

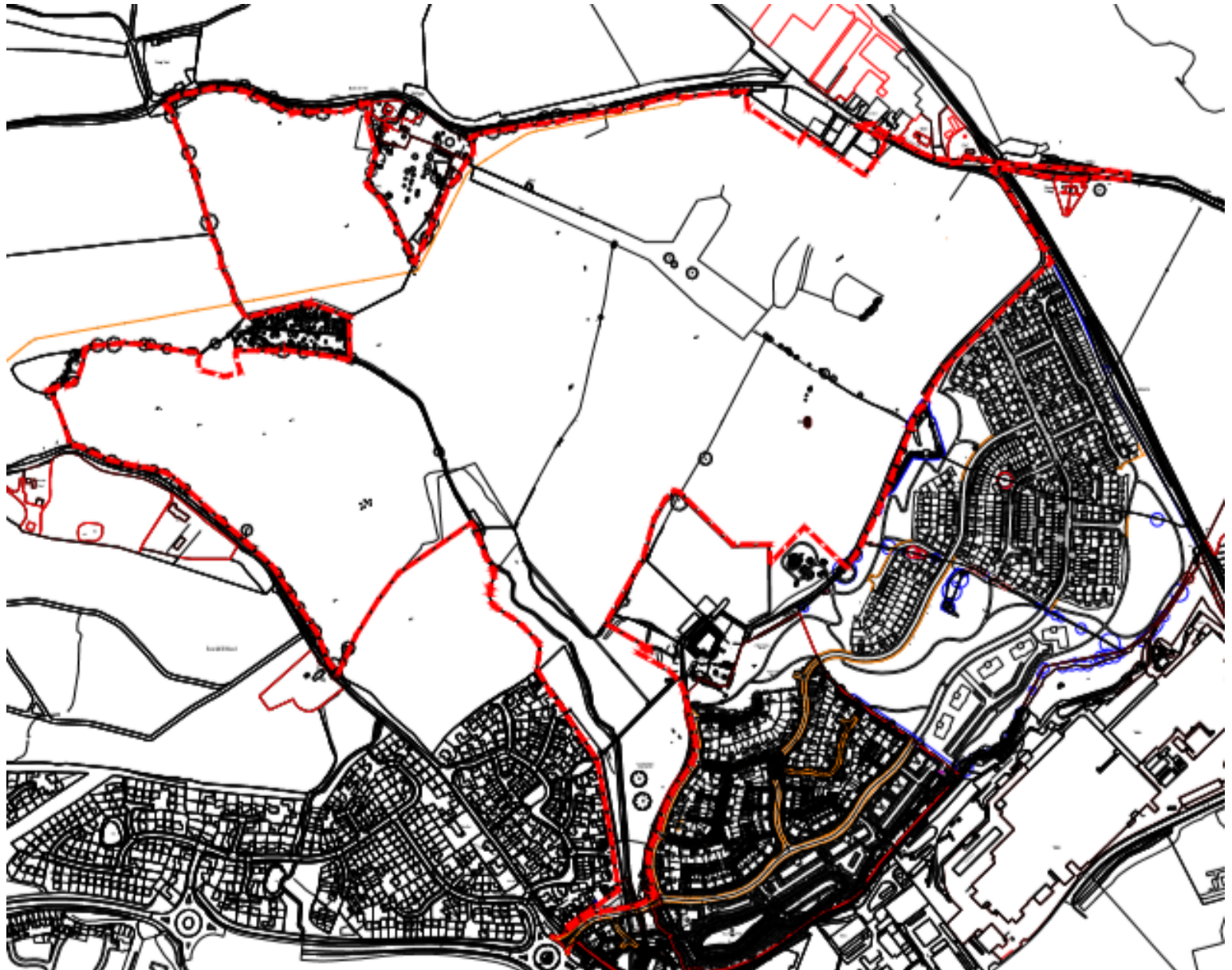
19/00977/HYB

Hybrid application 19/00977/HYB for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations, associated works and an Outline application, with all matters reserved with the exception of access, for the construction of the remaining dwellings with the access point off Cookridge Close, Hawling Street and Weights Lane and including a new district centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.

- **Land at Brockhill East, Weights Lane, Redditch, Worcestershire.**

Recommendation: Approve

Site Location Plan



Application Site Context



1- Application Site

2 - Weights Lane Industrial Estate

3 - Brockhill Farm

4 - Brockhill Wood

5 - Phase 1 Brockhill

6 - Phase 2 Brockhill

7 - Bovis Development

8 - Weights Lane & trainline

9 - Dagnell End junction

Views of Application Site

North West from Cookridge Close (proposed southern access)



East from Robins Lane



South west from Weights Lane



South west from Weights Lane



South from Weights Lane / Bridleway TC-540 (B).



South east from Bridleway TC-540 (B).



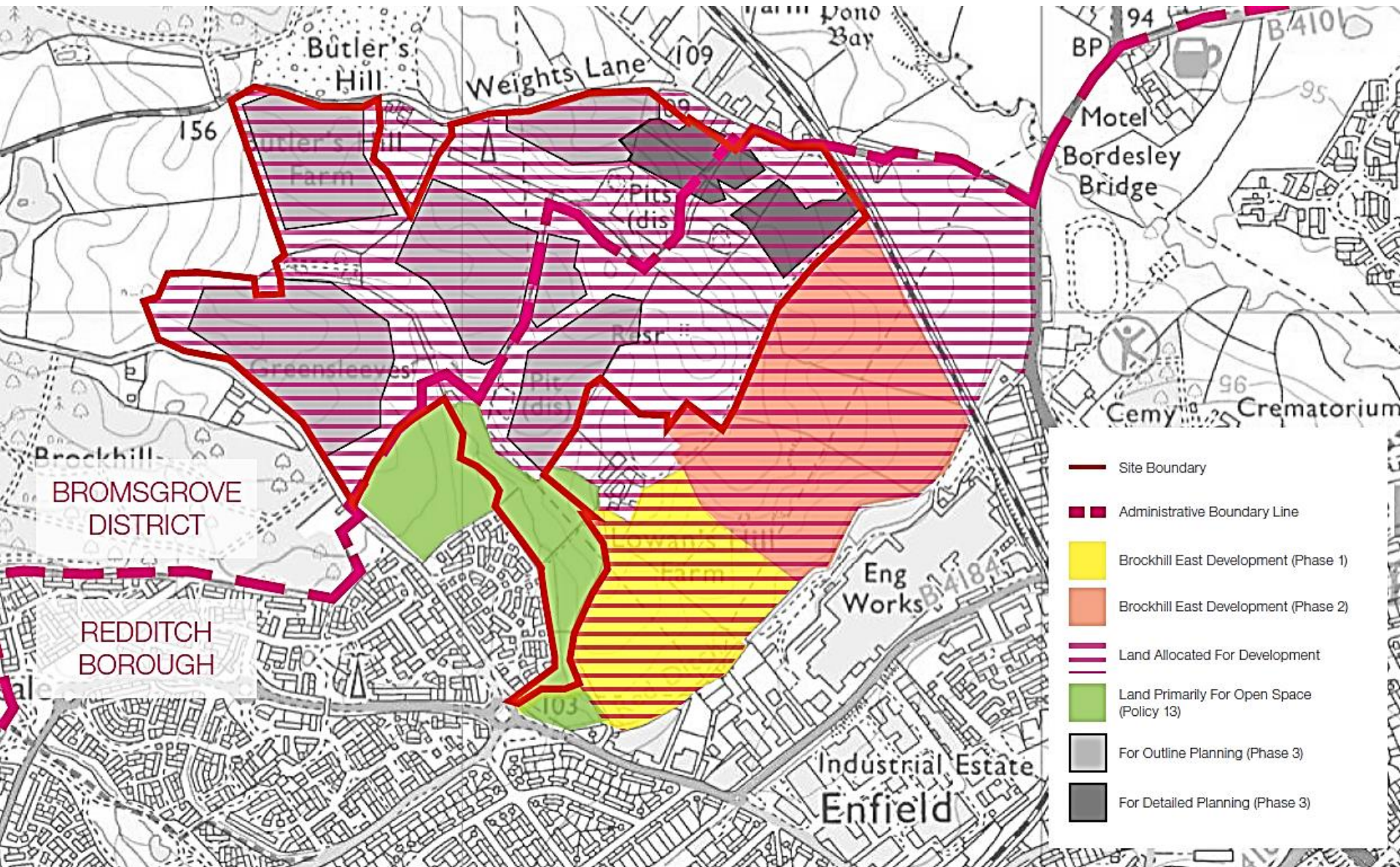
West from the new roundabout junction with Weights Lane



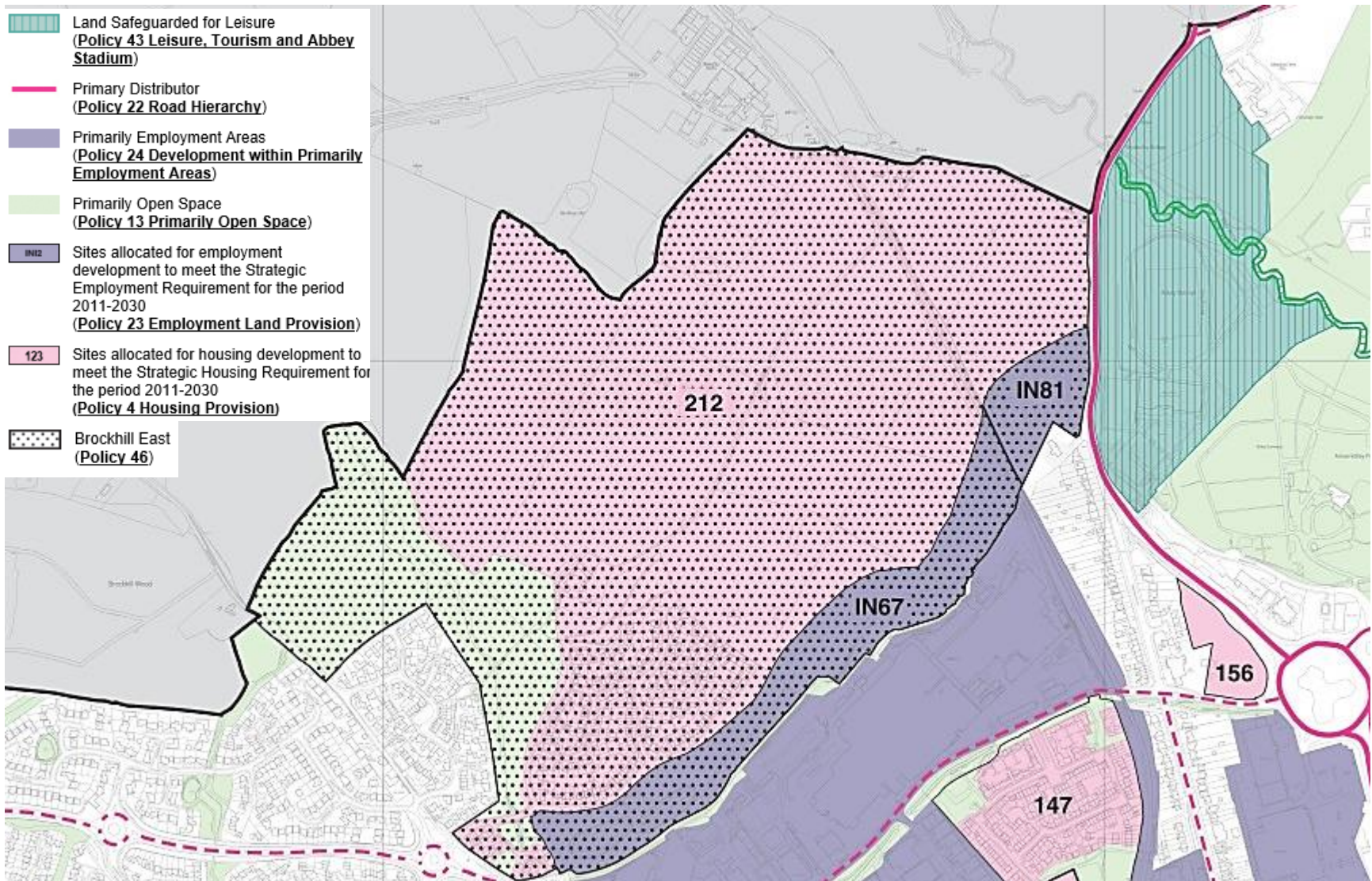
South-west from Dagnell End Road



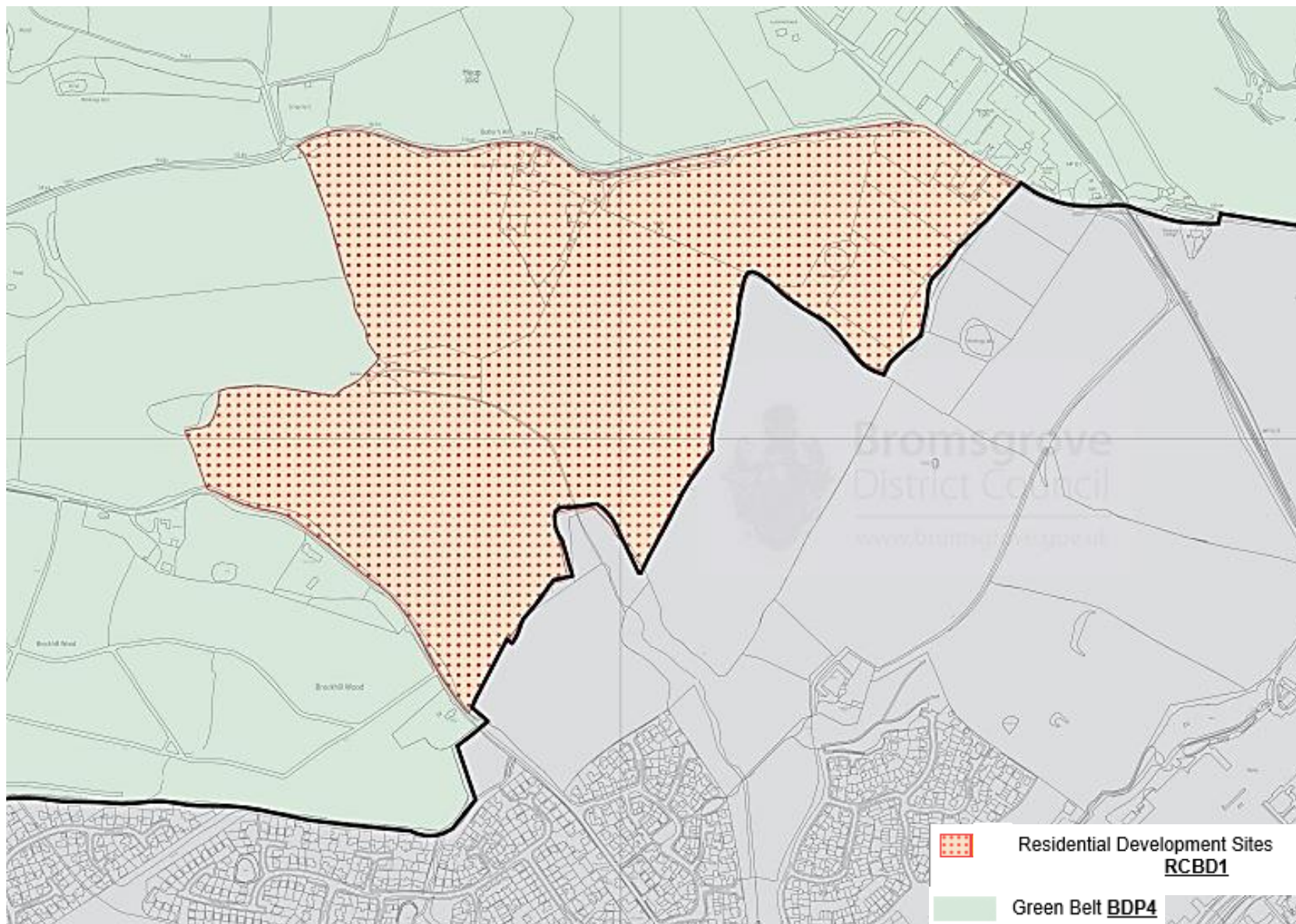
Administrative Boundaries



Borough of Redditch Local Plan Allocation



Bromsgrove District Plan Allocation



Capacity plan



Extract of Capacity Plan






















	Residential Development	23.0Ha
	Residential Development	4.1Ha
	Proposed District Centre	0.8ha
	Approved School	
	Land with approval for conversion of barns to 7 dwellings	
	Phase 1 and Phase 2 land	
	Indicative Access Routes	
	Potential cutting across ridgeline to minimise gradient, planting to soften	
	Potential access point [Cyclists & pedestrians]	
	Green Infrastructure [to include pedestrian/ recreational routes, areas for play, structural planting, drainage proposals and open green space]	
	Key Pedestrian / Recreation Routes	
	Topographic High Points	
	Existing Trees/ Woodland	
	Potential for Structural Planting	
	Existing Watercourse/ Wet ground	
	Potential Zone for Drainage Proposals [To be confirmed by engineers]	
	Potential Playspace	
	Viewpoint with Seat [Part of a 'ridgeway' amenity walking route]	
	District Boundary between RBC & BDC	

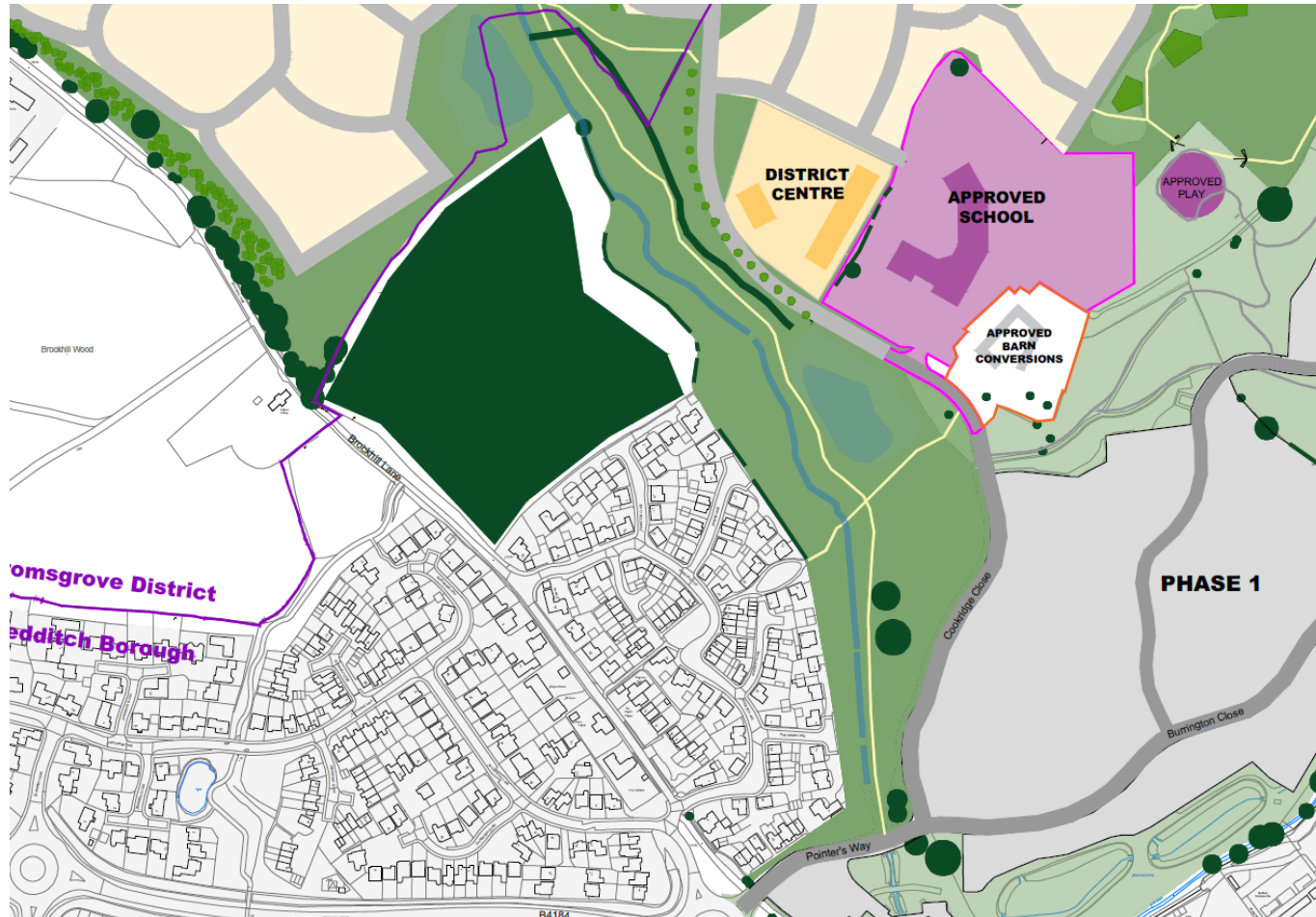
Extract of Capacity Plan



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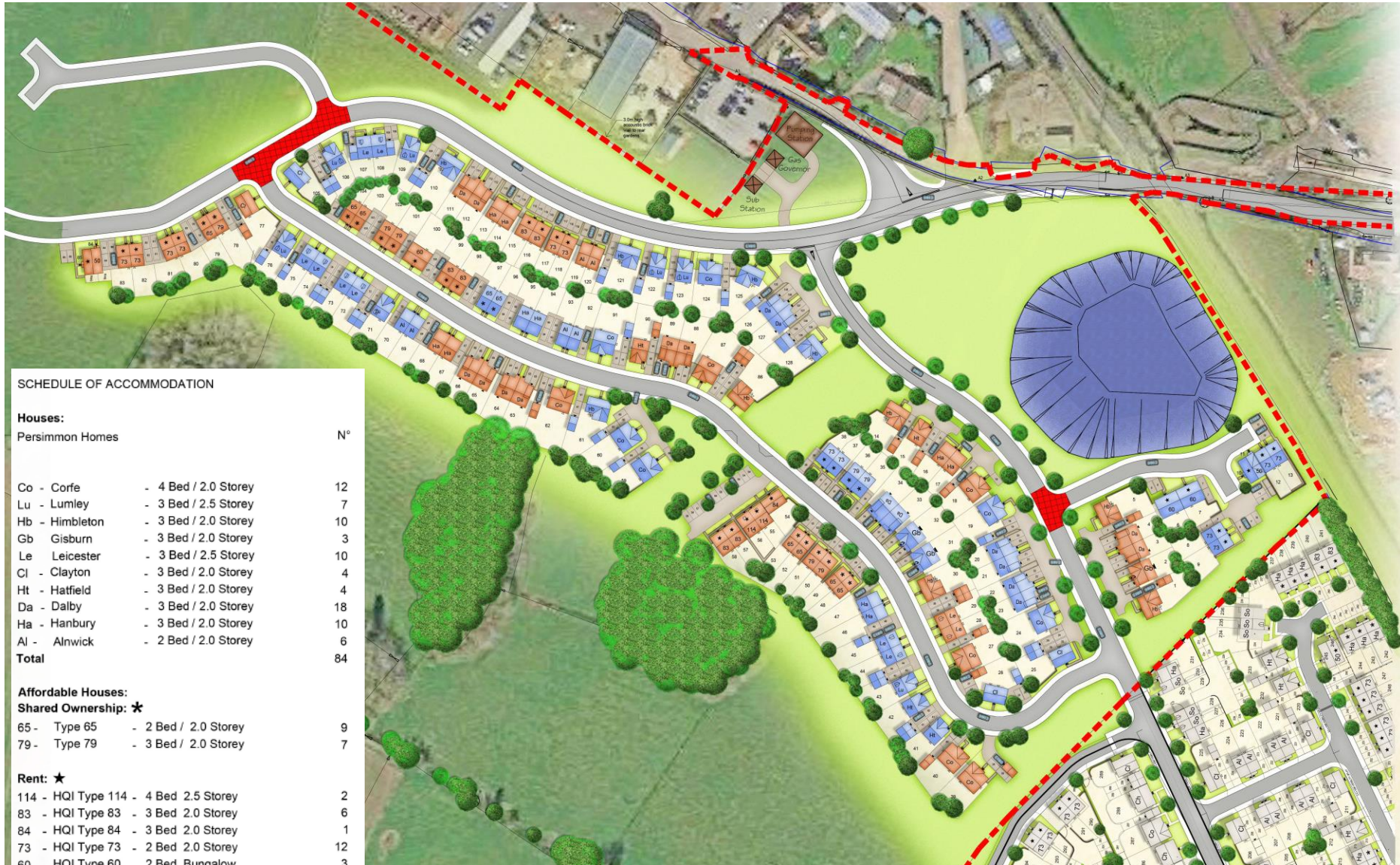
Proposed Access Points



Proposed Street Hierarchy



Full Element of Hybrid Application



SCHEDULE OF ACCOMMODATION

Houses:

Persimmon Homes

		N°
Co - Corfe	- 4 Bed / 2.0 Storey	12
Lu - Lumley	- 3 Bed / 2.5 Storey	7
Hb - Himbleton	- 3 Bed / 2.0 Storey	10
Gb - Gisburn	- 3 Bed / 2.0 Storey	3
Le - Leicester	- 3 Bed / 2.5 Storey	10
Cl - Clayton	- 3 Bed / 2.0 Storey	4
Ht - Hatfield	- 3 Bed / 2.0 Storey	4
Da - Dalby	- 3 Bed / 2.0 Storey	18
Ha - Hanbury	- 3 Bed / 2.0 Storey	10
Al - Alnwick	- 2 Bed / 2.0 Storey	6
Total		84

Affordable Houses:

Shared Ownership: ★

65 - Type 65	- 2 Bed / 2.0 Storey	9
79 - Type 79	- 3 Bed / 2.0 Storey	7

Rent: ★

114 - HQI Type 114	- 4 Bed 2.5 Storey	2
83 - HQI Type 83	- 3 Bed 2.0 Storey	6
84 - HQI Type 84	- 3 Bed 2.0 Storey	1
73 - HQI Type 73	- 2 Bed 2.0 Storey	12
60 - HQI Type 60	- 2 Bed Bungalow	3
50 - HQI Type 50	- 1 Bed Flat	4

Total 44

Total Overall 128



Enlarged image 1

Enlarged image 2



Tenure Plan



Affordable Housing Plan



Building Heights



Example of House Types –Affordable

73 House Type -2 Bed Semi detached

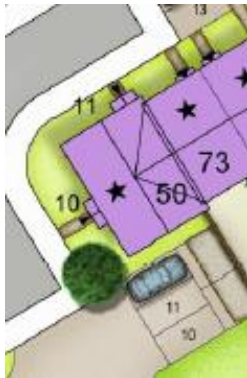


House Type 60 -2 Bed bungalow



Ground Floor Plan.

House Type 50 - 1 bed apartments



Ground Floor Plan.



First Floor Plan.

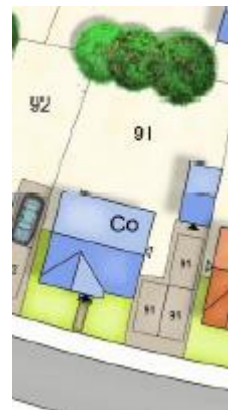


83 House Type -3 Bed semi detached



Examples of Market Housing

Corfe 4 bed – Detached



Lumley 3 bedroom



Front Elevation

Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

PERSIN



Himbleton 3 bed detached



Front Elevation



Side Elevation



Rear Elevation



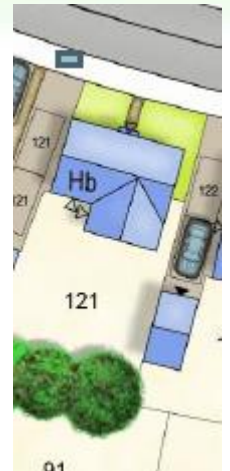
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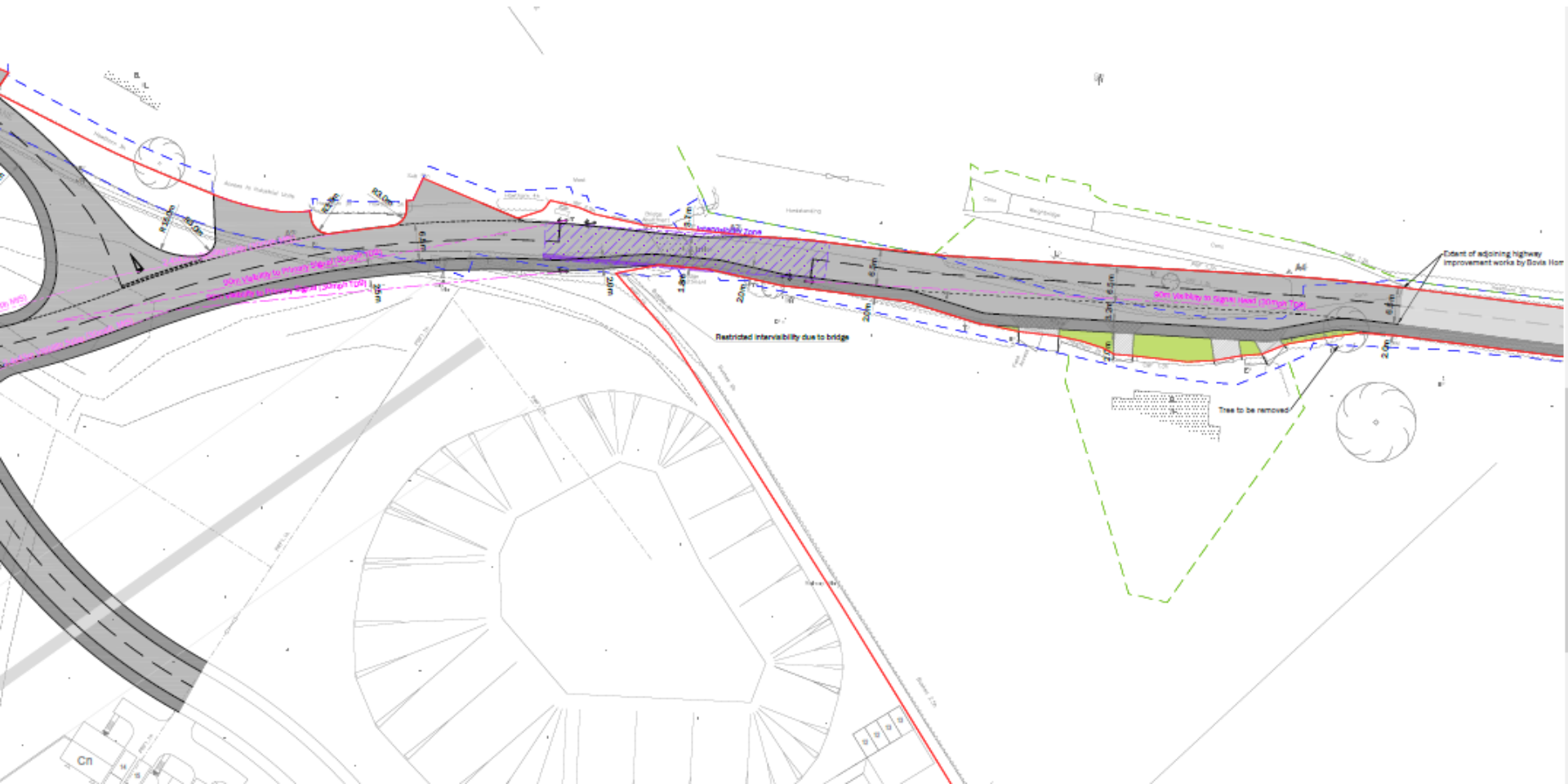
Side Elevation



Hanbury 2 bed semi-detached



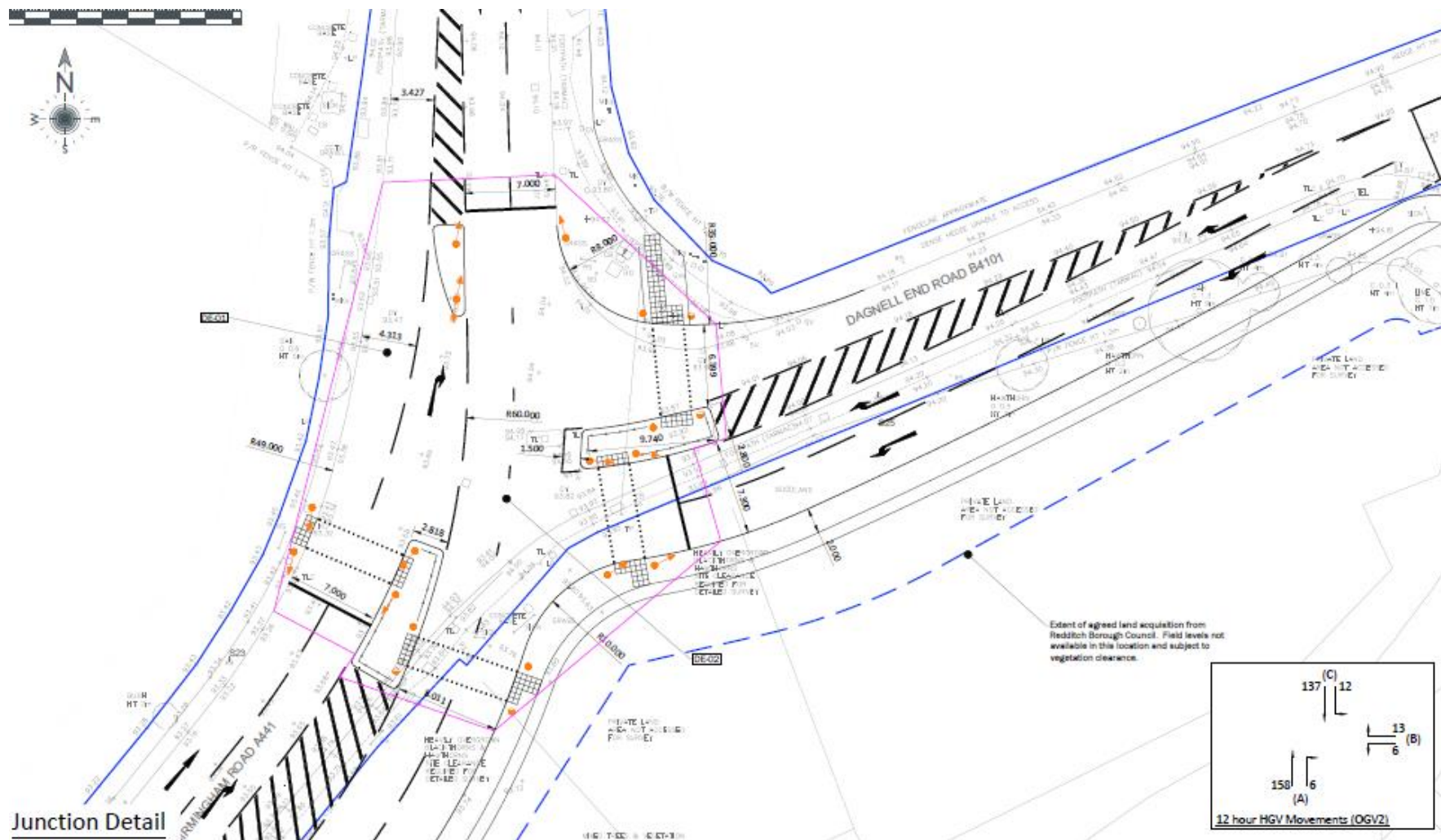
Highways -Weights Lane improvement scheme



Extract from PJA Drawing Ref: 02809 TR
03 Rev P6

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03 Rev P6

Weights Lane Improvement Scheme (S278)



Extract from PJA Drawing Ref: 02809 TR 03
Rev P6