

# 21/01830/FUL

Land West Of, Hither Green Lane, Redditch,  
Worcestershire, B98 9AZ

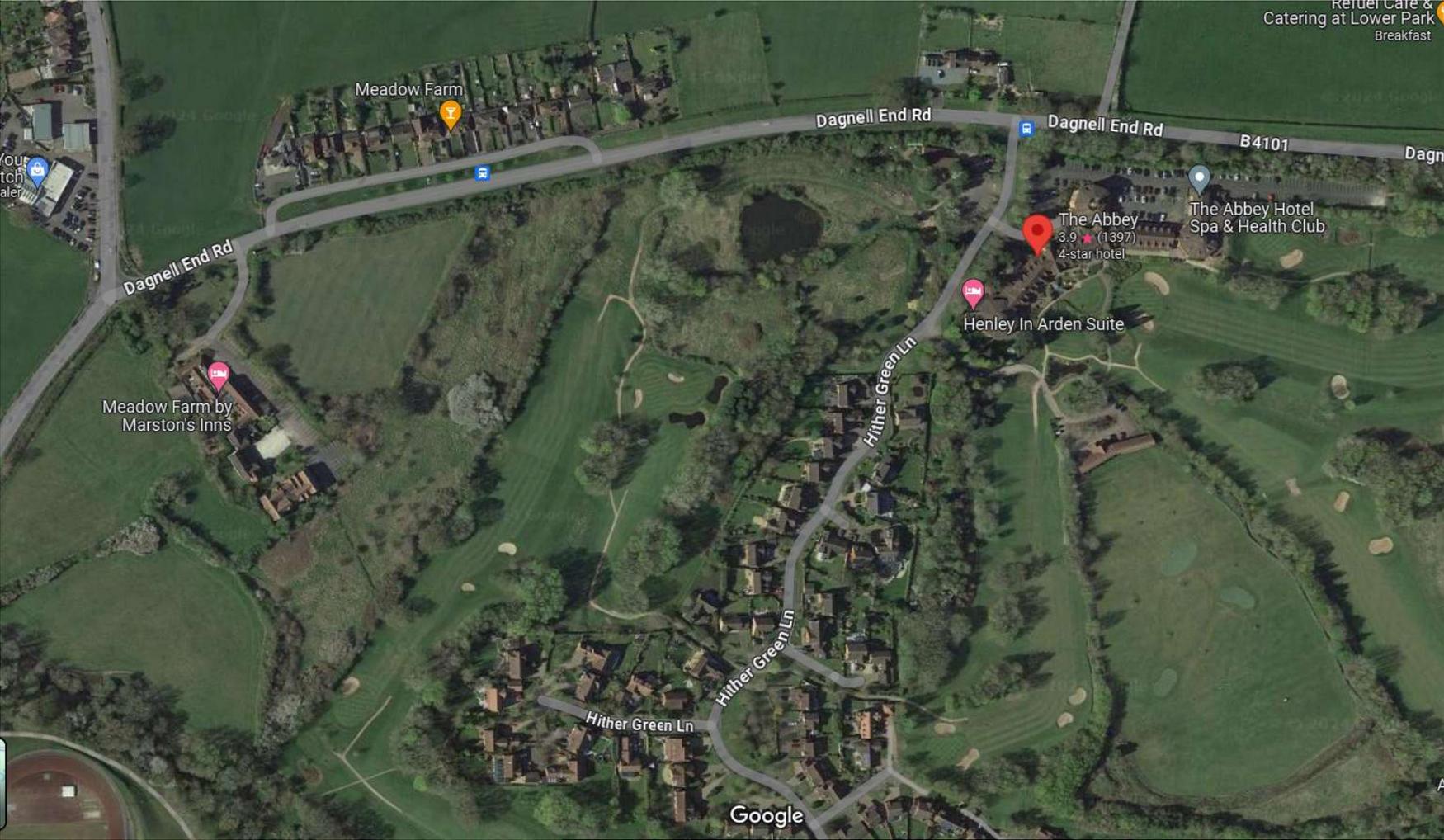
Residential development (Class C3) with a vehicular access point onto Hither Green Lane, play areas, public open space including footways and cycleways, sustainable urban drainage systems and all other ancillary and enabling infrastructure

Recommendation: delegate to grant subject to conditions and a legal agreement

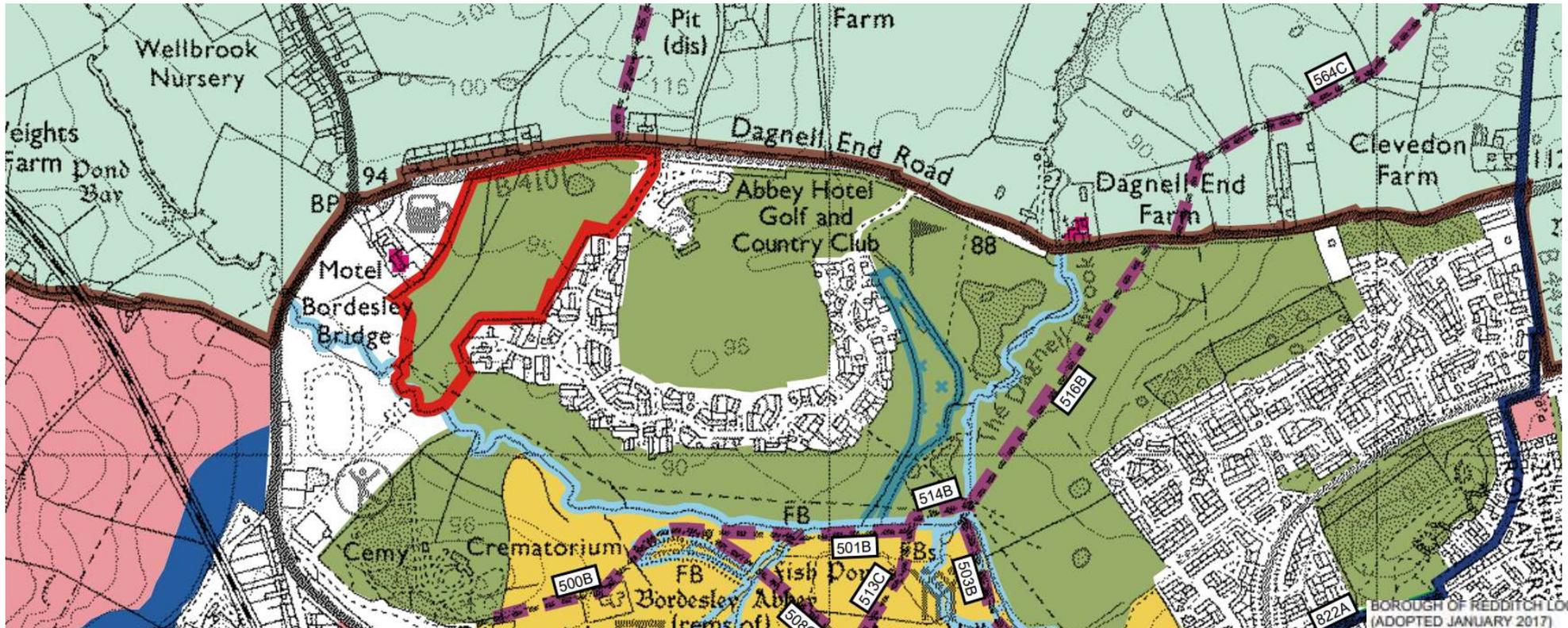




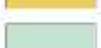
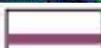
# Satellite View



# Context Plan



BOROUGH OF REDDITCH LOCAL PLAN NO.4  
(ADOPTED JANUARY 2017)

- |  |                   |   |                        |   |   |
|--|-------------------|---|------------------------|---|---|
|  | SITE BOUNDARY     |  | LISTED BUILDINGS       |  | ALLOCATED EMPLOYMENT DEVELOPMENT SITES  |
|  | DISTRICT BOUNDARY |  | LOCAL NATURE RESERVE   |  | ALLOCATED RESIDENTIAL DEVELOPMENT SITES |
|  | ANCIENT WOODLAND  |  | NATIONAL CYCLE NETWORK |  | PRIMARILY OPEN SPACE                    |
|  | COUNTRY PARKS     |  | PARKS AND GARDENS      |  | SPECIAL WILDLIFE SITES                  |
|  | GREEN BELT        |  | PUBLIC BRIDLEWAY       |  | PUBLIC FOOTPATH                         |
|  |                   |   |                        |  | SCHEDULED MONUMENTS                     |
|  |                   |   |                        |  | SSSI                                    |

## Site Images



View east from the permissive footpath intersecting the site near its southern edge



View west from the permissive footpath intersecting the site near its southern edge

ALL IMAGES TAKE FROM  
LANDSCAPE AND VISUAL  
APPRAISAL BY SLR



View north into the site from the permissive footpath intersecting the site near it's southern edge



View looking north west into the site from the start of the permissive footpath into site from Hither Green Lane



View north  
towards the site  
from the north  
western edge of  
the existing  
housing on Hither  
Green Lane



View north west  
towards the site  
from the entrance  
of The Abbey Hotel



View south east  
towards the site  
from the end of  
footpath 628C on  
Dagnell End Road



View south west  
towards the site  
from the end of  
footpath 628C on  
Dagnell End Road



View south west  
towards the site  
from footpath  
628C



View south west  
towards the site  
from the front of  
property no.3 on  
Dagnell End Road



View east towards the site from the southern edge of Meadow Farm Pub car park



View north east towards the site from the A441 adjacent to the River Arrow



View looking south east towards the site from the A441 adjacent to the River Arrow

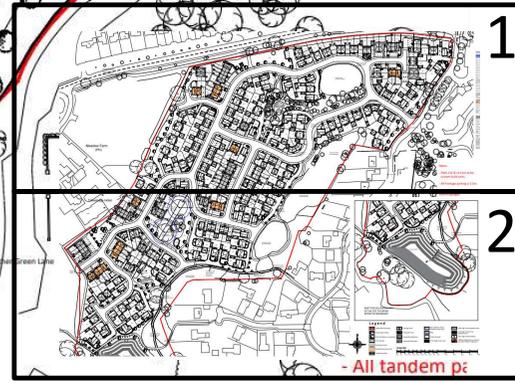


View looking east towards the site from the hill next to Abbey Stadium running track



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# Proposed Layout

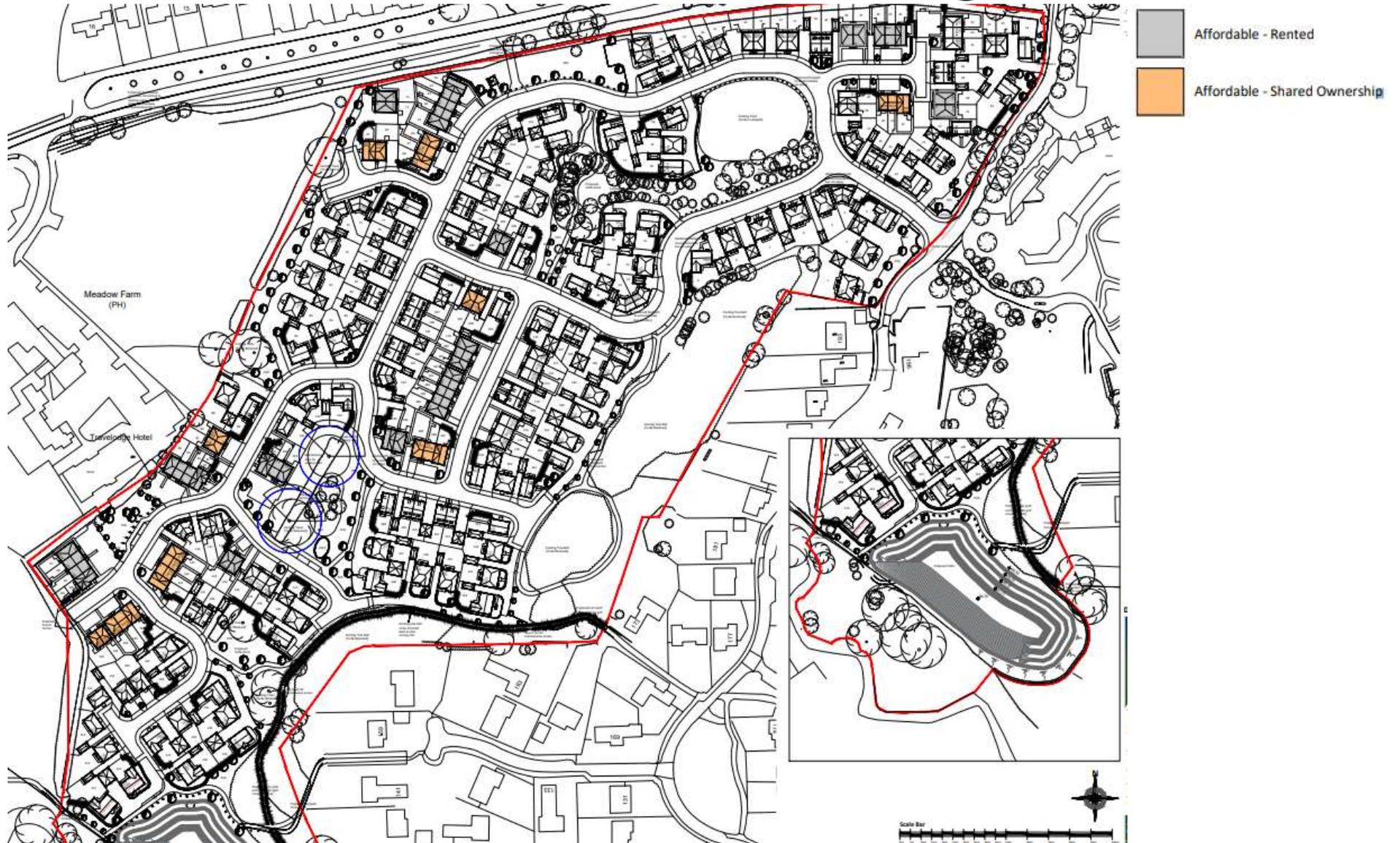




# Proposed Layout



# Affordable Housing



# Storey Heights



- Application Boundary
- 1 Storey garages
- 2 storey dwellings
- 2.5 storey dwellings

# Examples of Proposed Dwelling Types



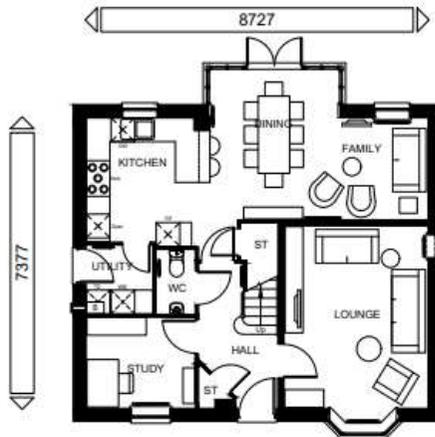
**FRONT ELEVATION**



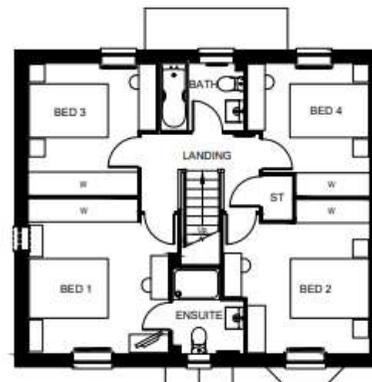
**REAR ELEVATION**



**SIDE ELEVATION**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

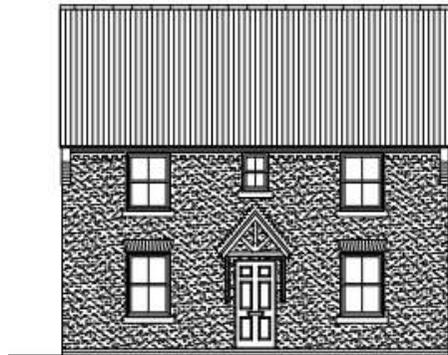


**SIDE ELEVATION**

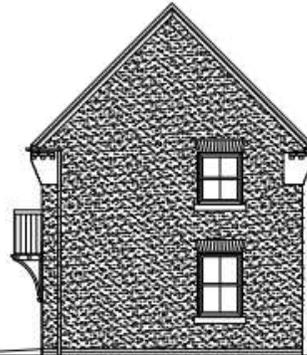
FOR PLOT SPECIFIC MATERIALS PLEASE REFER TO EXTERNAL MATERIALS DRAWING ME-24-31.

Plots (AS): 84, 160, 166.  
Plots (OPP): 12, 86, 147, 210, 211.

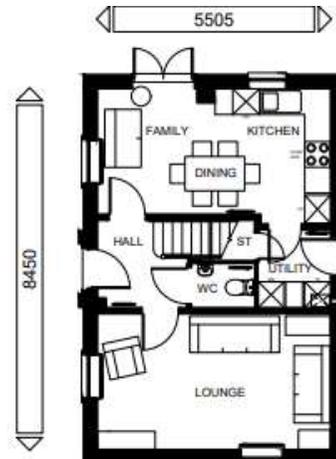
**Bradgate 4 bed –Detached (Market)**



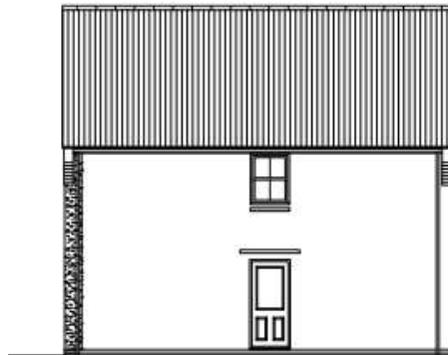
**FRONT ELEVATION 1**



**FRONT ELEVATION 2**



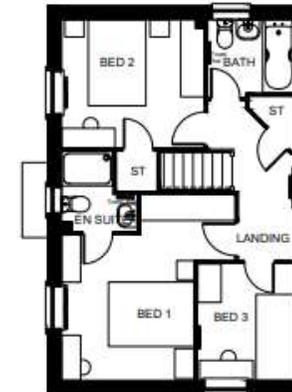
**GROUND FLOOR PLAN**



**SIDE ELEVATION**



**REAR ELEVATION**

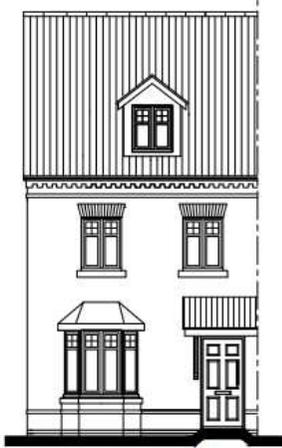


**FIRST FLOOR PLAN**

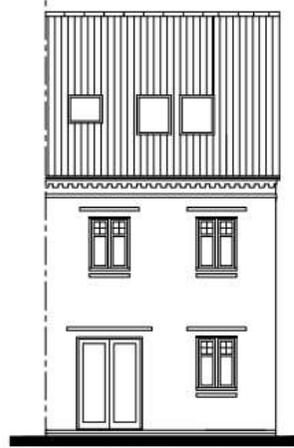
FOR PLOT SPECIFIC MATERIALS PLEASE REFER TO EXTERNAL MATERIALS DRAWING ME-24-31.

Plots (AS): 198.  
Plots (OPP): N/A.

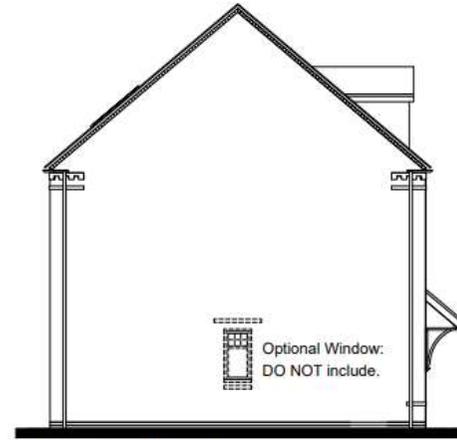
# Hadley 3 bed –Detached (Market)



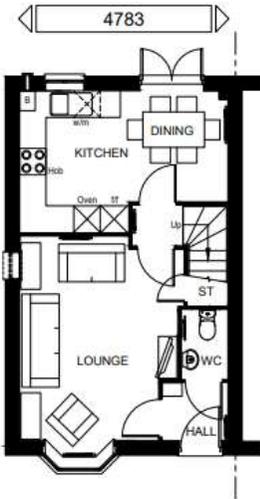
**FRONT ELEVATION**



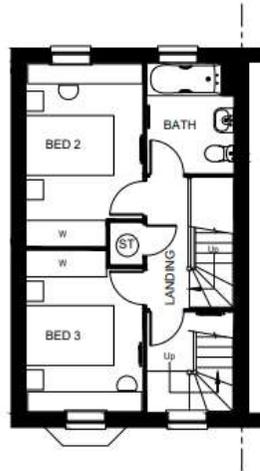
**REAR ELEVATION**



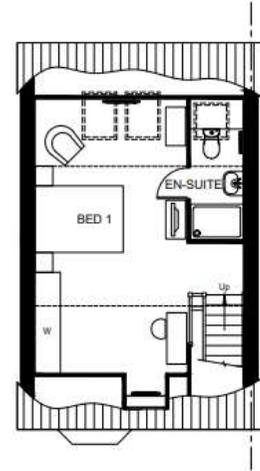
**SIDE ELEVATION**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

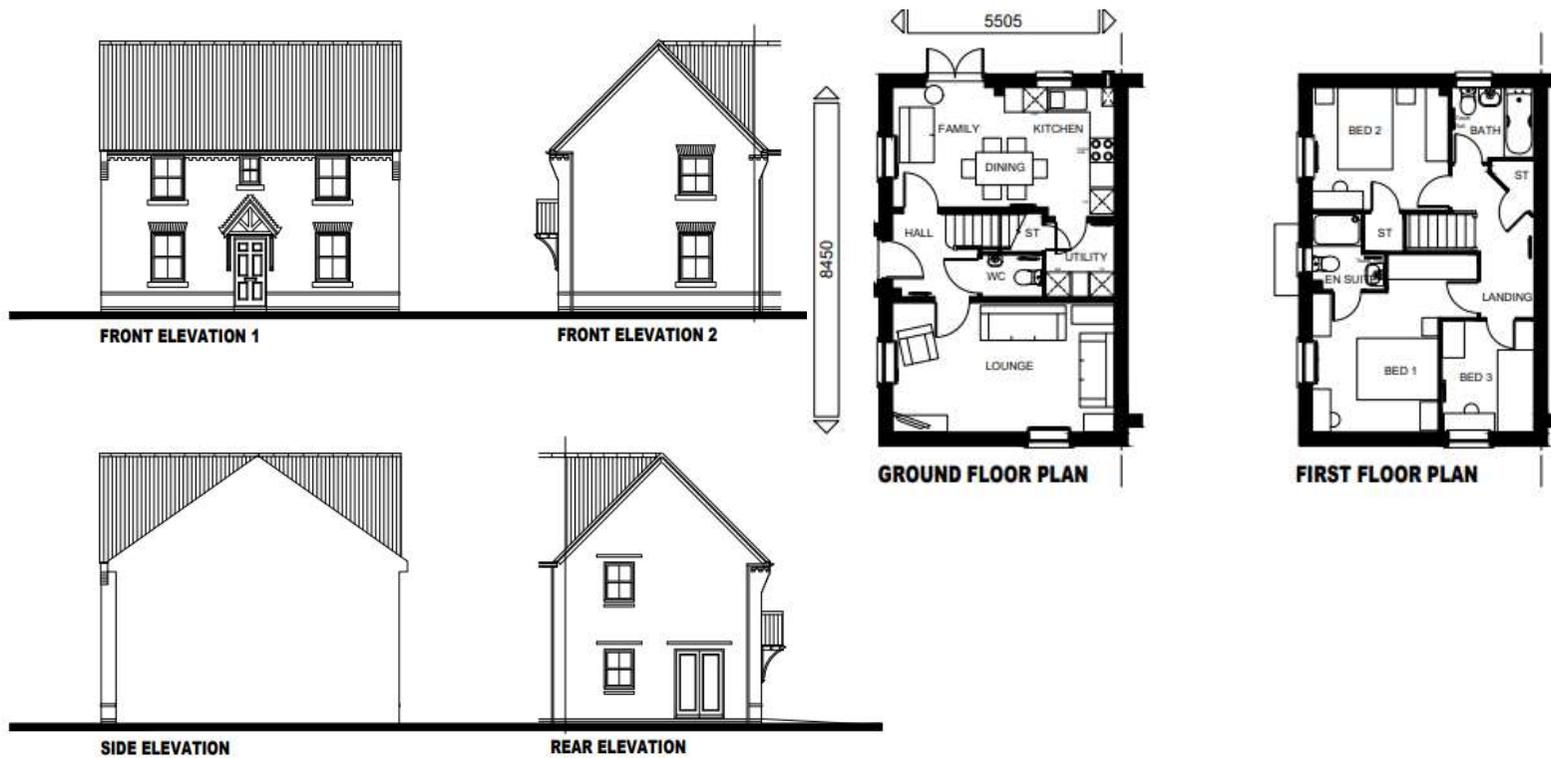


**SECOND FLOOR PLAN**

FOR PLOT SPECIFIC MATERIALS PLEASE REFER TO EXTERNAL MATERIALS DRAWING ME-24-31.

Plots (AS): 26, 80, 82, 131, 150, 168, 194, 197, 209.  
 Plots (OPP): 25, 79, 81, 149, 169, 193, 195, 208.

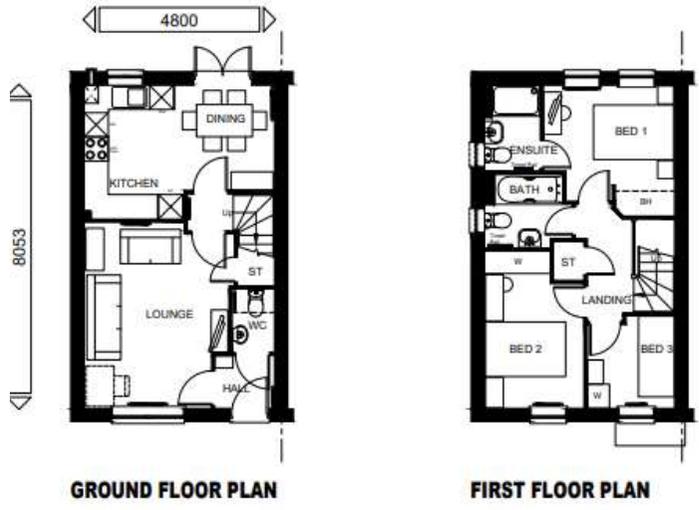
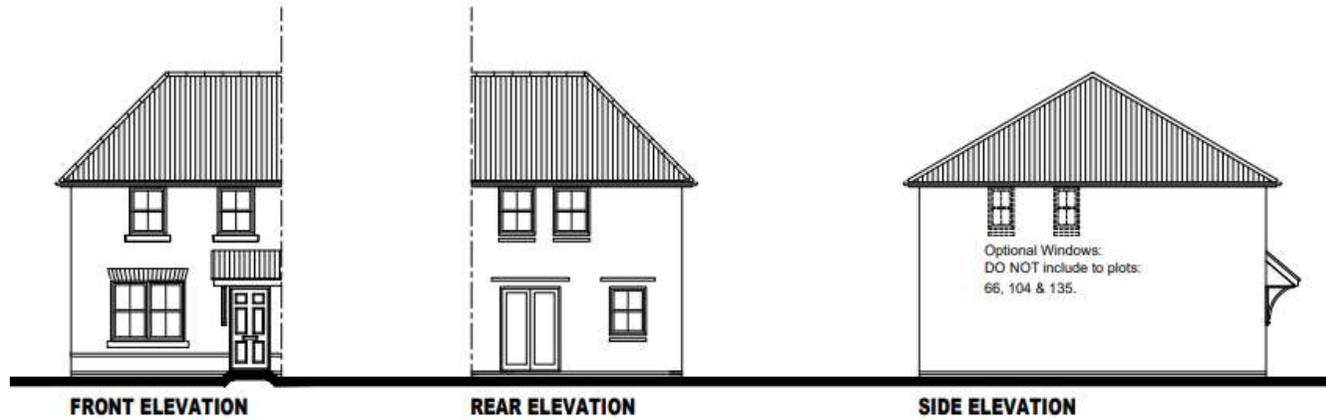
# Kennett 3 bed – Semi Detached (Market)



PLOT SPECIFIC MATERIALS PLEASE REFER TO EXTERNAL MATERIALS DRAWING ME-24-31.

Plots (AS): 32, 70, 68, 106.  
Plots (OPP): 132, 187.

## Hadley 3 bed – Semi Detached (Affordable)



FOR PLOT SPECIFIC MATERIALS PLEASE REFER TO EXTERNAL MATERIALS DRAWING ME-24-31.

Plots (AS): 91, 135, 189, 200.  
Plots (OPP): 66, 69, 90, 104, 199.

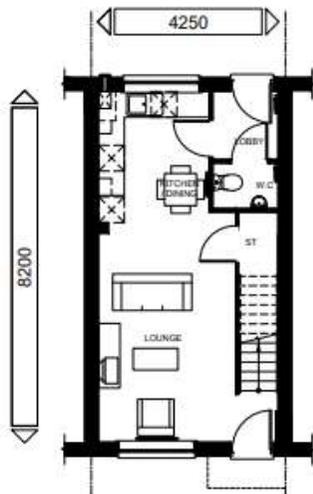
## Archford 3 bed – Semi Detached (Affordable)



**FRONT ELEVATION**



**REAR ELEVATION**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

Plots (AS): 64, 95, 140, 184, 185.  
Plots (OPP): 62, 63, 94, 180, 183.

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## SH50 2 bed – Semi Detached (Affordable)

# Landscaping



PROPOSED SITE BOUNDARY



EXISTING VEGETATION



PROPOSED LAP



PROPOSED EQUIPPED NATURAL PLAY AREA



PROPOSED STREET TREES



PROPOSED AMENITY GRASSLAND



PROPOSED ORNAMENTAL HEDGEROW PLANTING ON PROPERTY FRONTAGES



PROPOSED NATIVE HEDGEROW



PROPOSED SCRUB GRASSLAND MOSAIC



PROPOSED SPECIES RICH GRASSLAND



PROPOSED SUDS POND



PROPOSED DAMP GRASSLAND



PROPOSED REED BEDS



PROPOSED NATIVE ORCHARD PLANTING WITH LOCAL SPECIES OF APPLE AND PEAR TREES



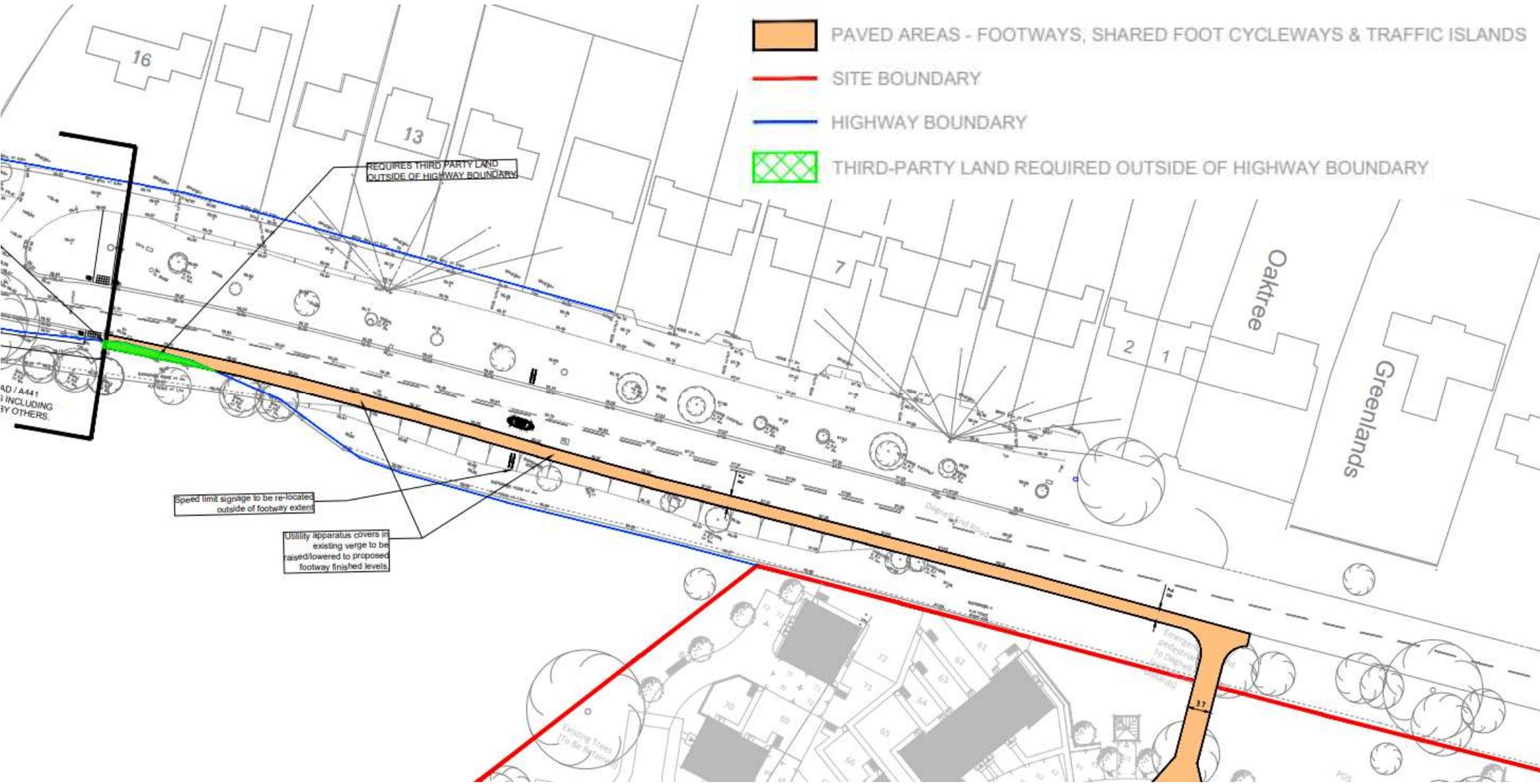
PROPOSED HOGGIN PATHS

# Landscaping – Habitats

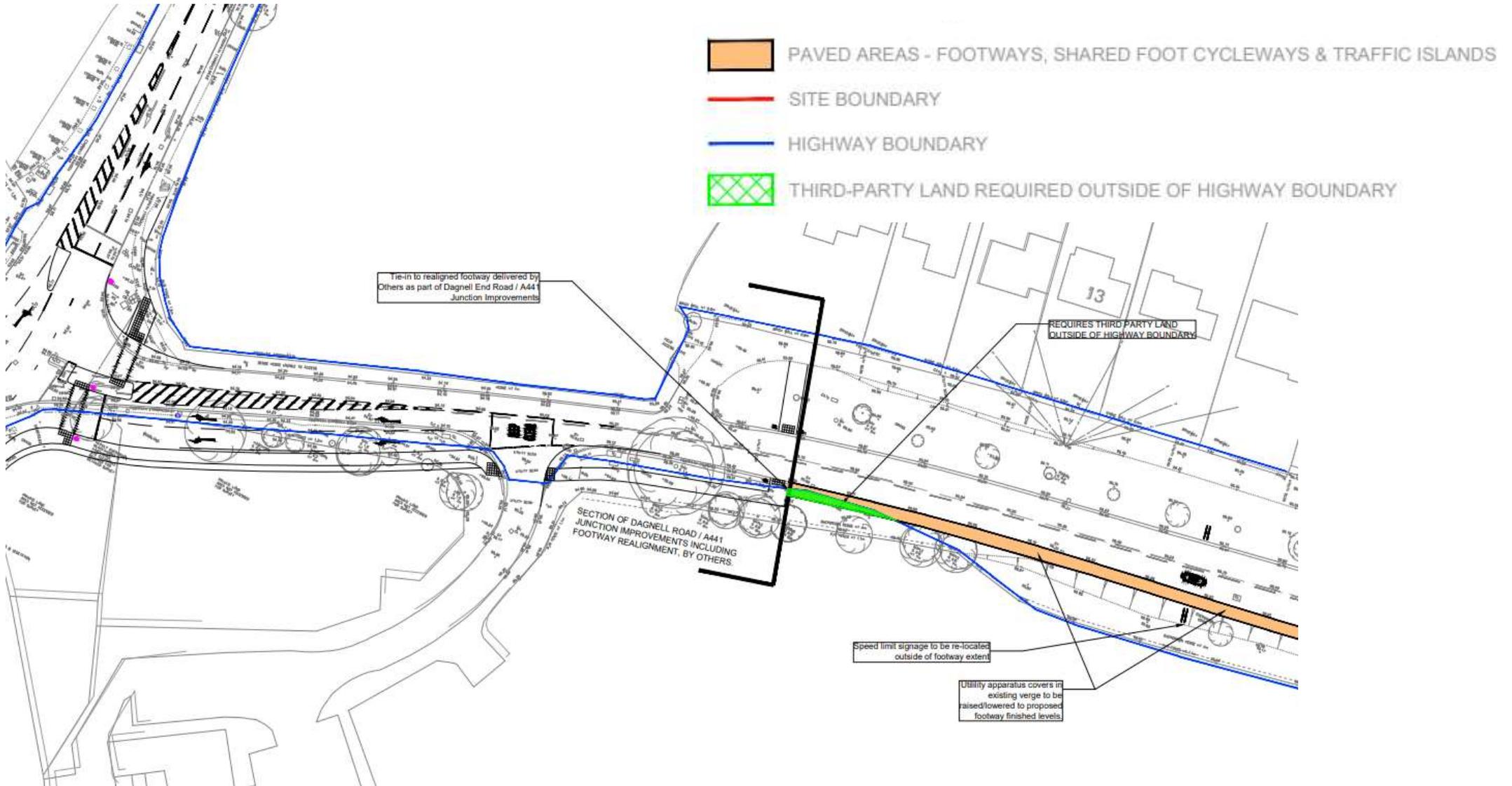


- - Site Boundary
- Existing dry ditch removed
- Existing hedgerow removed
- Existing hedgerow retained
- Proposed hedgerow
- Amenity grassland
- Community orchard
- Damp grassland
- Developed land
- Existing woodland managed
- Other gardens
- Proposed LAP
- Proposed native hedgerow
- Proposed natural play
- Proposed water
- Reed bed
- Scrub grassland mosaic
- Species-rich grassland
- Suburban

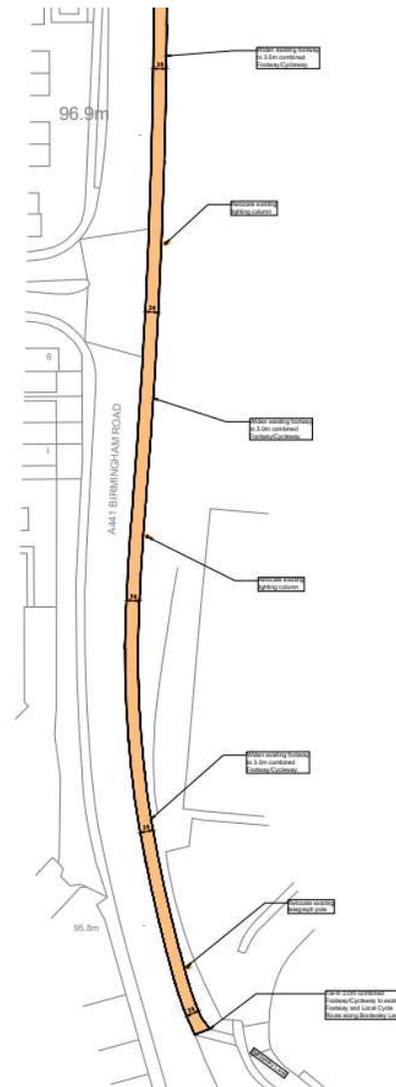
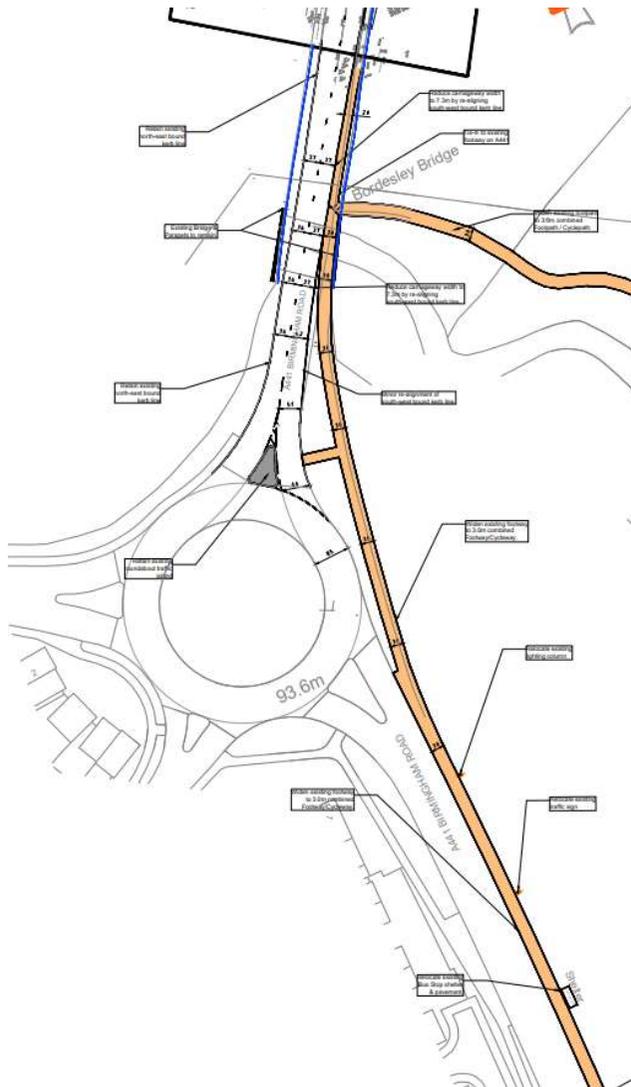
# Highways Plans



# Highways Plans



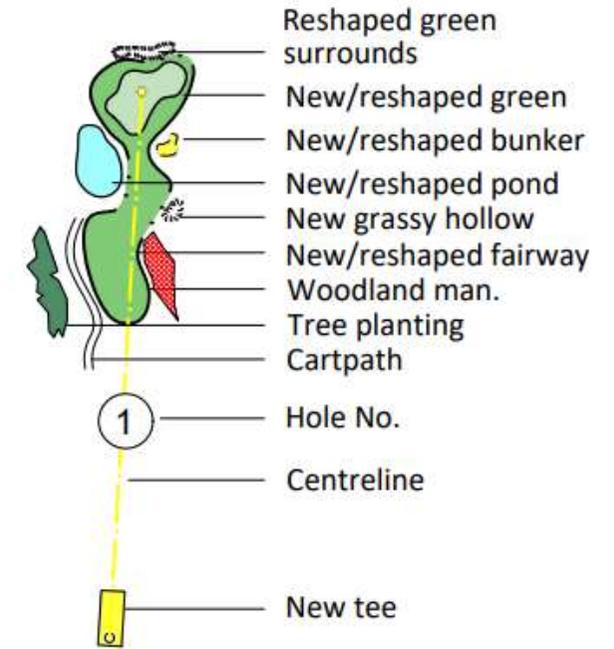
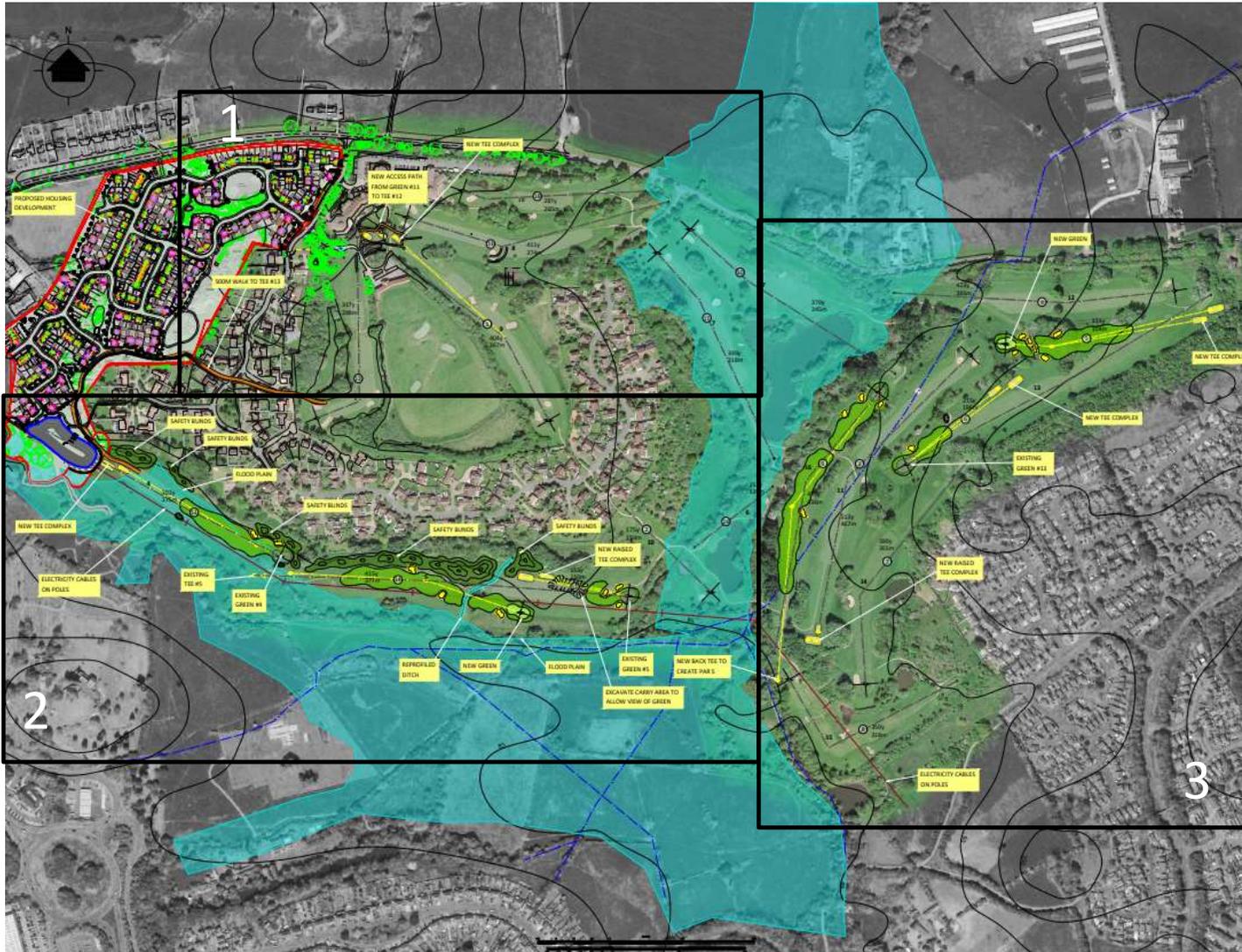
# Highways Plans



-  PAVED AREAS - FOOTWAYS, SHARED FOOT CYCLEWAYS & TRAFFIC ISLANDS
  -  SITE BOUNDARY
  -  HIGHWAY BOUNDARY\*
- \*AWAITING CONFIRMATION FROM WCC REGARDING HIGHWAY BOUNDARY EXTENT ALONG A441 TO THE SOUTH OF BRIDGE OVER THE RIVER ARROW



# Golf Club Plan



Ownership Boundary

Existing Footpaths

SSSI Area

Electric Cables on Pylons

Existing 5m Contours

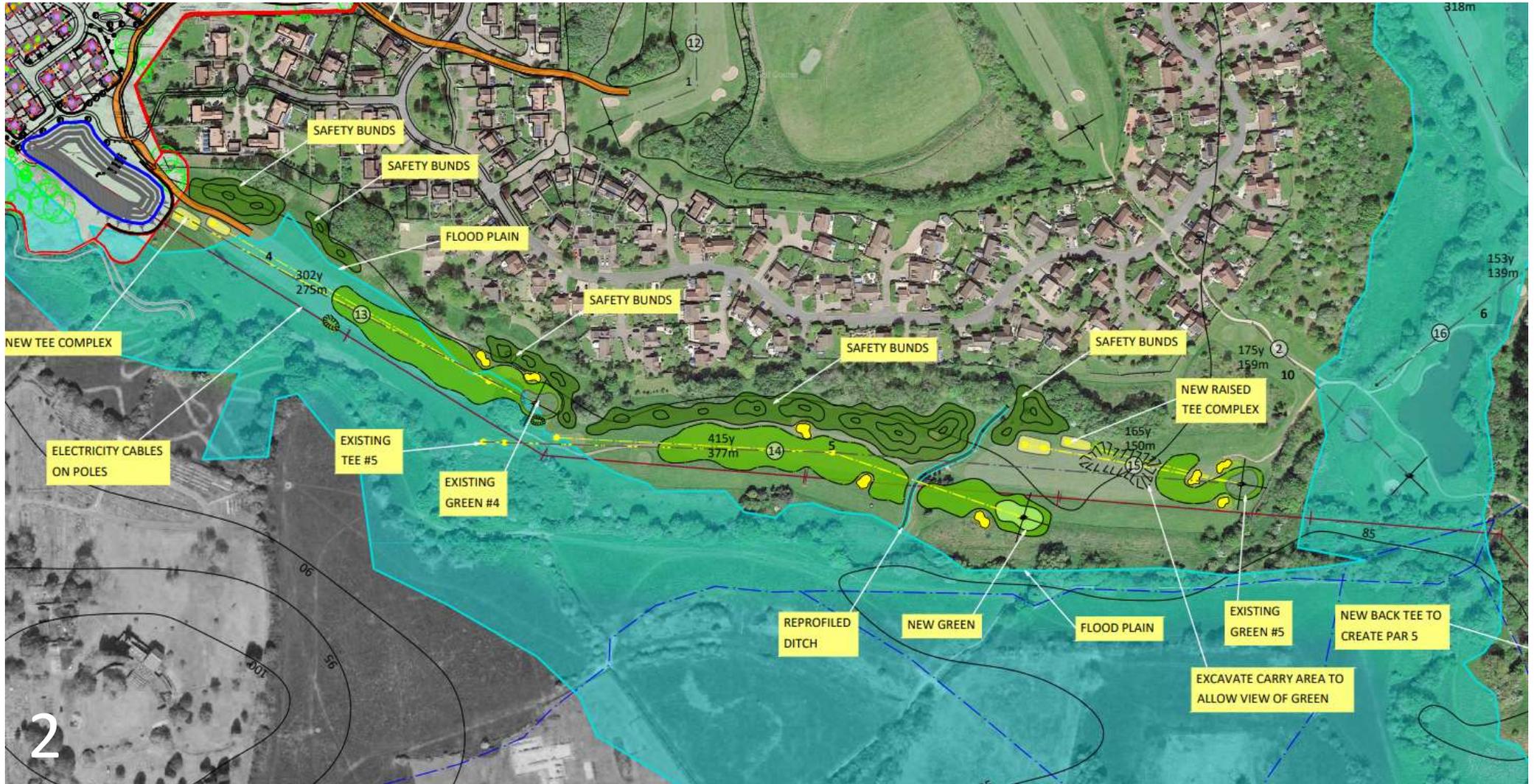
Attenuation Lake

Flood Plain Extent



1









View 1



View 2



View 3



View 4

