

**Redditch Borough Council
Planning Committee**

**Committee Updates
19th April 2023**

21/00447/OUT The Alexandra Hospital, Woodrow Drive

Consultations

One additional consultation response has been received from North Worcestershire Water Management who have no objection to the proposal subject to the following condition:

Additional Condition

31. No works in connection with site drainage shall commence until a scheme a surface water drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. The strategy shall include details of surface water drainage measures, including for hardstanding areas, and shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS). If possible infiltration techniques are to be used and the plan shall include the details and results of field percolation tests. If a connection to a sewer system is proposed, then evidence shall be submitted of the in principle approval of Severn Trent water for this connection. The scheme should include run off treatment proposals for surface water drainage. Where the scheme includes communal surface water drainage assets proposals for dealing with the future maintenance of these assets should be included. The scheme should include proposals for informing future homeowners or occupiers of the arrangements for maintenance of communal surface water drainage assets. The approved surface water drainage scheme shall be implemented prior to the first use of the development and thereafter maintained in accordance with the agreed scheme.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

Representations

One further representation has been received making comments in objection to the proposal:

I have major concerns, as a resident of Wirehill, about the increase in traffic on Woodrow Drive, and the negative impact this will have. A lot of the traffic flow reports appear to have been conducted in lockdown which is hardly representative of today's traffic flow in 2023. As Cllr Emma Marshall says in her comment, the road is already running at capacity at peak times with there being daily queues in both directions at the roundabouts at each end of Woodrow Drive. Given it is dual carriageway for part of the road, it then inexplicably narrows to single lane at the mini roundabout at the junction with Quinneys Lane - this is too small to cope with the volume and size of traffic going up and down Woodrow Drive, and the traffic (including emergency vehicles), going to the hospital. The housing development company and council need to work together to provide a satisfactory solution to widening the whole of Woodrow Drive from start to finish (dual carriageway from McDonalds to the junction with Studley Road is what is really required). If you look at Redditch as a grid, you have the A4023 and the Warwick Highway, both of which are dual carriageway, but on our side of town, we're left with bits of intermittent dual carriageway narrowing to single-laned road, covering an ever-expanding residential area, schools and the hospital. It doesn't make sense.

If the proposed care home and Aldi on the hospital site are likely to go ahead, then there is no way the road setup is able to cope with huge lorry deliveries and the increase in traffic a supermarket would bring. Better to sort the road infrastructure out now, and get all the development companies involved to pay their share - £46,000 to highways from this company seems paltry.

On a separate issue we have seen deer in the woodland behind the empty nurses accommodation - what provision has been made to ensure you aren't disturbing a vital habitat as there is no mention of deer in the ecological report. I have a photo of the one we saw but can't attach it.

To ensure you keep up with Redditch commitment to green spaces I would encourage the retention of all the surrounding trees to hide the housing.

And please make an official pedestrian access to the back of the new housing and hospital so that residents of Wirehill can access it direct.

23/00252/FUL 1 Tysoe Close, Redditch

No updates