

**Redditch Borough Council
Planning Committee**

**Committee Updates
20th March 2024**

21/01830/FUL Land West Of, Hither Green Lane

Planning Conditions

A further planning condition is required to ensure noise mitigation are incorporated into any relevant dwelling. The following condition is added to the list of conditions outlined on pages 73-83 of the Committee Report as condition 25.

25) Prior to the occupation of any identified dwelling, the proposed mitigation measures for the noise attenuation, shall be implemented in accordance with the Section 7 Mitigation Measures of the Noise Assessment by Air & Acoustic Consultants.

Reason: To ensure that intended occupiers of the development are not subject to unacceptable levels of noise due to transport sources.

Correction to the report

Para 10.12 refers to 3.2ha (around 32% of the application site) becoming publicly accessible open space. The 3.2ha figure is a typographical error and this should refer to 3.4ha (around 35% of the application site).

Further Representations

Following the publication of the committee report. 5 objections have been received regarding the planning application. A summary of these comments is outlined below:

Councillor Monaco (West Ward) to be read out

Rachel Maclean Member of Parliament for Redditch

The MP has expressed concerns about a planning application that does not align with government planning policy. She believes that the site is not part of the local plan and is not needed to meet housing requirements. She believes that local plans allow communities to have a say in where housing should go, commanding consent and agreement from existing residents and enabling future residents to move to the area. She also believes that if every area followed local plan targets, there would be no need for speculative development in green belts or green open spaces. She believes that Labour's poor planning record while in control of Redditch Borough Council should be held accountable. She requests that this letter be considered during the planning meeting on 20 March.

Councillor Alan Bailes (Alvechurch South - Bromsgrove District Council)

Councillor Bailes who is the Ward Councillor for Alvechurch South and is also a Chartered Transport Planner and Traffic Engineer has produced a briefing note regarding transport matters.

The traffic from the proposed residential development can only enter and leave via roads in my ward and the infamous A441/Dagnell End Road traffic lights. The proposed residential

development will generate an additional quarter of a million extra vehicles a year through my ward. This is in addition to the three quarters of a million vehicles a year generated from the recently approved Brockhill development. A grand total of an additional million vehicles a year. Whilst the impact of traffic resulting from the residential development is disturbing, my real concern is the fact that you have inaccurate data before you as part of the applicants supporting evidence, which he contends should be excluded from any assessment of the impact of traffic from the proposed residential development on the surrounding highway.

Members will have received a copy of the briefing note, prior to the committee meeting.

2 objections have been received from member of the public, they do not raise any issues not identified within Section 6 Public Consultation Response.