

**PLANNING  
COMMITTEE**

12<sup>th</sup> July 2017

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**Planning Application 17/00542/OUT**

**Revised Hybrid layout For 2016/118/ OUT (for detailed residential element to provide 140 new homes) plus associated access and works. (HOUSE TYPE CHANGES AND SUBSTITUTION OF PLOTS)**

**Land Off Green Lane (RO Alex Hospital), Redditch, Worcestershire, B98 7UB,**

**Applicant: Mr Luke Webb  
Ward: Greenlands Ward**

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

The author of this report is Sarah Willetts, Planning Officer (DM), who can be contacted on Tel: 01527 881607 Email: Sarah.willetts@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The proposed site extends to an area of 7 hectares and is formed of three fields lying due south of the Alexandra Hospital in Redditch. The land is mainly undeveloped, excluding a small parcel of land for a single residential property (White Cottage), accessed from Green Lane which defines the boundary to south. The site is defined by a substantial tree buffer to the south. There are two more defined open areas separated by a hedgerow running north to south. The land here mainly slopes west to east with the eastern side being more gently sloping than the western side where the sloping ground is more marked where it follows the course of the dismantled railway line forming the western boundary.

The site is located within an area identified for mixed commercial and residential use and the site shares the Borough boundary with the Studley area, Warwickshire

**Proposal**

Members will be aware of the previous outline application under reference 2016/118/OUT granted at your committee in October 2016 subject to a conditions and S106 agreement.

This application, in effect, reflects the changed priorities onto Nine Days Lane and relates to a change of house types which has the effect of increasing the number of properties on the development from the original total of 131 to 140 which in effect affects small areas of the site. These areas are outlined on the plans.

Therefore the report will focus on the changes made rather than the whole of the development which has already been considered in detail and approved and remains extant. The original report and update for 2016/118/OUT are attached as Appendices 1 and 2 for information.

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**Relevant Policies :**

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

Policy 1 Presumption in favour of sustainable development  
Policy 2 Development Strategy  
Policy 4 Housing Provision  
Policy 5 Effective and Efficient use of Land  
Policy 6 Affordable Housing  
Policy 11 Green Infrastructure  
Policy 12 Open Space Provision  
Policy 13 Primarily Open Space  
Policy 15 Climate Change  
Policy 16 Natural Environment  
Policy 17 Flood Risk Management  
Policy 18 Sustainable Water Management  
Policy 19 Sustainable Travel and Accessibility  
Policy 20 Transport Requirements for new development  
Policy 22 Road Hierarchy  
Policy 23 Employment Land Provision  
Policy 25 Development outside of Primarily Employment Areas  
Policy 26 Office Development  
Policy 39 Built Environment  
Policy 40 High Quality Design and Safer Communities  
Policy 47 land to the rear of the Alexandra Hospital

National Planning Policy Framework NPPF

National Planning Policy Guidance NPPG

**Relevant Planning History**

2016/118/OUT	Hybrid application - Outline planning for employment (5000 m2 of B1) with access details provided and all other matters reserved and detailed application for the erection of 131 new homes with associated access and associated works.	Approved subject to Section 106 Agreement	23.01.2017
17/00484/FUL	Variation of Condition 7 of 2016/118/OUT - Road access changes and associated priorities connected to the trigger point for the occupation of the dwellings		

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**Consultations**

**Leisure Services Manager**

No Comments Received To Date

**Development Plans**

No further comments/commentary to make on the revised scheme

**Environment Agency**

No Comments Received To Date

**Education Authority**

Contributions required to reflect house types to offset associated impact on educational facilities,

**WRS - Contaminated Land**

No additional comments to make from previous

**North Worcestershire Water Management**

No further comments to make

**Housing Strategy**

No Comments Received To Date

**Highways Redditch**

The application is effectively an amendment to application to 16/118/OUT has been consented and is under construction. The application has 2 key changes from a transport perspective, firstly it increases the quantum of development by 9 dwellings which will place additional demands onto the transport network and the mitigating transport contribution should be proportionately increased to reflect this, secondly the primary access onto Nine Days Lane to serve the development off a new priority junction. The Highway Authority has carefully considered the suitability of the proposed access arrangement and is satisfied that this creates an acceptable arrangement.

The Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015:-

Recommends that any permission which the District Planning Authority may wish to give subject to conditions:

**Crime Risk Manager**

No objections to this application.

Can the following comments be taken into consideration.

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Surveillance over the courtyard is restricted. Natural surveillance is at its most effective when it is from regularly occupied rooms, such as living rooms, kitchens etc

Consideration should be given putting hoop top railing or similar inserts in the wall. And replace the wooden fence at the end of parking bays for plots 40 & 41 with a wall and hoop top railings of the same design. This would increase surveillance and reduce the enclosed feeling.

Communal gates are required, level with the front building line. This would restrict access to the rear of these properties.

**Waste Management**

No Comments Received To Date

**Stratford upon Avon District Council**

Comments received forwarded from Studley Council Concerning comments regarding Green Lane and local facilities and further comments regarding the emergency access and potential for abuse to allow this to become a through route rather than restricted.

**Public Consultation Response**

3 individual responses received outlining the following:

- This approximate 7% increase 'the tip of the ice-berg' in terms of the potential overall increase in residential properties / parking spaces on this development site

The potential 3 office blocks on this site have yet to be confirmed as viable, and given the excess of similar commercial buildings in Redditch this viability is unlikely. Hence the developer will no doubt submit an application using this same land foot print for replacement residential properties - query how many

In addition the original application, 2016/118/OUT, shows outline plans of residential properties on adjacent land parallel to Nine Days Lane as a potential further extension to this site. These '3rd phase' properties do not appear to be published on subsequent document.

Consideration of the environment / utility services should not put at risk both for residents on this site but also for existing residents on the existing 189 Wire Hill properties

These considerations (none exhaustive) should include - congestion at Woodrow Drive, as this is the only exit for all future traffic, water / gas pressure risks, available Broadband connections from limited Studley exchange.

- Thank you to David Wilson Homes for listening to the sensible arguments put forward by local residents regarding the proposed junction joining the new Abbey

Gate development behind the Alexandra Hospital to Nine Days Lane. We welcome the changes they have suggested and fully support the junction with priority remaining with the existing residents of Nine Days Lane.

- Cars use the Lane as a 'rat run', but large vans and even HGVs use the Lane. Firstly it is a national speed limit and where you are proposing to put this path is an area where no one cares about pedestrians, and uses it like a motorway. From the bridge down to the bottom of the Lane, where it is 30 mph limit, the vehicles just make full use of the speed limit. It is a concern especially when children could be using this pathway, directly onto speeding traffic. Some times of the day we struggle to even get off our driveway for the volume of speeding traffic.
- Concerns about the lockable bollards. Presumption that this is supposed to be for emergency vehicles? Concerned that this could become access to all vehicles.

### **Assessment of Proposal**

#### **Highway Access**

Following the previous approval the applicant entered into discussions with the Highway Authority regarding the access and junction arrangements from Nine Days Lane.

This amended scheme reflects these discussions. Accompanying this submission is an Updated/revised Transport Assessment and detailed plans (S278) showing the new junction arrangement with the new development. This will in effect mean the new development will give way to Nine days Lane. In order to slow traffic speeds down approaching and leaving the new site the junction has been provided with a 'build out' so traffic approach with more caution to negotiate the junction turn and this also helps to slow traffic down approaching the site as there is no clear view forward. A new section of footpath will continue around from the development into Nine Days Lane and the cycleway will protected by bollards where it meets the access road. These new arrangements are covered by separate and detailed highways agreements in this instance.

Your Highways Authority have commented on the proposal and remain satisfied that the justifications in the Transport Assessment and subject to (1) a mitigating transport contribution to reflect the increase in the quantum of development by 9 dwellings that place additional demands onto the transport network and (2) the new access arrangements onto Nine Days Lane to serve the development will create an acceptable arrangement.

It is acknowledged that there are concerns regarding parking however, based on the scheme as submitted there is adequate provision on site and the Highways Authority have not provided any additional commentary on the internal layouts as this still meets the standards as required

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**Layout design and Appearance**

Members will note in the areas as identified the main changes to the scheme relate to the house type. Properties will still have a direct frontage onto a road, however some units will now have parking provided in courtyard areas to the rear and some provided on plot. Each will maintain their own private amenity space.

The design will still retain traditional detailing obviously with a modern execution of complimentary styles which are considered acceptable in the surrounding development. The materials reflect the same palette as previously agreed for the remaining residential units. It is considered that the changes to the house types, their design and layout will still positively reflect policies 39 and 40 the Borough of Redditch Local Plan 4 and the guidance contained in Encouraging Good Design SPG.

**Amenity**

The design and location of the new units will not lead to any adverse overlooking or loss of amenity to the existing plots or in fact to the houses around the development.

**Other Issues**

Concerns have been raised in terms on pressure on utilities and other service providers like 'broadband ' however Members will appreciate this is not within the 'gift of the applicant to directly control. Service connections will be applied for and appropriate connections made as and when necessary. It is for the service provider to make these connections if a when necessary to ensure there is not detriment to existing local consumers.

**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, authority be delegated to the head of Planning and Regeneration to GRANT planning permission subject to:-**

**a) The satisfactory completion of a Supplemental S106 planning obligation ensuring that the appropriate changes are reflected:**

**and**

**b) Conditions and informatives 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.

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) Development on any part of the site shall not commence until all reserved matters or full permission have been granted approval for that part of the site, as applicable.
  - b) Application for approval of matters reserved in this permission shall be made to the Local Planning Authority in respect of each element of B1 uses of the development as agreed with the Local Planning Authority not later than 3 years from the date of this permission.
  - c) The development hereby permitted shall begin not later than 2 years from the date of approval of the last of the reserved matters to be approved.
  - d) The matters reserved for subsequent approval include the following:-  
Layout, scale, appearance and landscaping for the B1 uses of the site

Reason:- In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

- 3) Prior to the commencement of residential development details of the final form, colour and finish of the materials to be used externally on the walls and roofs of the dwellings and garages 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 and in accordance with Policy 20 of the Borough of Redditch Local Plan No.4.

- 4) Measures to enhance biodiversity across the site shall be carried out in accordance with the Biodiversity Outline Plan and this shall not be altered/amended without the written approval in writing of the Local Planning Authority.

Reason: In the interests of sustainability and biodiversity and in accordance with Policy 16 of the Borough of Redditch Local Plan No.4.

- 5) Details of the method of construction and surfacing materials to be used within the Root Protection Areas (RPAs) as shown on plan 6507- A- 03 D of trees shall be submitted to and approved in writing by the Local Planning Authority. The works shall then proceed in accordance with the approved details.

Reason: In the interests of the longevity of the trees, the construction method and surface materials need to be appropriate.

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- 6) The development hereby approved shall be carried out in accordance with the details of landscape management plan as submitted (this includes the long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned domestic gardens) and Nature Conservation proposals) and shall this not be altered/amended without the written approval of the Local Planning Authority.

Reason:- To secure the effective and ongoing maintenance and management of landscape areas in the interests of visual amenity and community safety and in accordance with Policy 16 of the Borough of Redditch Local Plan No.4.

- 7) No part of the residential or commercial development hereby permitted shall not be first occupied until the highway improvements/offsite works/site access comprising:-
1. the proposed site access on Nine Days Lane, as indicatively shown on drawing T15006 105
  2. the footpath/cycleway/emergency access between the western end of the site and Green Lane,
  3. the footpath/cycleway access between the eastern end of the site and Green Lane to include a new section of footway on the north side of Green Lane to connect the access with the existing
  4. a scheme to manage on street parking on Nin Days lane and
  5. lighting of the existing footway/cycleway (Footpath 47) between the site and Woodrow Drive have been constructed and completed.

Reason: To ensure the safe and free flow of traffic onto the highway.

- 8) No part of the residential or commercial development hereby approved shall begin until a Construction Management Plan to include details of:
- a. Parking for site operatives and visitors
  - b. Area for site operatives' facilities
  - c. Parking and turning for delivery vehicles
  - d. Areas for the storage of plant and materials
  - e. Wheel washing equipment
  - f. Boundary hoarding (set clear of any visibility splays)

has been submitted to, and approved in writing by, the Local Planning Authority. Only the approved plan shall be implemented throughout the construction period.

REASON: To ensure the provision of adequate on-site facilities and in the interests of highway safety and To prevent indiscriminate parking in accordance with the NPPF and Policy 19 and 20 of the Borough of Redditch Local Plan No.4.



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- 9) The development hereby permitted shall not be brought into use until the accesses, turning areas and parking facilities for the residential element of the application shown on the approved plan have been provided. These areas shall thereafter be retained and kept available for those users at all times.

REASON: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 10) The commercial element of the development hereby permitted shall not be brought into use until the applicant has submitted to, and have approved in writing by, the Local Planning Authority an Employment Travel Plan for this element of the application that promotes sustainable forms of access to the site. In order to reduce car travel and increase travel by more sustainable transport modes the Plan shall specify targets for mode share shifts to be achieved within 5 years of the first occupation of the site. The Plan shall be implemented and monitored in accordance with its terms. In the event of failing to meet these targets at the end of the 5 year period, a revised Plan shall be submitted to and be approved in writing by the Local Planning Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of access to the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority.

Reason: To reduce vehicle movements and promote sustainable access

- 11) 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 as outlined in the Phase I survey (URS) dated March 2013 and Phase II survey (GRM Development Solutions) , must not commence until conditions a to e have been complied with:

a A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. 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 DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

b Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

c Where identified as necessary 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.

d 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.

e Following the completion of the measures identified in the approved Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of access to the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority.

Reason: 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.

- 12) Details of the play equipment, surfacing and means of enclosure of the play area shall be submitted to and approved in writing by the local planning authority. The equipment and associated works shall be implemented in accordance with the approved details, constructed and open for use upon the completion of the last residential dwelling and retained as such in perpetuity.

Reason: In the interests of having sufficient leisure facilities for the occupiers of the site and the wider area.

- 13) Prior to the commencement of development on site the developer must provide an air quality impact assessment. The air quality impact assessment must be undertaken by a suitably qualified professional (s). The Air Quality Impact assessment must consider the impact of the development on local air quality and relevant sensitive receptors, the impact of existing local air quality on the development and relevant sensitive receptors and any necessary mitigation measure required. Additionally, the cumulative impact of all locally committed developments (small scale and large scale major sites > 10 properties) on existing local air quality must be considered to assess if further mitigation measures, other than those recommended as part of the above, are required, The details of all required mitigation measures identified as part of the above must be agreed with Local Planning Authority. All required mitigation measures must be carried out in accordance with the details agreed by the Local Planning Authority prior to the operation/occupation of the development.

Reason: To assess the potential health risks to relevant sensitive receptors form

local air quality and identify mitigation measures. NPPF paragraph 124 states “Planning policies should sustain compliance with and contribute toward EU limit values or national objective for pollutants, taking into account the presence of Air Quality Management Area and the cumulative impacts on air quality from individual sites in local areas. The new development should ensure that any new developments in Air Quality Management Areas is consistent with local Air Quality Action Plan

- 14) Secure cycle parking facilities should be provided for the commercial development as determined by Worcestershire County Council LTP3 Policy and AQAP Measure 5.3.7. Full details of the location, type of rack, spacing, number, method of installation and access to cycle parking should be submitted to and approved by the Local Planning Authority prior to the prior occupation of the development.

Reason : In order to contribute to wider sustainability in accordance with paragraph 29 of the NPPF.

- 15) Prior to the occupation of the development hereby approved (outline and reserved matters/Detailed) a full lighting scheme shall be submitted in writing in accordance with the recommendations of Bat Survey Report Dated February 2016. This scheme shall be implemented in accordance with these recommendations and shall be retained as such in perpetuity.

Reason: In order to ensure a lighting scheme is provided in line with protected wildlife and recommendations and in accordance with policy B(NE)3 and the guidance contained in the NPPF.

- 16) Prior to the commencement of the development of site details of the footpath link between plot 50 and 51 (to the school) shown on site layout plan shall be provided in writing for approval by the Local Planning Authority. This link shall be implemented in accordance with the details provided and retained as such in perpetuity.

Reason: To secure a sustainable pedestrian connection from the site and to improve permeability. In accordance with saved policy B(BE) 13 of the Redditch local Plan

- 17) Full details of the final scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.

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- 18) Prior to development commencing full details of refuse storage /bins facilities shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation.

Reason:- In the interests of providing adequate refuse storage capacity in a visually acceptable manner. To ensure refuse storage is reasonably accessible to facilitate the collection of refuse from the development. In the interests of amenity and in accordance with Policies B(BE).13 and B(BE).28 of the Borough of Redditch Local Plan No.3.

- 19) Prior to the commencement of development on site details of the barrier control mechanism to limit access from and to Green Lane by emergency vehicles only shall be submitted and approved in writing this access shall be implemented and retained in perpetuity.

Reason: To ensure a well designed development and ensure no through access and associated highway safety

- 20) The development hereby approved shall be implemented in accordance with the following plans:

Revised Hybrid layout	024 Revision AA
Boundary Treatment Plan	025 Revision E
Material Distribution Plan	025 Revision D
Street Scenes	C2131-056
Transport Assessment	Addendum 2
House type pack	032-034
House type pack	035-037
House type pack	038-049

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 39 and 40 of the Borough of Redditch Local Plan No.4.

**Informatives**

- 1) HN1 - Mud on Highway

The attention of the applicant is drawn to the need to keep the Highway free from any mud or other material emanating from the application site of any works pertaining thereto.

HN2 - Public Rights of Way Affected

A public right of way crosses the site of this permission. The permission does not authorise the stopping up or diversion of the right of way. The right of way may be stopped up or diverted by Order under Section 257 of the Town and Country Planning Act, 1990, provided that the Order is made before the development is carried out. If the right of way is obstructed before the Order is made, the Order cannot proceed until the obstruction is removed.

**HN6 - Section 278 Agreement**

No work on the site should be commenced until engineering details of the improvements to the Public Highway have been submitted to and approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into.

**HN7 - Section 38 Agreement Details**

If it is the Developer's intention to request the County Council, as Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.

**HN8 - Drainage Details for Section 38**

It is not known if the proposed roadworks 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 roadworks as public highways.

The applicant is, therefore, advised to submit the Engineering details referred to in this conditional approval to the County Council's County Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP at an early date to enable surface water disposal arrangements to be assessed.

**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.