) The programme and methodology of site investigation and recording.
- b) The programme for post investigation assessment.
- c) Provision to be made for analysis of the site investigation and recording.
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

# PLANNING COMMITTEE

15th January 2026

19) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (18) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 218 of the National Planning Policy Framework.

20) Prior to the occupation of the development, details of the boundary treatments to be provided on site 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.

Reason:- To ensure the development is afforded privacy and security between neighbours and the public realm and in the interest of the visual amenity of the street scene.

21) Details of the proposed bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the first occupation of the dwellings.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

## Informatics

1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.

3) Biodiversity Net Gain  
The application is subject to statutory biodiversity net gain legislation under the Environment Act 2021, and the Biodiversity Gain Condition will be applied.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

# PLANNING COMMITTEE

15th January 2026

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- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Redditch Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i)the original planning permission to which the section 73 planning permission relates\* was granted before 12 February 2024; or (ii)the application for the original planning permission\* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
  - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
    - i) the application for planning permission was made before 2 April 2024;
    - ii) planning permission is granted which has effect before 2 April 2024; or
    - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates\* was exempt by virtue of (i) or (ii).

# PLANNING COMMITTEE

15th January 2026

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4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

\* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

# PLANNING COMMITTEE

15th January 2026

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

- 4) This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk) The applicant is solely responsible for all costs associated with construction of the access.
- 5) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public

# PLANNING COMMITTEE

15th January 2026

highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

- 6) This permission does not authorise the re-siting of any street lighting columns or illuminated road traffic sign(s) affected by the proposed development. The applicant should contact the Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester WR5 2NP for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority.
- 7) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions)

Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

- 8) The applicant should be aware that a public sewer runs through the application site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. If a sewer is present within 3 meters of the works (including foundations) contact must be made with Severn Trent Water Ltd to discuss the proposals. If a Severn Trent Water asset is affected by the works, then the developer will need to contact the Build Over team within Networks Solutions team at STW to discuss the proposals. The email address for the Build Over team is: [building.over@severntrent.co.uk](mailto:building.over@severntrent.co.uk)

## Procedural matters

This application is being reported to the Planning Committee because the application requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers. In addition, this application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.