

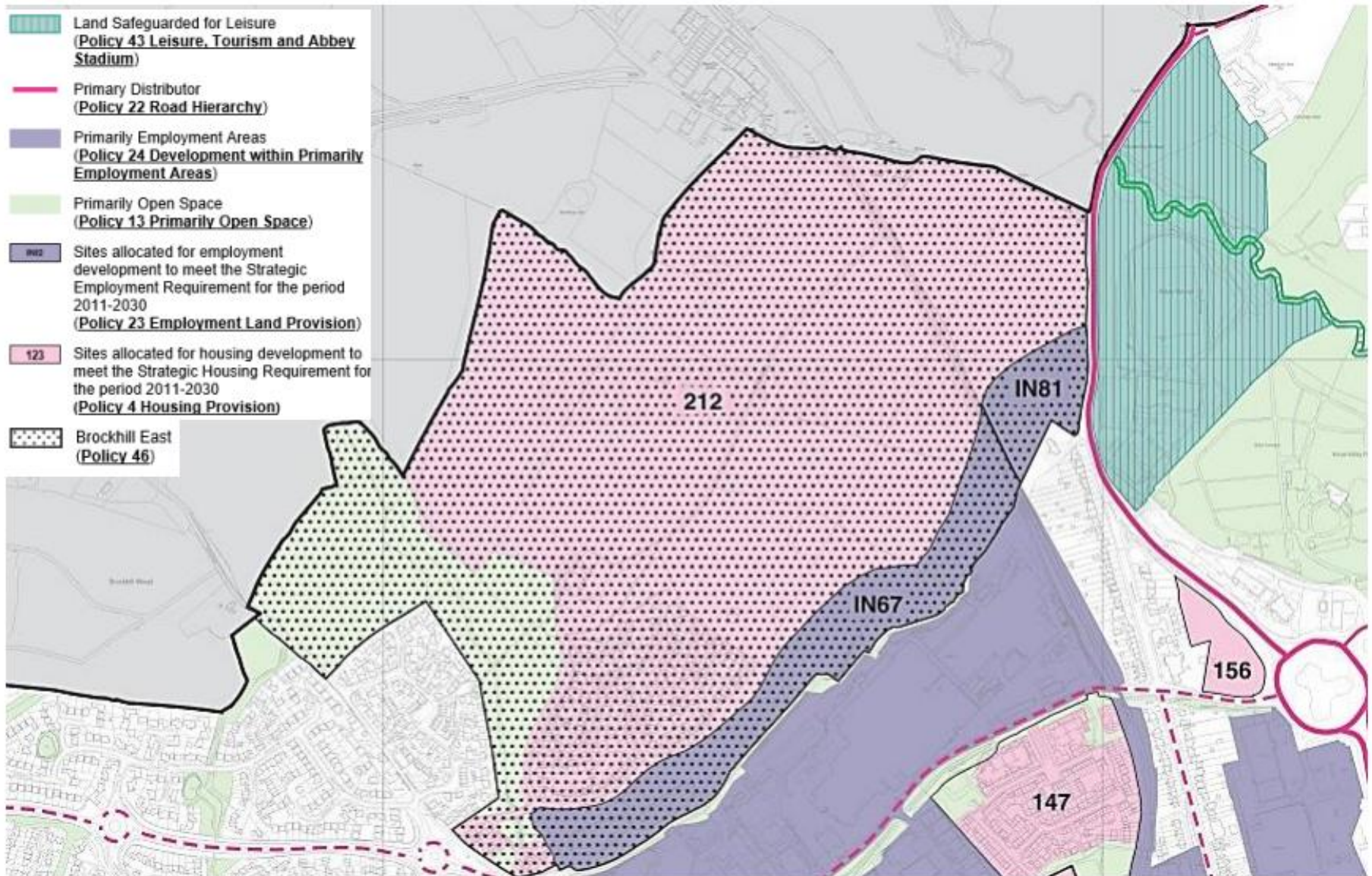
22/01553/REM

Sixth Phase of Persimmon Brockhill Development,
Weights Lane, Redditch, Worcestershire

Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 109 dwellings and associated works and infrastructure, pursuant to the outline planning permissions 19/00976/HYB and 19/00977/HYB. (Cross boundary application with Bromsgrove DC 22/01608/REM).

Recommendation: Grant Subject to Conditions

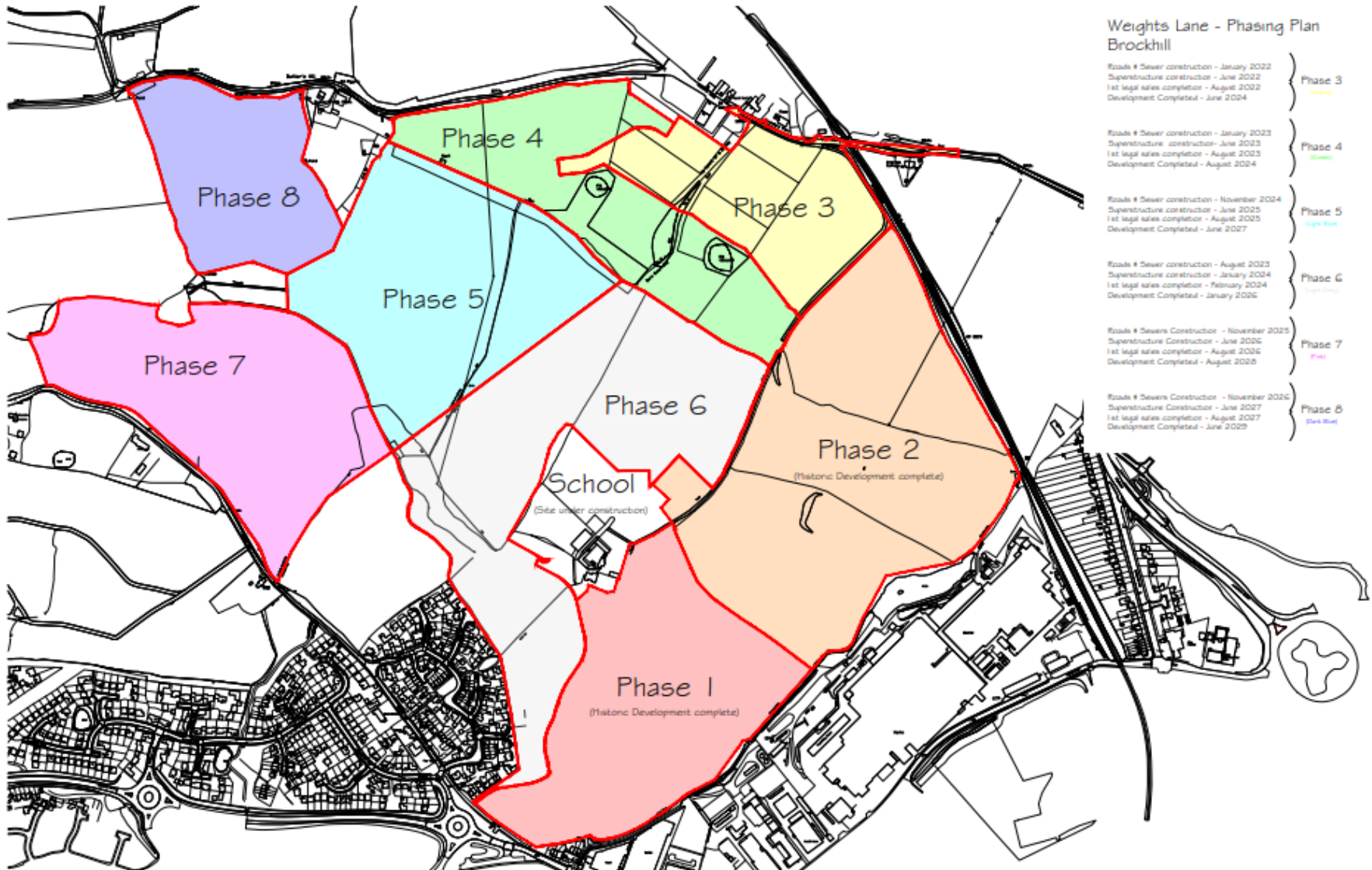
Borough of Redditch Local Plan Allocation



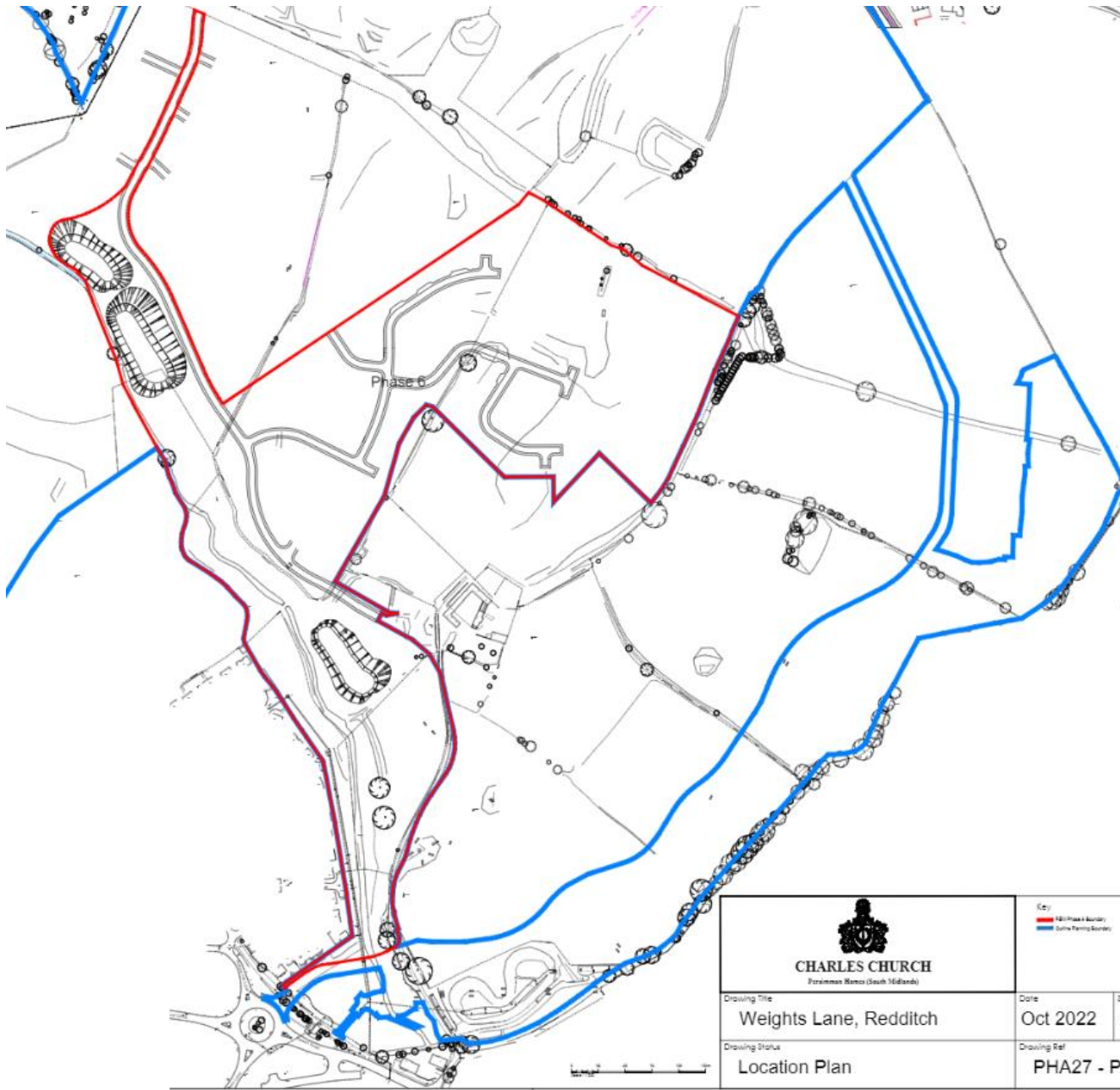
Approved Framework Plan




Approved Phasing Plan



Site Location Plan

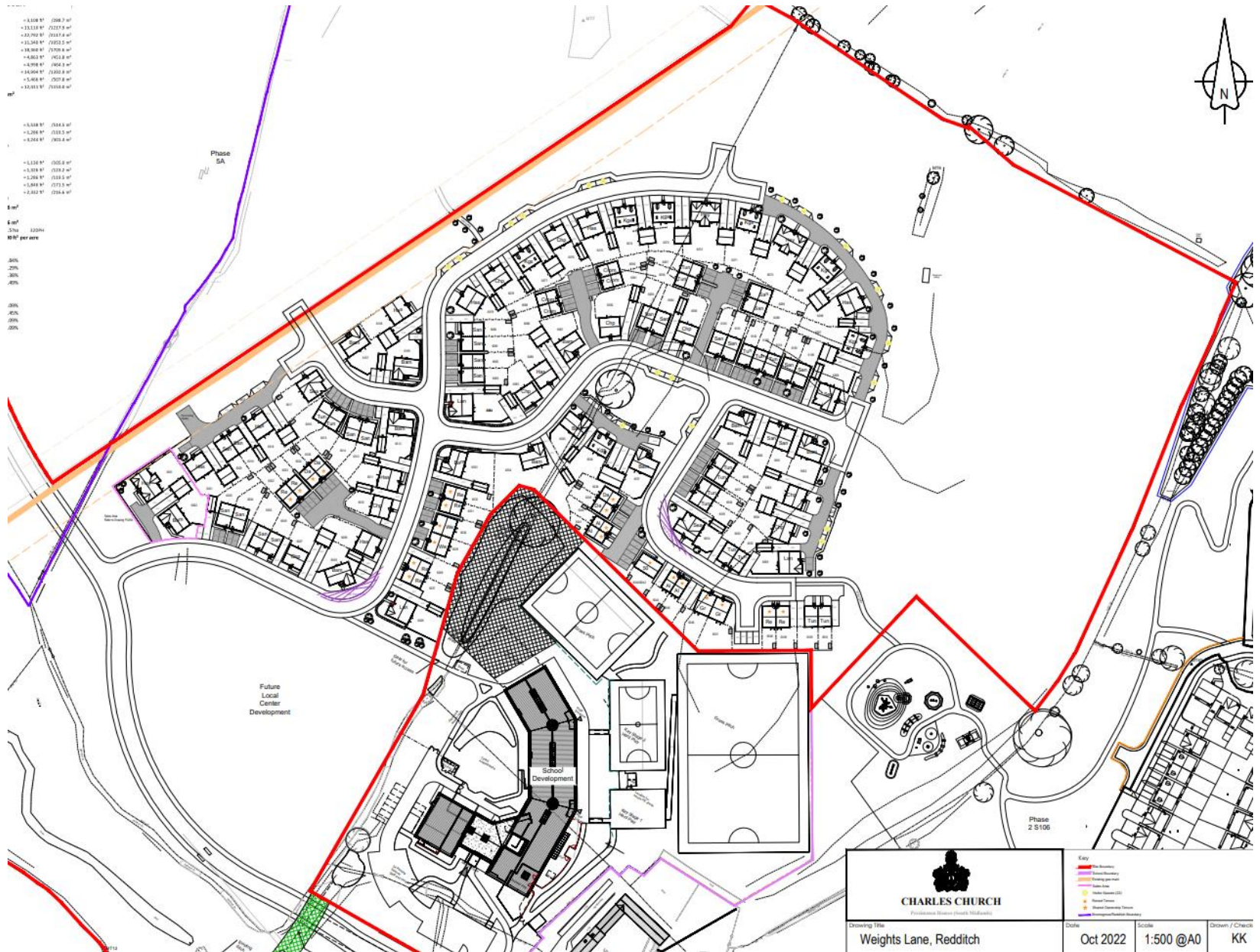


 CHARLES CHURCH <small>Parish Church (South Midlands)</small>		Key ■ Hill Phase 1 Boundary ■ Blue Parking Boundary	
Drawing Title Weights Lane, Redditch		Date Oct 2022	So 1
Drawing Status Location Plan		Drawing Ref PHA27 - PL	

Satellite View



Proposed Layout



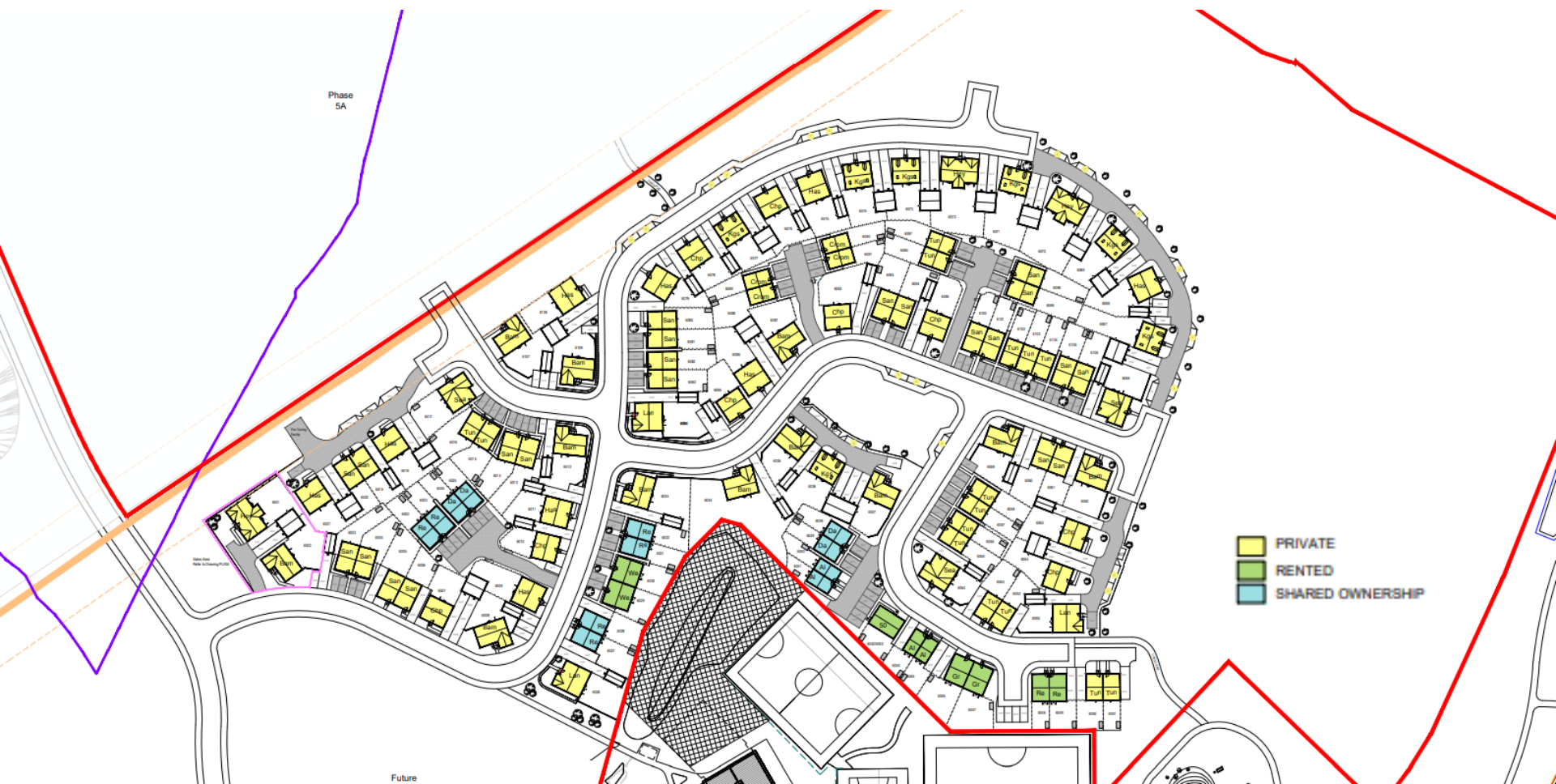
 CHARLES CHURCH <small>Professional Services Group Ltd (England)</small>	Key <ul style="list-style-type: none"> — Plot Boundary — Proposed Footprint — Proposed Footprint — Proposed Footprint — Proposed Footprint — Proposed Footprint — Proposed Footprint — Proposed Footprint 	Date Oct 2022	Scale 1:500 @A0	Drawn / Check KK

Proposed Site Layout (Colour)

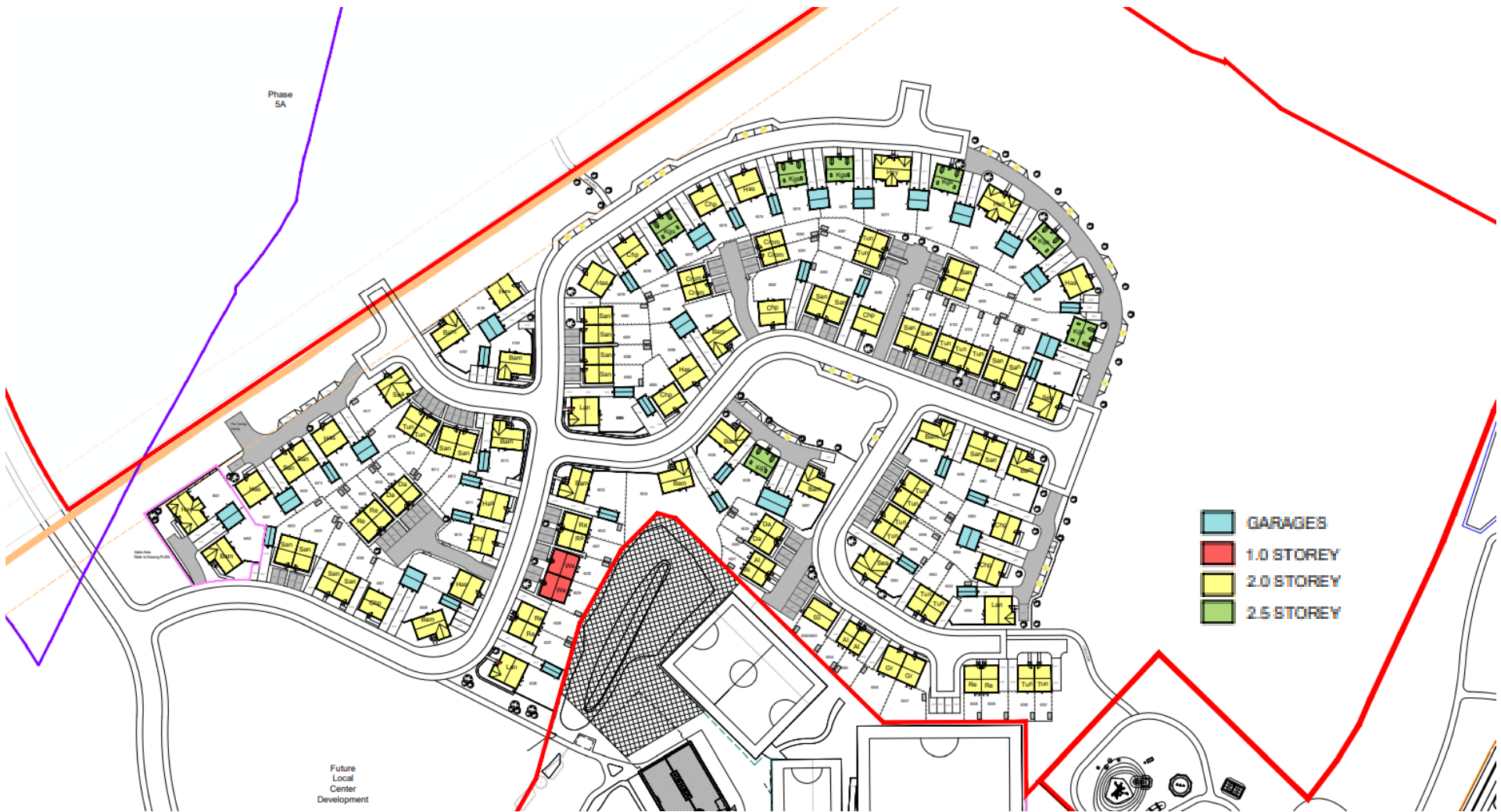


11 no. @	1014 sq' / 95.2 sq'	+1,108 sq'	1,108 sq'
22 no. @	1,014 sq' / 95.2 sq'	+2,226 sq'	2,226 sq'
9 no. @	1,208 sq' / 113.3 sq'	+1,087 sq'	1,087 sq'
12 no. @	1,008 sq' / 95.8 sq'	+1,209 sq'	1,209 sq'
3 no. @	1,012 sq' / 95.6 sq'	+4,562 sq'	4,562 sq'
9 no. @	1,008 sq' / 95.8 sq'	+4,562 sq'	4,562 sq'
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9 no. @	1,008 sq' / 95.8 sq'	+4,562 sq'	4,562 sq'
87 no. @	111,442 sq' / 10,255.8 sq'		
4 no. @	803 sq' / 76.2 sq'	+1,108 sq'	1,108 sq'
2 no. @	803 sq' / 76.2 sq'	+1,108 sq'	1,108 sq'
4 no. @	812 sq' / 77.5 sq'	+4,562 sq'	4,562 sq'
12 no. @	4,130 sq' / 428.8 sq'		
2 no. @	563 sq' / 52.2 sq'	+1,108 sq'	1,108 sq'
2 no. @	569 sq' / 53.4 sq'	+1,108 sq'	1,108 sq'
2 no. @	612 sq' / 57.7 sq'	+1,108 sq'	1,108 sq'
2 no. @	592 sq' / 55.7 sq'	+1,108 sq'	1,108 sq'
2 no. @	592 sq' / 55.7 sq'	+1,108 sq'	1,108 sq'
2 no. @	592 sq' / 55.7 sq'	+1,108 sq'	1,108 sq'
10 no. @	7,332 sq' / 735.8 sq'		
22 no. @	12,696 sq' / 1,196.8 sq'		
100 no. @	13,840 sq' / 1,190.8 sq'		
Area:	8.25 ac	15.1 ac	32,914 sq'
			34,000 sq' per acre
Mixable:	87 no. @		31.8%
2 beds:	33 no. @		25.2%
3 beds:	27 no. @		20.2%
4 beds:	36 no. @		26.8%
5 beds:	37 no. @		28.4%
Mixable:	23 no. @		9.8%
1 bed:	2 no. @		0.8%
2 beds:	10 no. @		4.1%
3 beds:	2 no. @		0.8%
4 beds:	2 no. @		0.8%
Mixable:	31.5%		

Proposed Tenure Plan



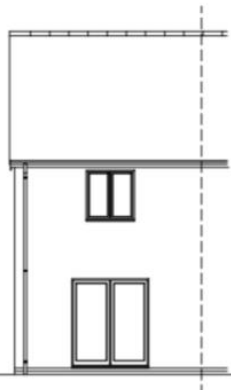
Proposed Massing Plan



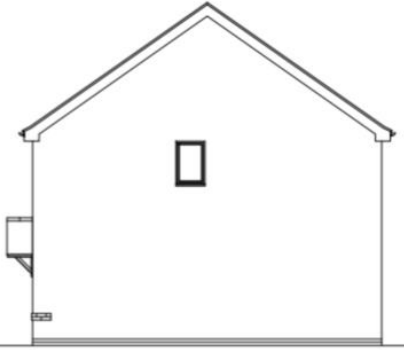
Examples of Proposed Dwellings



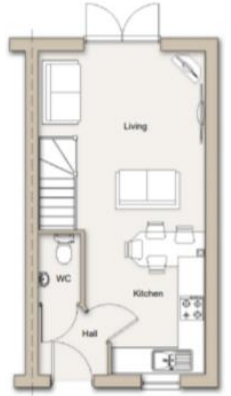
Front Elevation



Rear Elevation



Side Elevation



Ground Floor Plan

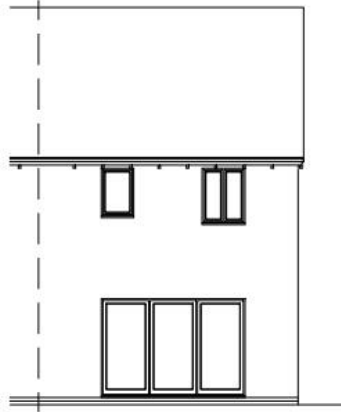


First Floor Plan

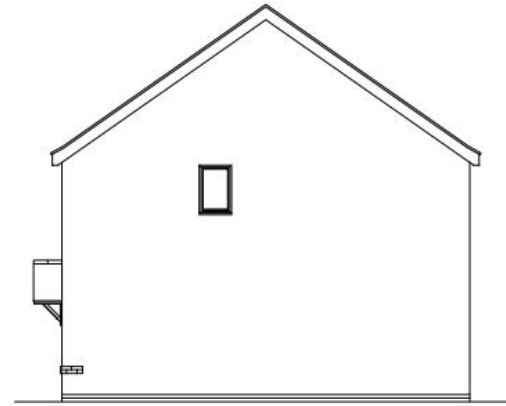
Alnmouth 2 bed – Semi
(Affordable)



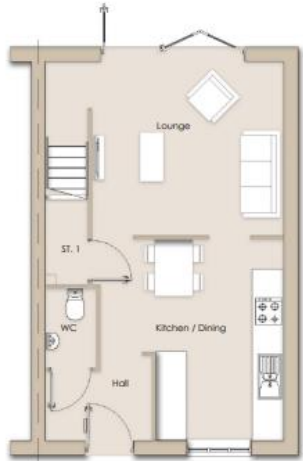
Front Elevation



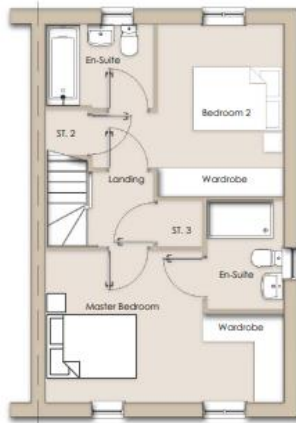
Rear Elevation



Side Elevation



Ground Floor Plan



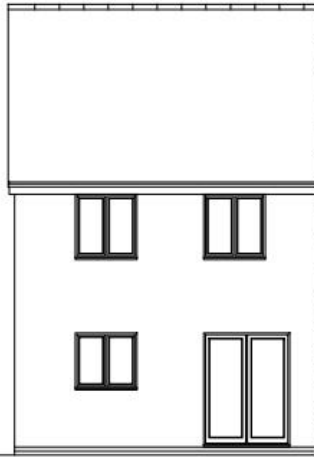
First Floor Plan

Tunstall 2 bed – Semi (Market)

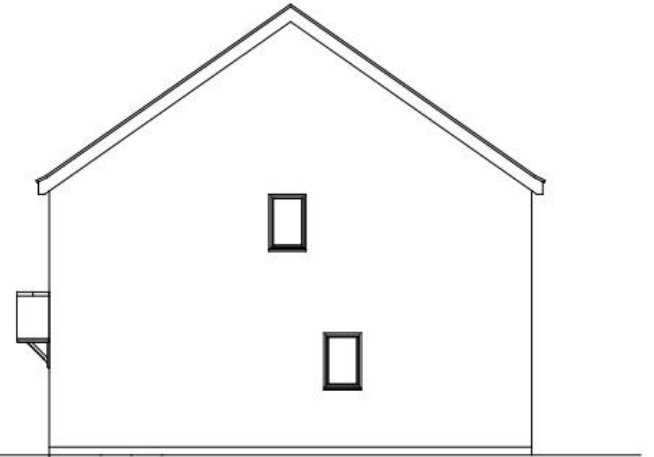




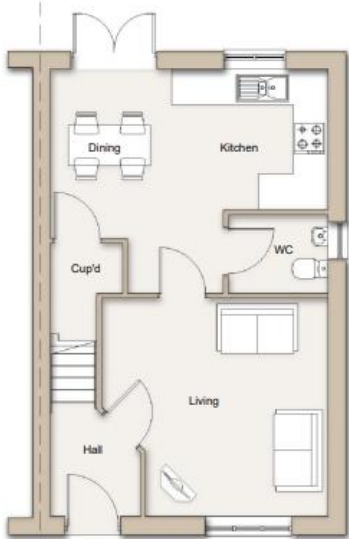
Front Elevation



Rear Elevation



Side Elevation



Ground Floor Plan

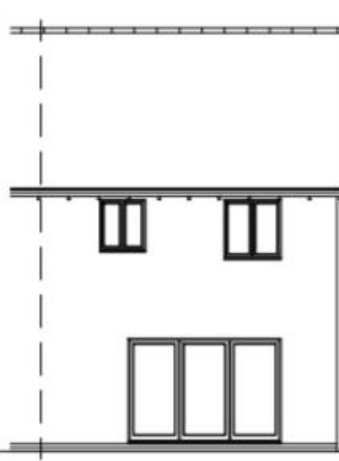


First Floor Plan

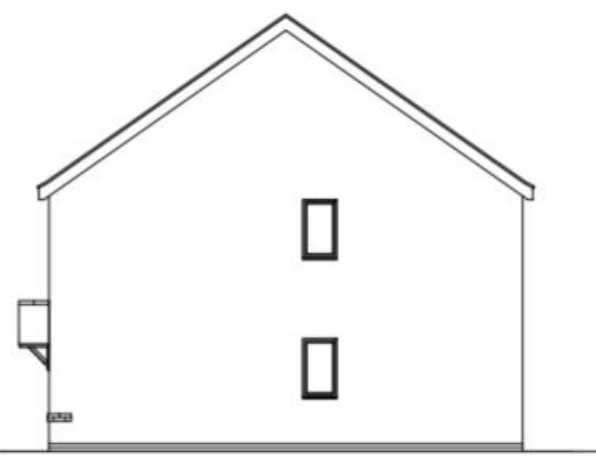
**Rendlesham 3 bed – Semi
(Affordable)**



Front Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



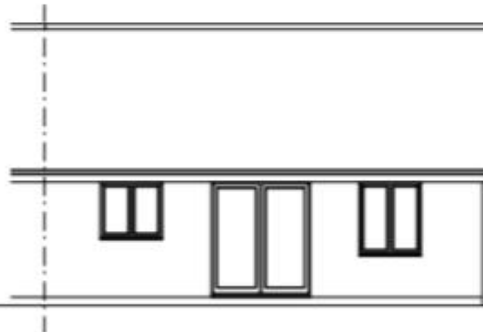
First Floor Plan

Sandbanks 3 bed – Semi (Market)





Front Elevation



Rear Elevation



Side Elevation



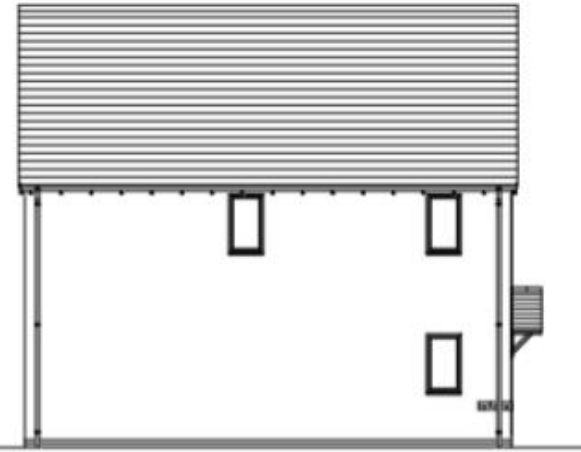
Ground Floor Plan

Wentwood 2 bed – Semi detached bungalow (Affordable)



Front Elevation

Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

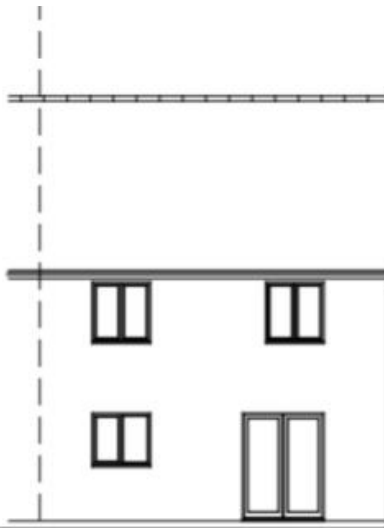


Side Elevation

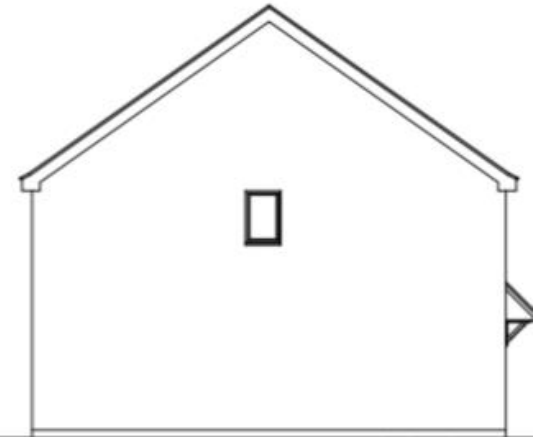
HQI 50 PLANS 1 bed – Maisonettes (Affordable)



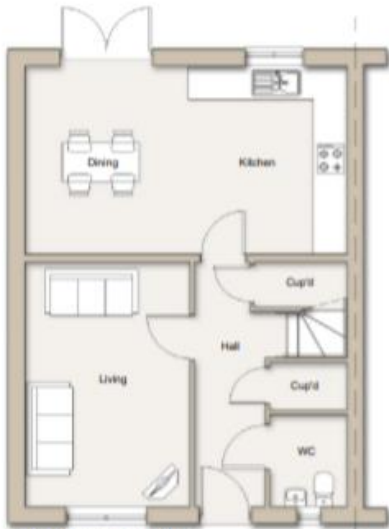
Front Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

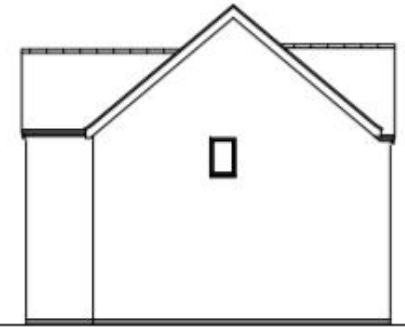
Grizedale 4 bed – Semi Detached (Affordable)



Front Elevation



Rear Elevation



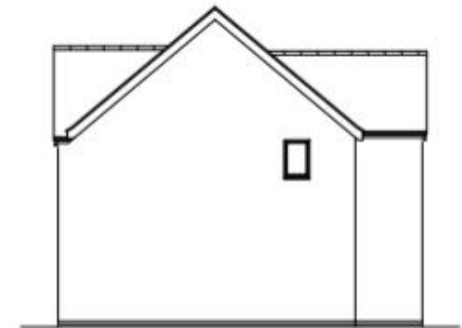
Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

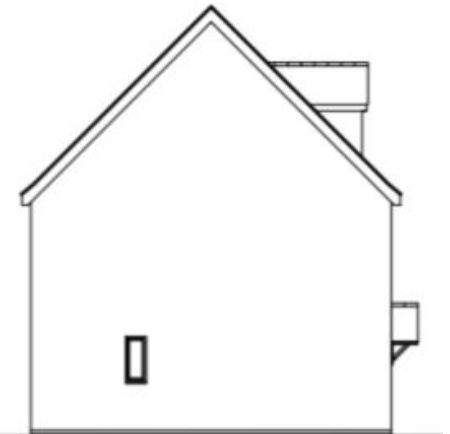
Hasting 4 bed – Detached (Market)



Front Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

Kingsand 5 bed – Detached (Market)

Proposed Streetscene



Street Scene A - A



KEY



Street Scene A - A Continued



Street Scene B - B

Proposed Streetscene



Street Scene CC

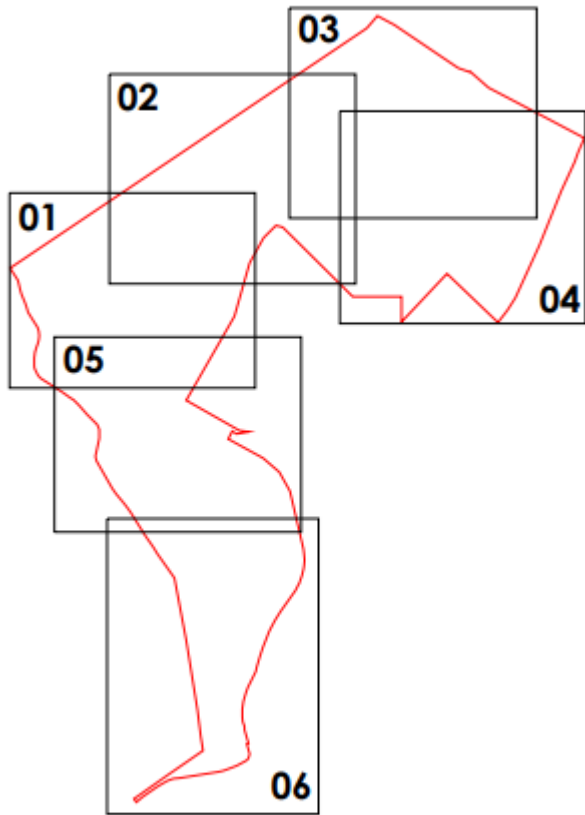


Street Scene DD












Street Scene EE

Proposed Landscaping

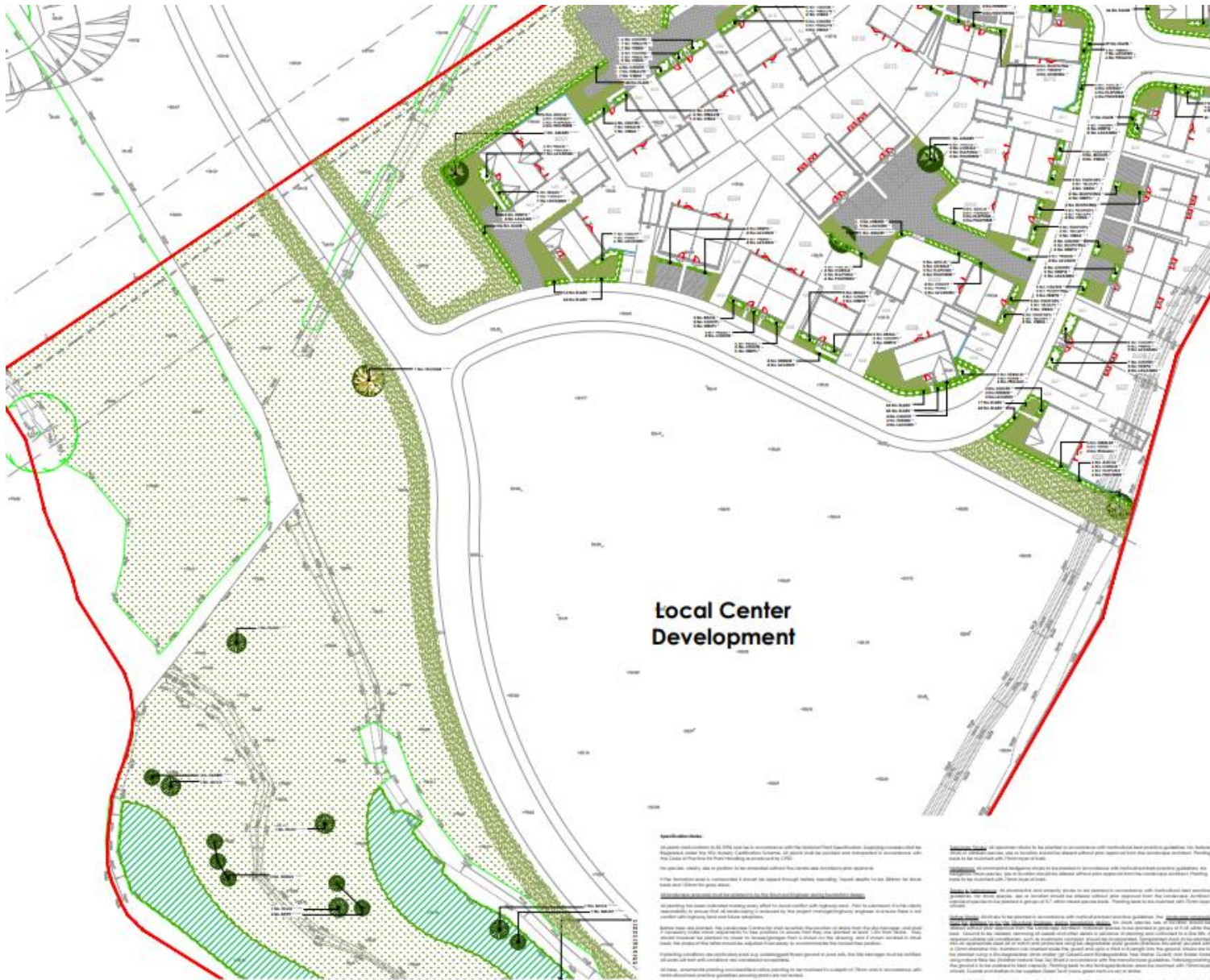


Location Plan

Key	
Trees	
Single Species Hedgerow	
Shrubs	
Native Shrub Mix 1	
Native Shrub Mix 2	
Turf Areas	
Amenity Grassland	
Amenity Meadow	
Suds Meadow	

Landscaping

1



Local Center Development

Specifications:

All plants and materials to be specified in accordance with the Uniform Plant Classification. Landscaping materials shall be specified under the UNCS (UNIFORM PLANT CLASSIFICATION SYSTEM) unless otherwise specified. Planting shall be specified and measured in accordance with the Code of Practice for Planting as provided by UNCS.

The specified quantity is in addition to the amount of stock plants specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings.

Stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings.

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Planting Schedule: All planting shall be completed by the date specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings.

Planting Method: All planting shall be completed by the date specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings. The quantity of stock plants shall be specified in the drawings.

Specification Notes

1. All plants and materials to be used in accordance with the relevant Plant Specification, Supply sources and the Regional Water for All Native Planting Scheme. All plants shall be proven and transported in accordance with the Code of Practice for their handling and protection (CPA).

2. The Contractor shall be responsible for the maintenance of the site during the construction period.

3. If the Contractor is a contractor it must be approved through tendering. Tenders must be set within 10 days for each contract. (Open to public view).

4. The Contractor shall be responsible for the maintenance of the site during the construction period.

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29. The Contractor shall be responsible for the maintenance of the site during the construction period.

30. The Contractor shall be responsible for the maintenance of the site during the construction period.





4

NOTIFICATION:

As per the conditions of the M.O.U. and the conditions of the National Plan Specifications, including but not limited to the conditions of the City of Vancouver's Landmarks Act, all plans and documents submitted in accordance with the Code of the City of Vancouver shall be subject to the following conditions:

1. The applicant shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

2. The applicant shall be responsible for ensuring that the proposed development complies with all applicable laws, regulations, and codes.

3. The applicant shall be responsible for providing all necessary information and documentation to the relevant authorities.

4. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's policies and objectives.

5. The applicant shall be responsible for ensuring that the proposed development is consistent with the National Plan Specifications.

6. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Landmarks Act.

7. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Official Community Plan.

8. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Zoning Bylaw.

9. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Development Cost Charge Bylaw.

10. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Environmental Assessment Act.

11. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Heritage Conservation Act.

12. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Parks and Recreation Act.

13. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Public Works Act.

14. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Transportation Act.

15. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Utilities Act.

16. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Water Act.

17. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Sewerage Act.

18. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Solid Waste Act.

19. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Air Quality Act.

20. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Noise Act.

21. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Environmental Health Act.

22. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Occupational Safety and Health Act.

23. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Labour Act.

24. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Employment Act.

25. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Human Resources Act.

26. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Training Act.

27. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Skills Development Act.

28. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Youth Act.

29. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Seniors Act.

30. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Disability Act.

31. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Gender Equality Act.

32. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Anti-Racism Act.

33. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Anti-Discrimination Act.

34. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Human Rights Act.

35. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Access to Information Act.

36. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Freedom of Information Act.

37. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Privacy Act.

38. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Access to Information Act.

39. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Freedom of Information Act.

40. The applicant shall be responsible for ensuring that the proposed development is consistent with the City's Privacy Act.





6

Indicative Affordable Housing Phasing Plan

