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COMMITTEE**

9th December 2015

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**Planning Application 2015/298/RM**

**Reserved matters approval of appearance, landscaping, layout and scale of residential development of the erection of 200 houses, garaging and associated parking, access roads and landscaping and associated drainage and highway works (pursuant to appeal ref APP/Q1825/A/13/2205688 following application ref 2012/207/OUT).**

**Land at, Pumphouse Lane, Webheath, Redditch, Worcestershire**

**Applicant: Barratt West Midlands  
Expiry Date: 14th January 2016  
Ward: WEST**

**(see additional papers for Site Plan)**

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on Tel: 01527 534064 Email: ailith.rutt@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The site is formed of agricultural fields in the main, which form a parcel of land that fronts Church Road and Pumphouse Lane, running behind existing residential properties at the junction of these two roads. Along the Pumphouse Lane frontage are existing buildings, both residential and commercial, including the now vacant sawmill. The southern end of the site is bounded by a bridleway that runs from Pumphouse Lane to Hilltop and then out onto Church Road. To the east the site is bounded by a belt of trees along a brook that runs down the river valley. The fields are bounded by hedgerows and some mature trees and are currently occupied by grazing animals, and horses. The site is formed from the western slope of the river valley, and rises from east to west from the brook.

On the opposite side of Church Road, and on either side of the site frontage along Church Road, is residential built form in a variety of ages, styles, materials and sizes. On the opposite side of Pumphouse Lane, behind a mature hedge/tree belt, lies the 1990s residential development at Great Hockings Lane, which mostly backs onto Pumphouse Lane and thus is set back from the lane and the application site.

**Proposal description**

The application follows the granting of outline consent for up to 200 dwellings and up to 1000m<sup>2</sup> of land for community (D2) use including a building of up to 400m<sup>2</sup>.

The application seeks reserved matters consent for the details of scale, appearance, layout and landscaping for all 200 dwellings but does not include details of the community use building, which can be subject to a separate application in the future. It does, however, include a proposed detached garage for the existing property at Holborne Farm on Pumphouse Lane which is within the site and to be retained.

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The site has been designed with the main access road from Church Road leading into the site parallel with the boundary that runs along the brook, with green infrastructure between the road and the brook and housing along the northern side facing downhill. A similar road parallel to this at a higher level is proposed, with housing fronting onto it on both sides, and this leads off the first road west of the existing development on Pumphouse Lane. Three small spurs lead off this network, leading to smaller areas of housing development arranged in small groups. Houses would also front on to the green route that runs north/south through the site which retains the existing hedgerow and tree boundary. These houses would face north east.

The proposal includes opportunities for informal play along the southern boundary and forms a green corridor along the brook which includes the necessary balancing pond provision. There are also narrower green corridors running north/south along the existing field boundaries which are largely being retained. Routes through the site for pedestrians and cyclists have also been included. An equipped play area is proposed near the Church Road end of the Brook corridor accessed from the main road through the site.

The dwellings would be almost entirely 2 storey, except for 6 bungalows. The bungalows are proposed as part of the social housing provision. The dwelling details include features such as string courses, arched detailing above windows, and are largely designed so that they do not present blank elevations to the public domain. There are some rendered elements, but these have been kept to a minimum. The dwellings each have their own garden area and allocated parking provision in close proximity if not in curtilage.

Amendments have been received in response to comments from consultees and the public and this report deals with the most recent details and thus those for consideration now.

An area of land at the junction of the two main roads through the site has been left vacant and it is likely that this would be the site of the community facility that remains a reserved matter for future consideration.

**Relevant Policies:**

**Borough of Redditch Local Plan No.3:**

CS02 Care for the Environment  
CS05 Achieving Balanced Communities  
CS06 Implementation of Development  
CS07 The Sustainable Location of Development  
CS08 Landscape Character  
S01 Designing Out Crime  
BHSG05 Affordable Housing  
BBE13 Qualities of Good Design  
BBE19 Green Architecture  
BBE28 Waste Management  
BBE29 Construction Waste

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BNE01 Overarching Policy of Intent  
BNE01A Trees, Woodland and Hedgerows  
BNE03 Wildlife Corridors  
BNE10 Sites of National Wildlife Importance  
BRA02 Housing in the Open Countryside Outside the Green Belt  
BRA03 Areas of Development Restraint  
CT02 Road Hierarchy  
CT11 Road Schemes  
CT12 Parking Standards

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

Policy 2: Settlement Hierarchy  
Policy 3: Development Strategy  
Policy 5: Effective and Efficient use of Land  
Policy 4: Housing Provision  
Policy 6: Affordable Housing  
Policy 11: Green Infrastructure  
Policy 12: Open Space Provision  
Policy 17: Flood Risk Management  
Policy 18: Sustainable water Management  
Policy 19: Sustainable travel and Accessibility  
Policy: 39 Built environment  
Policy: 40 High Quality Design and Safer Communities  
Policy 48: Webheath Strategic Site

**Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance  
SPD Affordable Housing Provision  
SPD Open Space Provision  
SPD Designing for Community Safety  
SPG Encouraging Good Design

**Relevant Planning History**

2012/207/OUT	Outline planning application with means of site access from Church Road and emergency access from Pumphouse Lane (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 200 dwellings (C3); site of up to 1000m2 including building of up to 400m2 for community (D2) use; demolition of existing buildings and site remediation; public open space; earthworks; balancing pond; structural landscaping;	Refused	22.05.2013
		Allowed at appeal	17.02.2014

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car parking and other ancillary works.

**Consultations**

**Housing Strategy**

I have looked at the above application and can confirm I am satisfied with the provision of affordable housing and support the application.

**Arboricultural Officer**

No objections

**Planning Services- Bromsgrove District Council**

No objection

**Bentley & Pouncefoot Parish Council**

Concern raised about distance between affordable housing locations and access to services on Church Road, and about control over emergency access point

**Parks And Green Space Development Officer**

No objection - submission information and proposals well received

**Community Safety Officer**

No Comments Received

**Highway Network Control**

No objection to additional information subject to conditions

**Leisure Services Manager**

No Comments Received

**Natural England**

No Comments Received

**Public Rights Of Way**

No Comments Received

**Worcestershire Archive And Archaeological Service**

No Comments Received

**Public Consultation Response**

One letter received in support of the application, recognising the need for new housing in the town

22 letters of objection received raising the following comments:

- Affordable housing should be nearer Church Road to be nearer existing services/facilities

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- Design relationships between existing and proposed would result in overlooking/loss of privacy

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Infrastructure matters relating to car trip generation, school places and whether this is the right ADR are not to be considered here as they were dealt with as part of the principle of the development at outline stage and as such arrangements to deal with them have been put in place already, where necessary.

**Assessment of Proposal**

The application is for reserved matters approval following the grant of outline consent at appeal under the reference noted above. The outline application granted the principle of up to 200 residential units and a community use building and included full details of the access arrangements into the site, from an improved T junction on Church Road and an emergency only access onto Pumphouse Lane.

The provision of various associated matters such as affordable housing and open space is controlled through the associated legal agreement. The legal agreement sought the provision of 40% of the units to be affordable and this has been included in this proposed scheme, which accords with the requirements of the legal agreement.

This application seeks detailed consent for the whole of the residential development of the site and therefore the matters for consideration here are those of layout, scale, appearance, and landscaping of the 200 residential dwellings proposed, the garage associated with Holborne Farm and the details of the open space areas.

The strategic link for future use if development comes forward on the site to the south has been maintained as part of this application in order not to preclude such links in future if required and this is considered necessary and appropriate in order to maintain that strategic intent. Further, it also complies with the technical documents which supported the outline application.

**Layout**

The topography of the site to a large extent dictates the layout, however the existing tree and hedgerow field boundaries have largely been retained, with street blocks set within these and gaps only created for roads to lead between the fields. Thus the site would retain green corridors to encourage and enhance biodiversity opportunities. The layout is formed from two roads running parallel with Pumphouse Lane to the north and the brook to the south of the site. These are linked towards the centre of the site.

Along the southern boundary of the site is a wider green corridor with balancing ponds, drainage infrastructure and a play area included. To the south east corner of the site is a link to the existing bridleway running immediately adjacent the southern boundary of the

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site. These features add to the overall benefits and facilities in the area and help to retain the edge of town feel of the site and its location, supporting the planning objectives of creating holistic developments that are sympathetic to their surroundings.

Within the site, the proposal is of a layout that allows for movement through the site on foot and by cycle, and provides sufficient space for all users. Adequate parking is provided in curtilage such that displacement of parking onto the internal roads would be minimal and restricted only to visitors. The location of the access point into the site was agreed in detail as part of the outline application and is replicated here correctly; therefore no further consideration of this is required. The parking provision across the site complies with or exceeds the local standards and as such is welcomed.

The proposed affordable housing units have been spread across the site in order that there are no significant clumps of single tenure housing in order to comply with policy and seek to create mixed communities in line with national planning guidance. This is supported by Housing colleagues, and therefore is considered to be acceptable. None of the site is considered to be too far away to access local services, as was noted and accepted in consideration of the outline application.

The design of the dwellings and their relationships with each other are considered to be a good urban design solution for this development on this site and would create a safe and high quality environment for future occupiers, as required by policy objectives. The layout of the dwellings adjacent to existing dwellings on Pumphouse Lane has been amended to improve relationships between existing and proposed residences and is now considered to be a better design and to have less harmful impacts.

### Scale and appearance

The proposed dwellings include 6 bungalows and the remainder are all two storey dwellings, with a variety of complementary designs. There are a variety of treatments of the opening surrounds. The palette of materials proposed to be used in the finishes of the dwellings is considered to be appropriate to the local vernacular materials found in the surrounding area; mostly the dwellings are proposed as brick and tile with some render elements on some house types.

### Landscaping

The ecological benefits of the proposal are considered to be significant and as such are welcomed. The provision of various features within the site, including bat and bird boxes, is welcomed and complies with the objectives of the relevant guidance at para 118 of the NPPF.

### Other issues

It is noted that whilst the detailed design of the emergency access was agreed at outline stage, no details in relation to its operation and management to ensure that it is only possible to be used in emergency situations have been agreed and so a condition is recommended to address this.

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The provision and maintenance of the open space is controlled through the measures detailed in the S106 legal agreement attached to the outline permission, and as such no further consideration is necessary here.

Conclusion

It is considered that the proposal would lead to a well-designed area of residential development that would engender a community feel and a sense of place which would be appropriate to the site and its surroundings and fit well with the wider Redditch context, such that it meets local and national planning policies and is considered acceptable.

**RECOMMENDATION:**

***That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:***

- 1) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.  
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 implemented in accordance with the following plans:

*Full list of plans and documents to be inserted here*

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 3) Prior to the commencement of development, details of the means of operation and control of the emergency access shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with these details and at no time shall the site be accessed during construction via the emergency access.

Reason: In the interests of highway safety on Pumphouse Lane.

- 4) The dwellings hereby permitted shall not be occupied until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

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Reason: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.

- 5) The development shall not be occupied until the road works necessary to provide access from the nearest publicly maintained highway have been completed in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

**Informatives**

- 1) The local planning authority has 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 should be read in conjunction with outline planning permissions 2012/207/OUT as allowed at appeal under reference APP/Q1825/A/13/2205688 and that this also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of those and the conditions listed above must be complied with at all times.
- 3) This permission does not authorise the laying of private apparatus within the confines of the public highway

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway.

Precise details of all works within the public highway must be agreed on site with the Highway Authority.

- 4) If it is the Developer's intention to request the County Council, as a Highway Authority, to adopt the proposed road works as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed road works, which shall comply with the County Council's requirements, together with all necessary drainage arrangements and run off calculations shall be submitted to Worcestershire County Council's Network Control Manager, Business, Environment and Community Directorate, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 763763). No works on the site of the development shall be commenced until these details have been approved and an Agreement



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under Section 38 of the Highways Act, 1980, entered into.

- 5) It is not known if the proposed road works can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed road works as public highways. The applicant is, therefore, advised to submit the engineering details referred to in this conditional approval to the Worcestershire County Council's Network Control Manager, Business, Environment and Community Directorate, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 763763), at an early date to enable surface water disposal arrangements to be assessed.

**Procedural matters**

This application is reported to Planning Committee for determination because the application is for major development (more than 10 dwellings / 1000 sq metres of new commercial / Industrial floorspace) and because two (or more) objections have been received and as such the application falls outside the scheme of delegation to Officers.