

PLANNING COMMITTEE

12th December 2018

Planning Application Bromsgrove Planning Application No. 16/0263
Consultation
Response

Land to the west of Foxlydiate Lane and Pumphouse Lane

Hybrid application 16/0263 comprising:

1) Outline Application (with all matters reserved with the exception of vehicular points of access and principle routes within the site) for the demolition of existing buildings and the erection of : Up to 2,560 dwellings (Class C3); Local centre including retail floorspace up to 900 sq metres (Classes A1, A2, A3) health and community facilities of up to 900 sq metres (Class D1) ; A 3FE first school (Class D1) (up to 2.8Ha site area) including associated playing area and parking and all associated enabling and ancillary works.

2) Detailed application for the creation of a means of access off Birchfield Road, Cur Lane, Foxlydiate Lane and emergency, pedestrian and cycle access to Pumphouse Lane. The creation of a primary access road, including associated cut and fill works and other associated earthworks, landscaping, lighting, drainage and utilities, crossings and surface water attenuation/drainage measures

Applicant: Bilfinger GVA
Ward: Closest Redditch Wards: West and Astwood Bank and Feckenham

The author of this report is Louise Jones, Principal Planning officer, who can be contacted on Tel: (01527) 64252 ext: 3221 Email: louise.jones@bromsgroveandredditch.gov.uk for more information.

Redditch Borough Council has been invited to comment by Bromsgrove District Council upon the Planning Application and Proposed Amendments to the consultation on the Foxlydiate Planning Application. The Planning Application is due to be considered by Bromsgrove Planning Committee early 2019. This response will inform their decision making.

RECOMMENDATION:

That no objection be raised to the planning application and amendments proposed and,

Members endorse the comments under the heading Officer appraisal (attached at Appendix 1).

Background

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The purpose of this report is to consider the Redditch Borough Council response to the Foxlydiat development site planning application (Planning Application number 16/0263). The planning application will be determined by Bromsgrove District Council.

A duplicate application (2016/077) has been submitted to Redditch Borough Council because a small part of the application site is situated in Redditch Borough. It is anticipated that application 2016/077 will be reported to this committee in early 2019.

The Foxlydiat site is a development site put forward in the adopted Bromsgrove District Plan, which was allocated to meet some of the development requirements of Redditch Borough (as set out in the adopted Borough of Redditch Local Plan No.4). The adopted Borough of Redditch Local Plan No.4 (BORLP4) (Adopted January 2017) set out in Policy 4 – Housing Provision, that to meet the housing need of 6,400 dwellings, 3,400 dwellings are to be accommodated in Bromsgrove District. The sites required to meet this need are set out in the plan (at Appendix 2). The sites required in Bromsgrove to achieve 3,400 dwellings consist of the Foxlydiat site and an extension to the existing Brockhill site. The Redditch Cross Boundary Policy is set out at Appendix 1 in BORLP4 and also included within the Bromsgrove District Plan (Adopted 2017), Policy RCBD1.

Officers have considered the Planning Application and feel the application as proposed is generally in keeping with the principles of Policy RCBD1. Officers consider that with regard to the technical points of the planning application such as means of access and landscaping officers at Bromsgrove District Council have consulted and fully engaged with the Councils technical experts who will in turn inform their consideration of the planning application and ultimately their decision. The detailed Officer response can be seen at Appendix 1.

Procedural Matters

This matter is reported to members because the scheme of delegation to planning officers requires that:

All planning decisions, actions or advice/responses on behalf of the Local Planning Authority cannot be dealt with under delegated powers (so must be reported to committee) where:

- The application is for major development (more than 100sqm of commercial/industrial floorspace) where the recommendation is for approval
- Any application where the Council will be required to become a part to a s106 agreement
- Any application where two or more individual letters of objection from separate addresses raising material planning considerations are received from separate members of the public and the officer recommendation is for approval

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The Amendments

Earlier this year the scope of the original application was revised which omitted some of the land and therefore reduced the proposed number of dwellings to 2,560. The applicants have also clarified that Pumphouse Lane will only be used as a means of emergency, pedestrian and cycle access.

Officer Appraisal

A full Officer appraisal of the application can be read at Appendix 1.

Conclusion

This application is generally in accordance with the principles of Policy RCBD1, which is set out in both the BDP and BORLP4. For clarity this site is not within the Green Belt and forms the basis of a detailed masterplan to deliver the Foxlydiat development site. The site contributes a fundamental part of the housing need for Redditch up to 2030 – 2,500 dwellings. The delivery of this site ensures a continued supply of much needed housing for Redditch, including a continued contribution of affordable housing. This site is part of the five-year housing land supply and therefore it is essential the site delivers its projected delivery rate within this time. Notwithstanding this, it is fundamental that the Application is in accordance with all of the policies set out within the BDP, and continues to be through to the detailed Reserved Matters applications. RBC is supportive of all other policies contained within the BDP and would wish to see them implemented to a high standard. In conclusion, Redditch Borough Council supports the principle of the planning application for the above mentioned development.