

# **PLANNING COMMITTEE**

**17<sup>th</sup> April 2025**

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**Planning Application 25/00247/S73**

**Variation of condition 1 (approved plans) to substitute approved plans and removal of condition 4 (detailed landscaping plans) of application 22/01553/REM (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))**

**Phase 6 Development Brockhill East, Hewell Road, Redditch, Worcestershire**

**Applicant: Michaela Corbett (Taylor Wimpey)**  
**Ward: Batchley And Brockhill Ward**

**(see additional papers for site plan)**

The case officer of this application is Mr Paul Lester, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: paul.lester@bromsgroveandredditch.gov.uk for more information.

## **Site Description**

The application site forms part of the Brockhill allocation, which is a greenfield site extending to circa 56 hectares and is irregular in shape, comprising heavily grazed improved grassland and large arable field parcels typically subdivided by fencing. The allocation site's boundaries extend adjacent to Brockhill Lane to the west, Weights Lane to the north, the Redditch/Birmingham railway line to the east, Phase I (Pointer's Way) and Phase II (Meadow View) to its south, and Phase 3 and Phase 4 which are a continuation of Phase 2. These phases have been or are being built by Persimmon.

This phase covers 15.5ha, with a total developable area of 3.4 ha, and will be sited within the context of the above. Within Phase 6, the site is covered by arable land / improved grassland, with trees present along the existing field boundaries. A TPO tree is situated at the centre. A gas main line crosses the site, requiring a 28m easement. The main will divide Phases 5 and 6, with each scheme being set back the required distance to ensure safe onsite operations.

## **Proposal Description**

Phase 6 reserved matters application was previously considered at the July 2023 Redditch Planning Committee Reserved Matters was granted 2nd August 2023.

A section 73 of the Town and Country Planning Act 1990 allows an application to be made for permission to develop without complying with a condition previously imposed on a planning permission. A section 73 application can either seek the removal of a previously imposed condition or it may seek to vary the wording a condition previously

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imposed. The application relates to the residential element of this phase, which is located entirely within Redditch BC boundary.

In this case, Taylor Wimpey have now taken ownership of the land approved for residential development on phase 6 from Persimmon. This application seeks to substitute the approved house types with house types within Taylor Wimpey's range, whilst maintaining the principles of the approved design and not deviating from the approved housing mix (under planning condition 1). The application also proposes to remove condition 4 a landscaping details condition approved under the reserved matter application which will be re-submitted for approval under condition 23 (soft landscaping) of the hybrid permission 19/00976/HYB, prior to commencement on this phase.

The approved scheme included a total of 87 market homes are proposed to be provided across the site to provide 19 (22%), two-bedroom dwellings: 22 (25%), 3-bedroom dwellings, 36 (41%) four bed dwellings and 10 (11%) five bed dwellings. This has not changed since the previous approved application.

The proposals include the provision of 22 affordable housing units, which equates to 20% of the total dwellings proposed. The affordable housing mix would provide 2 (9%) 1 bed units, 10 (45%) 2 bed units; 2 (9%) 3 bed units; and 2 (9%) 4 bed units. The mix is reflective of the requirements set out by the Housing Strategy Team. The affordable housing tenure is split between shared ownership (12) and affordable rent (10). These units would be provided in clusters across the whole of the site. This has not changed since the previous approved application.

For clarity, the issue of external access has already been determined and approved, so it is not included in the current application. While some proposed plans show the District Centre, this is for illustrative purposes only. It does not form part of this reserved matters application. Any proposal for a District Centre would be considered under a separate reserved matters application.

### **Relevant Policies :**

#### **Borough of Redditch Local Plan No.4**

Policy 1: Presumption in favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 3 Development Strategy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 6: Affordable Housing

Policy 13: Primarily Open Space

Policy 16: Natural Environment

Policy 17: Flood Risk Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 22: Road Hierarchy

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Policy 31: Regeneration for Town Centre  
Policy 36: Historic Environment  
Policy 37: Historic Buildings and Structures  
Policy 39: Built Environment  
Policy 40: High Quality Design and Safer Communities  
Policy 46: Brookhill East  
Appendix 1 RCBD1 Redditch Cross Boundary Development

### **Others**

NPPF National Planning Policy Framework (2024)  
NPPG National Planning Practice Guidance  
Borough of Redditch High Quality Design SPD (June 2019)

### **Bromsgrove District Plan**

RCBD1: Redditch Cross Boundary Development  
High Quality Design Supplementary Planning Document (June 2019)

### **Relevant Planning History**

The application site forms part of a larger site that was the subject of a cross boundary hybrid planning applications for the following proposal.

Hybrid applications 19/00976/HYB and 19/00977/HYB for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations associated works and an outline application (with all matters reserved with the exception of access) for the construction of the remaining dwellings with access points off Cookridge Close, Hawling Street and Weights Lane and including a new District Centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.

This was approved at Redditch Planning Committee on 27<sup>th</sup> January 2021 subject to the signing of s106 agreement. Following the signing of the s106 agreement, the Redditch decision (19/00977/HYB) was issued on 1<sup>st</sup> November 2021.

Phase 6 (22/01553/REM) 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.0977/HYB. (Cross boundary application with Bromsgrove DC 22/01608/REM). Reserved Matters was granted 2nd August 2023.

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## **Consultations**

### **Worcestershire Archive And Archaeological Service**

This reserved matters application is related to areas previously archaeologically investigated, with fieldwork signed off. Therefore there are no additional comments in relation to the above application.

### **North Worcestershire Water Management**

Having reviewed the changes, I have no additional comments to make and subject to drainage strategy plan.

### **Conservation Officer**

No objection

### **Housing Strategy**

No objection following clarification regarding affordable housing.

### **Worcestershire Highways – Redditch**

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted, the Highway Authority concludes that there are no justifiable grounds on which an objection could be maintained. The Highway Authority therefore offers no objection to the variation of Condition 1 and removal of Condition 4.

### **Waste Management**

No objection

### **Arboricultural Officer**

No objection to the removal of the original landscaping condition (4). Subject to the retention of the tree protection condition.

## **Public Consultation Response**

60 neighbour letters sent 4th March 2025

Site notice displayed 4th March 2025

Press notice published 7th March 2025

No comments have been received following the end of the consultation period.

## **Assessment of Proposal**

### **Phasing**

The proposal relates to the sixth of eight phases proposed to complete the Brockhill development (phases seven and eight have not been submitted). The phasing of the development is reflected in the hybrid planning permission. A phasing plan has been

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approved as part of the discharge of conditions. A copy of this plan is included in the committee presentation.

### **Layout and appearance**

Since acquiring the site, Taylor Wimpy seeks to make changes to the appearance of the development and has submitted amended floorplans and elevations together with a site layout plan to reflect those changes.

The changes in layout are shown on the TW & Persimmon Approved Scheme Overlay 22677/PL/O01) which has been included in the committee presentation (but would not form an approved plan). These changes can be summarised as follows:

- Minor replotting and substitution of all house types
- Amending the location of house types
- Internal road layout amended to reflect the house type replotting
- Several of the proposed private shared accesses have minor alignment changes; and
- Minor changes to the parking arrangements

In design terms these alterations are considered relatively minor and the general external appearance and positioning of the dwellings within the site layout and street scene remains generally consistent with the existing permission and are considered acceptable.

The Phase 6 proposals have directly incorporated the ideas of the Framework Plan and Design and Access Statement into the layout. The proposed housing wraps around the District Centre (which does not form part of this application) and school, it is set in a generous area of open space and contains a green node/square at the centre.

The DAS stresses the importance of placemaking and responding effectively to local character. Critical to this will be the use of traditional building materials, particularly the use of colour and boundary details.

These scheme is reflective of the surrounding traditional architecture and style but have additional detailing around the windows. Most of the dwellings face onto the street, with articulation of corners achieved using distinctive materials, and additional windows in habitable rooms, which ensure that blank gables to the street are avoided. Dual aspect units have been introduced to ensure elevations make a positive contribution to the public realm and junctions.

The house types have been designed with a palette of materials to complement the existing housing on the previous phases. Whilst the palette of materials is minimal, it is considered that this will ensure high quality design through the choice of high quality materials. The house types are predominately 2 storey, with some 2.5 storey as well as bungalows.

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To ensure the development is fully legible, boundary treatments will define public and private spaces. Where a boundary is facing a public space (i.e., road or open space), the treatment will generally consist of 1.8m high screen brick walls (to match individual plots), and 0.45m Timber Knee rail fencing. The boundary treatments for private spaces (i.e., gardens) will be 1.8m timber close board fences. The use of these various treatments makes ownership clear and helps to prevent crime. This range of treatments is suggested in the DAS and will help to avoid the dominance of brick walls.

In design terms these alterations are considered relatively minor and the general external appearance and positioning of the dwellings within the site layout and street scene remains generally consistent with the existing permission and are considered acceptable. The material information provided to date is satisfactory. Overall, the layout, size, appearance and the architectural detailing of the dwellings is considered acceptable and to be in accordance with Borough Local Plan Policies 46, RCBD1 and 39 and 40, Redditch High Quality Design SPD and the NPPF.

### **Highways and Parking**

WCC as the Highway Authority, has advised that the proposed changes to the internal site layout are considered minor and consistent with the WCC Streetscape Design Guide. Any points of detail can be addressed by the separate S38 Agreement if the Applicant is minded to subsequently put the internal roads forward for adoption. On that basis they have no objection to the proposed amendments.

As per the provisions of the Streetscape Design Guide, the applicant would provide 1 car parking space for a 1-bedroom unit, 2 car parking spaces for a 2 -3-bedroom unit, and 3 car parking spaces for a 4+ bedroom unit. The applicant also intends to provide 20 visitor parking spaces.

Overall, it is considered that the revised layout and parking is satisfactory in relation to highway matters.

### **Impact on Residential Amenity**

It is considered that the revised layout, given the degree of separation, position, and orientation between the proposed dwellings and neighbouring buildings, the proposal would not result in harm to the amenity of the occupants of neighbouring properties or future occupants of the proposed dwellings, in accordance with relevant policies.

In relation to the construction phase of this phase of development, under condition 39 of the hybrid permission, a Construction Environment Management would be required prior to the commencement of the 6th phase.

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### **Ecology**

Section 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. As well as promoting the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.

In line with Policy 16 Natural Environment appropriate mitigation measures must be implemented to ensure protection of the natural environment, with benefits from development to biodiversity captured.

Biodiversity Net Gain (BNG) has become mandatory for major applications submitted as of 12th February 2024. However, reserved matters applications are exempt if the outline application was submitted prior to the February 2024 commencement date.

The outline application (the hybrid scheme) was submitted prior to this date and is therefore not subject to mandatory BNG, which would require a minimum 10% biodiversity gain.

Conditions 19 Construction Ecological Management Plan (CEcMP), Condition 20 Landscape and Ecological Management Plan (LEcMP) and Condition 21 Lighting of the hybrid permission ensures that appropriate mitigation measures will be implemented to ensure protection of the natural environment.

### **Other Matters**

Technical matters regarding the number of affordable housing, air quality, noise, and contaminated land were assessed in detail on the previous applications and were considered acceptable (subject to relevant conditions). Officers consider the changes to the plans under this application do not result in any material change to these matters, subject to relevant conditions being imposed.

### **Conclusion**

This is an allocated development site that already has reserved matters permission for its development. The proposed changes are considered to comply with Redditch Borough Plan policies, the Redditch High Quality Design SPD and the provisions of the NPPF. Therefore, in conclusion, the application to vary the approved plans (condition 1) and remove condition 4 is recommended for approval, subject to conditions. Under section 73 applications, conditions attached to the original consent (22/01553/REM) are carried across to the new section 73 permission where those conditions continue to have effect. The recommendation below together with conditions, where they are required to be amended, reflects this.

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### **RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:**

### **Conditions:**

- 1) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Location Plan (PL001E)

P25-0086\_DE\_002\_B\_03 Site Layout

P25-0086\_DE\_002\_B\_04 Materials Plan

P25-0086\_DE\_002\_B\_11 Affordable Mix and Tenure

P25-0086\_DE\_002\_B\_12 Refuse Strategy

P25-0086\_DE\_002\_B\_08 Building Heights

P25-0086-DE-003\_01\_EMA22 Floor Plans and Elevations

P25-0086-DE-003\_02\_EMA31 Floor Plans and Elevations

P25-0086-DE-003\_03\_EMA34 Floor Plans and Elevations

P25-0086-DE-003\_04\_EMT31 Floor Plans and Elevations

P25-0086-DE-003\_05\_EMT32 Floor Plans and Elevations

P25-0086-DE-003\_06\_EMT41 Floor Plans and Elevations

P25-0086-DE-003\_07\_EMT42 Floor Plans and Elevations

P25-0086-DE-003\_08\_EMA43 Floor Plans and Elevations

P25-0086-DE-003\_09\_EMA44 Floor Plans and Elevations

P25-0086-DE-003\_10\_EMA46 Floor Plans and Elevations

P25-0086-DE-003\_11\_EMT45 Floor Plans and Elevations

P25-0086-DE-003\_12\_EMA48 Floor Plans and Elevations

P25-0086-DE-003\_13\_EMG44 Floor Plans and Elevations

P25-0086-DE-003\_14\_EMA49 Floor Plans and Elevations

P25-0086-DE-003\_15\_EMA51 Floor Plans and Elevations

P25-0086-DE-003\_16\_EMB52 Floor Plans

P25-0086-DE-003\_17\_EMB52 Elevations

P25-0086-DE-003\_18\_EMAP11\_EMAP12 Floor Plans and Elevations

P25-0086-DE-003\_19\_BU2 Floor Plans and Elevations

P25-0086-DE-003\_20\_EMAP22 Floor Plans Elevations

P25-0086-DE-003\_21\_EMAP32 Floor Plans Elevations

P25-0086-DE-003\_22\_EMAP41 Floor Plans Elevations

P25-0086-DE-003\_23\_Single Garage Floor Plans and Elevations

P25-0086-DE-003\_24\_Double Garage Floor Plans and Elevations

1A Refuse Tracking Layout

2A Fire Tracking Layout

3A MPV Tracking Layout

100A General Arrangement Layout



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Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning

- 2) Full details of any soil or soil forming materials brought on to the site for use in garden areas, soft landscaping, filling and level raising must be provided. Where the donor site is unknown or is brownfield, the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

The approved testing must then be carried out and validity evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 3) The development shall be undertaken in accordance with the mitigation/protection identified in the 8506 Arboricultural Method Statement – Phase 6, Brockhill East (October 2022) and 8506-TPP-02 Rev A Tree Protection Plan.

Reason: To ensure the satisfactory protection of the existing trees and hedges.

- 4) No dwelling hereby permitted shall be occupied until a scheme of works for a shared use pedestrian/ cycle path, between Phase 6 and any plot within the future Phase 5, has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been completed and is open to cyclists and pedestrians.

Reason: In the interests of sustainable development and promoting active travel.

- 5) No dwelling hereby permitted shall be occupied until the garages and parking spaces allocated to that property have been provided, as shown on the approved plans. Such garages and parking spaces shall be kept clear of obstruction and retained only for the parking of vehicles in connection with the use of each property as a dwellinghouse.

Reason: To ensure that satisfactory provision is always made for the parking of vehicles off the highway.

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- 6) No works or development above foundation level for Phase 6 shall take place until a finalised scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specifically include:
- Detailed drainage design, showing all private foul and surface water connections.
  - A simple index assessment considering the water quality of surface water runoff.
  - Consideration of what SuDS features can be incorporated into the site drainage to provide an appropriate level of runoff treatment.
  - Full details of the proposed balancing area. Included information on any proposed permanent water level, which would improve its value.

This scheme should be indicated on a drainage plan and the approved scheme shall be completed prior to the first use of the full application hereby approved.

Reason: To prevent the risk of flooding and to improve and protect water quality.

### **Procedural matters**

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace), and as such the application falls outside the scheme of delegation to Officers.