

**PLANNING  
COMMITTEE**

**12th December 2018**

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**Planning Application Consultation Response** Bromsgrove Planning Application No. 17/00469/OUT

**Land at Barn House Farm**

Outline application, for the erection of up to 68 dwellings to include car parking, open space provision and associated infrastructure (following demolition of all existing buildings) with details of the means of access to the site from Foxlydiate Lane submitted for consideration at this stage, with all other matters (including internal circulation routes) reserved.

**Applicant:** Foxlydiate Ltd.  
**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: 3221E mail: [louise.jones@bromsgroveandredditch.gov.uk](mailto:louise.jones@bromsgroveandredditch.gov.uk) for more information.

Redditch Borough Council has been invited to comment by Bromsgrove District Council upon the Planning Application to the consultation on the Land at Barn House Farm Planning Application. The Planning Application is due to be considered by Bromsgrove Planning Committee in early 2019. This response will inform their decision making.

**RECOMMENDATION:**

That no objection be raised to the planning application and,

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

**Background**

The purpose of this report is to consider the Redditch Borough Council response to the Land at Barn House Farm planning application (Bromsgrove Planning Application No. 17/00469/OUT). The planning application is hosted and will be determined by Bromsgrove District Council.

The 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

# **PLANNING COMMITTEE**

**12<sup>th</sup> December 2018**

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out in the plan (at Appendix 2). The sites required in Bromsgrove to achieve 3,400 dwellings consist of the Foxlydiate site and an extension to the existing Brockhill site. The 'Redditch Cross Boundary Policy' (RCBD1) is set out at Appendix 1 in BORLP4 and also included within the Bromsgrove District Plan (BDP) (Adopted 2017), Policy RCBD1.

This site is sits within the wider Foxlydiate site, which is also the subject of a Planning Application currently being determined by Bromsgrove District Council (Bromsgrove Planning Application No. 16/0263).

Officers have considered the Planning Application and consider the application as proposed is generally in keeping with the principles of Policy RCBD1. Officers feel 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

## **The Amendments**

None.

## **Officer Appraisal**

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

## **Conclusion**

**PLANNING  
COMMITTEE**

**12<sup>th</sup> December 2018**

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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 part of the housing need for Redditch up to 2030. 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. 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.