

# 24/00717/OUT

Ipsley House, Ipsley Church Lane, Ipsley, Redditch, B98 0AJ

Outline planning application for the demolition of existing buildings, construction of residential dwellings (Use Class C3), site access and highway works, open space, landscaping, sustainable urban drainage and ancillary works. All matters reserved for future determination, save for the means of access via Ipsley Church Lane

Recommendation: Delegate to grant subject to conditions and a planning obligation

# Site Location





# Aerial View looking North





# Enlarged view of Ipsley House

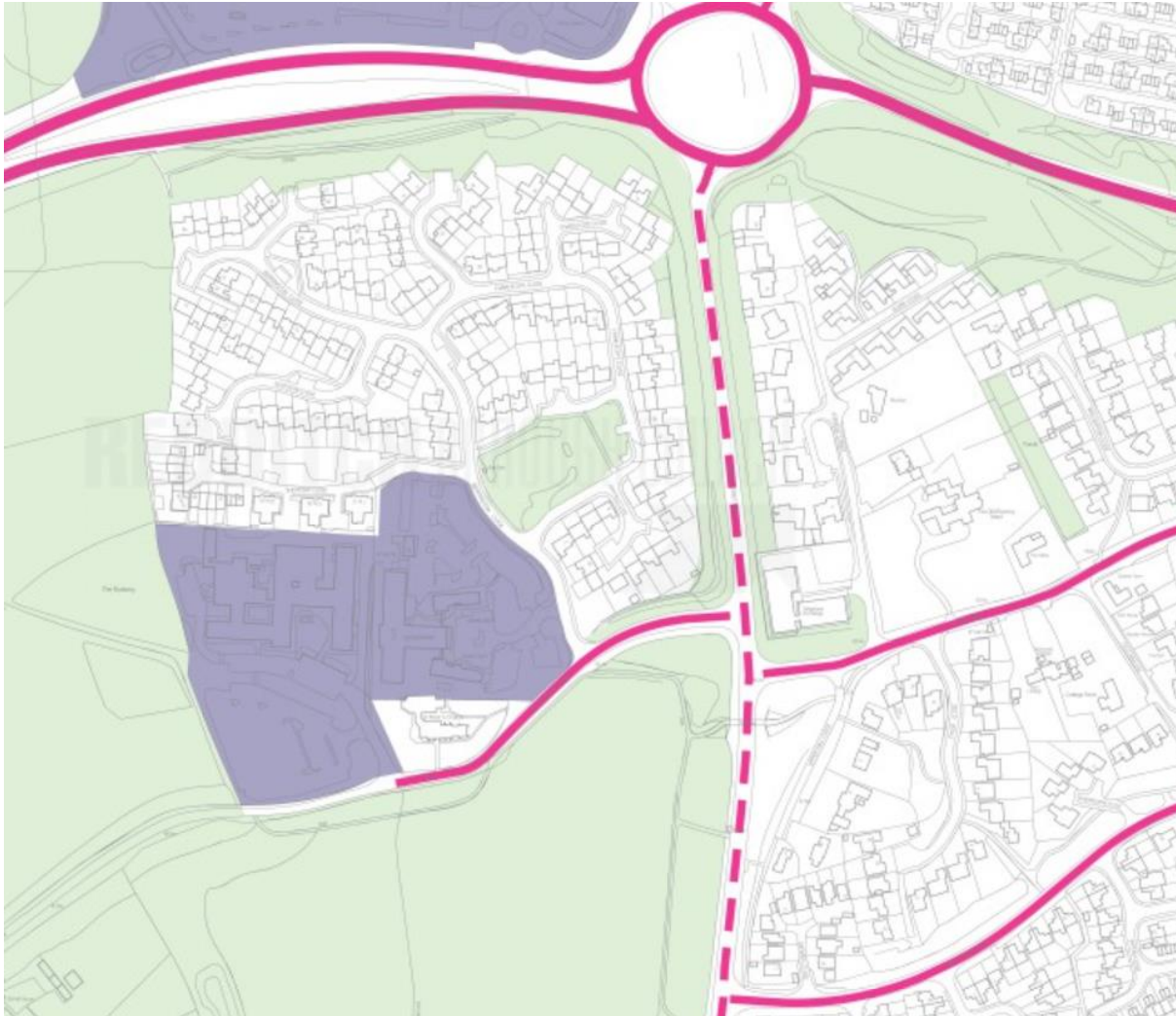




# Aerial view looking south-west



# Local Plan designation





Primarily Open Space  
( **Policy 13 Primarily Open Space** )

Primarily Employment Areas  
( **Policy 24 Development within Primarily Employment Areas** )



# Illustrative Masterplan (Indicative only)



-  SITE BOUNDARY
-  PROPOSED VEHICLE, CYCLE AND PEDESTRIAN ACCESS
-  PEDESTRIAN CONNECTIONS TO/FROM THE SITE INTO EXISTING PROW
-  EXISTING PUBLIC RIGHT OF WAY (FROM WCC DEFINITIVE MAP)
-  OTHER EXISTING PATHS
-  PERMITTED CEMETERY ACCESS AND WIDENED IPPSLEY CHURCH LANE
-  PERMITTED CEMETERY 20/00863/FUL
-  LAP
-  PROPOSED TREE PLANTING
-  EXISTING TREES RETAINED
-  ATTENUATION AREA
-  DWELLINGS/ REAR GARDENS
-  STREETS



PERMITTED CEMETERY  
(20/00863/FUL) APRIL 2022

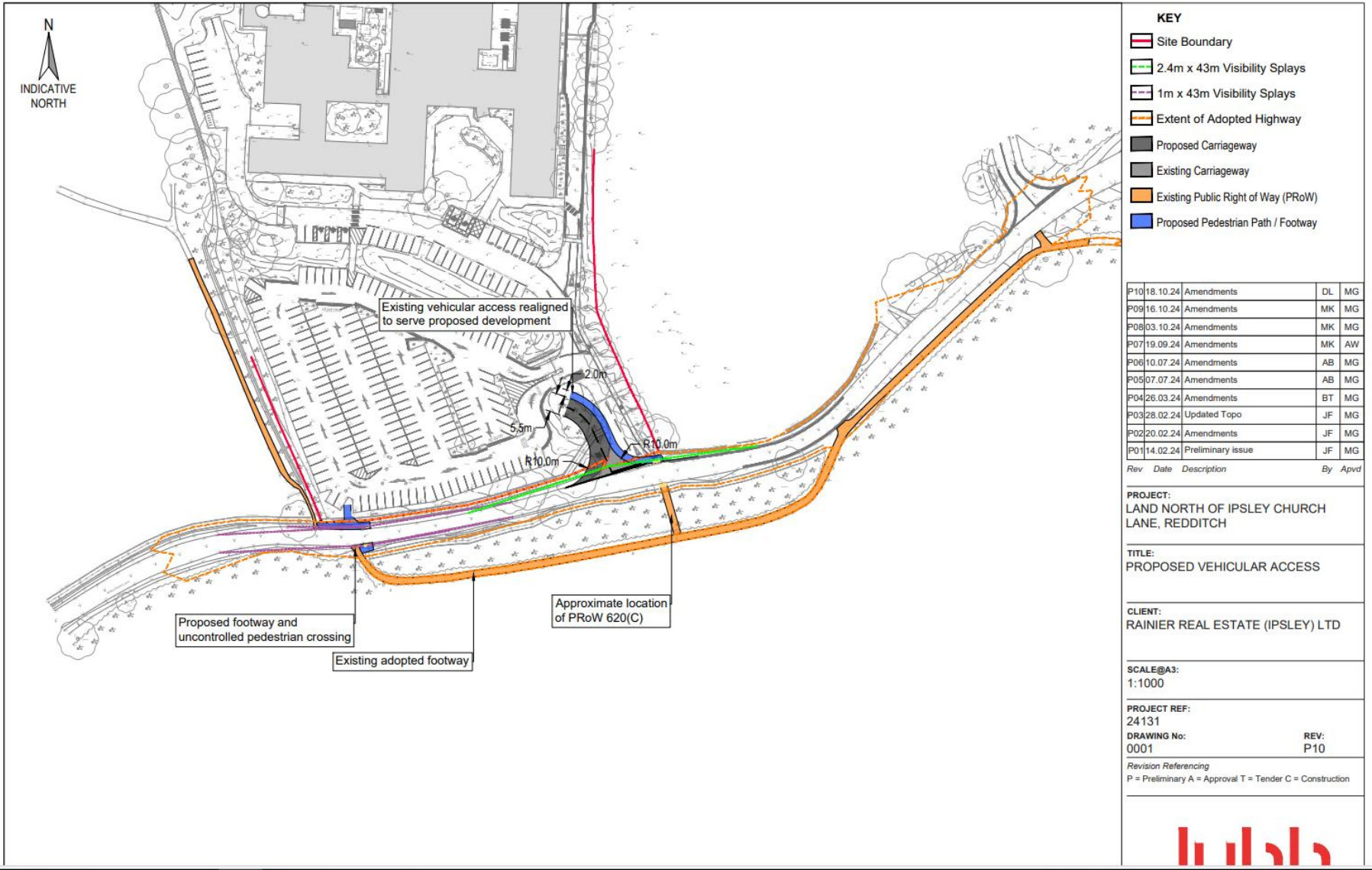


# Existing Access





# Proposed Vehicular Access



**KEY**

- Site Boundary
- 2.4m x 43m Visibility Splays
- 1m x 43m Visibility Splays
- Extent of Adopted Highway
- Proposed Carriageway
- Existing Carriageway
- Existing Public Right of Way (PRoW)
- Proposed Pedestrian Path / Footway

Rev	Date	Description	By	Apvd
P10	18.10.24	Amendments	DL	MG
P09	16.10.24	Amendments	MK	MG
P08	03.10.24	Amendments	MK	MG
P07	19.09.24	Amendments	MK	AW
P06	10.07.24	Amendments	AB	MG
P05	07.07.24	Amendments	AB	MG
P04	26.03.24	Amendments	BT	MG
P03	28.02.24	Updated Topo	JF	MG
P02	20.02.24	Amendments	JF	MG
P01	14.02.24	Preliminary issue	JF	MG

**PROJECT:**  
LAND NORTH OF IPSLEY CHURCH LANE, REDDITCH

**TITLE:**  
PROPOSED VEHICULAR ACCESS

**CLIENT:**  
RAINIER REAL ESTATE (IPSLEY) LTD

**SCALE@A3:**  
1:1000

**PROJECT REF:**  
24131

**DRAWING No:** 0001      **REV:** P10

*Revision Referencing*  
P = Preliminary A = Approval T = Tender C = Construction



# Proposed Vehicular Access (enlargement)

