

PLANNING COMMITTEE

14th August 2025

Planning Application 25/00414/REM

Reserved Matters application for the erection of 62 dwellings (use class C3), open space and associated works pursuant to outline consent 24/00717/OUT

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

Applicant: Michaela Corbett: Taylor Wimpey
Ward: Winyates

(see additional papers for site plan)

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site, which is 1.83 hectares is located to the north of Ipsley Church Lane and to the west of Icknield Street Drive, the B4497. Beyond the sites northern boundary lies a residential development including that of Alveston Close and Berrington Close with the dwellings of Shottery Close immediately adjoining the northern boundary. Shottery Close comprises a relatively recent development, granted permission in 2004 for 50no. dwellings. Immediately beyond the eastern boundary lie a number of Heritage Assets including the Grade II* Listed St. Peters Church and Grade II Listed Ipsley Court. Ipsley Court was converted to residential use (from Offices) under planning ref 2013/247/COUPRO in November 2013. To the west and south are large areas of public open space forming part of Arrow Valley Country Park.

The site itself was formerly occupied by the company GKN as the company's Head Offices before vacating the site in November 2019. The offices contained floorspace over three storeys (ground, first and second floor). An associated car parking area contained space for 233 vehicles. Demolition of the former office buildings commenced earlier this year and is now near to completion.

Proposal Description

Following the approval of outline application 24/00717/OUT in November 2024, reserved matters approval is sought for residential development comprising 62 dwellings. The remaining matters which were not determined under application 24/00717/OUT (access, appearance, landscaping, layout and scale) are being sought here. It should be noted that the matter of access was approved under the earlier consent. Due to the fact that very minor revisions are being proposed in this respect, means of access is also been considered and the views of WCC Highway Authority have been sought.

The development of 62 residential units is proposed to be provided as a mixture of 1, 2, 3 and 4 bedroomed dwellings as follows:

PLANNING COMMITTEE

14th August 2025

- 2 x 1 bed apartments
- 16 x 2 bed houses
- 40 x 3 bed houses
- 4 x 4 bed houses

Condition 13 attached to outline consent 24/00717/OUT required that a mix of type and size of dwellings to be provided be agreed in writing with the Local Planning Authority prior to the submission of any reserved matters application. This Condition has been discharged and the mix and type of dwellings is considered to reflect the requirements of the most recent Housing and Economic Development Needs Assessment (HEDNA) where a particular need for 3 bedroomed properties within the Borough has been identified.

With the exception of single storey garages serving some of the properties, the majority of the dwellings would be two storeys with a smaller number of 2.5 storey dwellings. The development would be constructed largely in brickwork (walls) under tiled roof, with material colours to harmonise with the site's surroundings. Elements of external render would be used on walls serving a small number of dwellings.

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 11: Green Infrastructure
Policy 12: Open Space Provision
Policy 15: Climate Change
Policy 16: Natural Environment
Policy 17: Flood Risk Management
Policy 18: Sustainable water Management
Policy 19: Sustainable travel and Accessibility
Policy 20: Transport Requirements for New Development
Policy 36: Historic Environment
Policy 37: Historic Buildings and Structures
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

PLANNING COMMITTEE

14th August 2025

Others

Redditch High Quality Design SPD
National Planning Policy Framework (2024)

Relevant Planning History

24/0430/CUPRIO	Prior approval application (Class MA) for a change of use from Use Class E to residential (Use Class C3) to form 79 apartments over the ground, first and second floors	Approved 30.05.2024
24/00717/OUT	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	Approved 29.11.2024

Consultations

Worcestershire County Council – Highway Authority

Comments summarised as follows:

The Highway Authority reviewed the outline planning application and had no objection to the principle of development and its associated trip generation forecasts. A proposed improved vehicular and pedestrian access to the site was agreed, as part of the outline consent.

Following the submission of amended plans as part of this reserved matters application the highway authority raises no objection to the application based on the submission of drawing No. 22679/PL/02/C 'Planning Layout'.

Parking provision is acceptable and complies with the WCC Streetscape Design Guide (SDG). Cycle parking would be provided in sheds, located within private rear gardens, which is acceptable.

The proposed refuse collection strategy is acceptable to the Highway Authority.

PLANNING COMMITTEE

14th August 2025

It is noted that a Demolition Construction Environmental Management Plan (DCEMP) has been submitted by Taylor Wimpey Midlands, as a separate application to discharge Condition 7 on the approved outline planning consent. This was discharged in May 2025.

RBC Conservation Officer

Comments summarised as follows:

St Peter's Church (Grade II*) and Ipsley Court (Grade II) are located directly to the east of the site. It is considered that the proposed scheme would have little impact on the setting of both St Peters and the North and South Wings of Ipsley Court. The site as existing with a substantial office building makes little contribution to the setting of St Peter's. There are some views across the car park towards the Church and these views will be lost if the car park is developed for housing, but the contribution this part of the setting makes to the significance of the Church is minimal.

It is likely that some of these views will be partially maintained as the front of the site will be landscaped.

Ipsley Church Lane to the south of the site and Church maintains its rural feel, being heavily planted with hedgerow and trees and this does contribute to the wider setting of the Church as prior to the development of the site in the 1970s the area was predominantly rural. No objections are raised based on the retention of the existing trees and hedgerow to the southern boundary of the site.

North Worcestershire Water Management

Comments summarised as follows:

Whilst in principle I have no issues with the proposed development from a flood risk perspective, and some drainage details have been provided with this application, there are some finalised details missing. These details can however be provided via a condition. No objections are raised subject to the imposition of a suitably worded drainage condition.

Worcestershire Regulatory Services (WRS) - Noise

It is noted that WRS recommended that a condition be attached to the outline consent requiring the submission of a Demolition and Construction Management Plan with particular reference to the demolition of the existing substantial office complex. The DCMP has been discharged. The (identical) Construction Management Plan submitted as part of this application is acceptable.

Arboricultural Officer

No objections subject to adherence with submitted plans as amended.

Worcestershire Archive and Archaeological Service

A programme of archaeological investigation has been conditioned as part of the outline consent application 24/00717/OUT (condition 5, parts 1 and 2).

PLANNING COMMITTEE

14th August 2025

RBC Community Safety Officer

No objection based on amended planning layout plan 22679/PL/02/C

Public Consultation Response

The application has been advertised by writing to neighbouring properties within the vicinity of the application site, by display of public notice on site, and by press notice.

Re-consultation has taken place following receipt of plans which amend the layout of the development.

One letter has been received which comments that highway works appear to be over-engineered and unnecessary. The comments states that the southern edge of the site where it borders Ipsley Church Lane, is currently shielded quite effectively by a well-established mixed hedgerow, sitting on a low bank, plus several trees. Objections are raised if the trees / hedgerow were to be removed since this would harm the character and appearance of the area. The representation comments that construction hours should be limited to protect residential amenities enjoyed by existing residents and members of the public.

Assessment of Proposal

Background

The outline planning permission 24/00717/OUT to which this Reserved Matters submission relates was granted consent in November 2024. At that time, an indicative plan was submitted showing how dwellings could potentially be accommodated within the site. Whilst the plan submitted was indicative only, objections from nearby residents beyond the northern boundary of the site were received. Amongst other things, concerns centred around the impact of the demolition of the existing office building upon amenities and the proximity of the (indicative) three storey development towards the northern part of the site and its impact upon residential amenities in terms of overlooking, loss of outlook and loss of light.

A Demolition and Construction Management Plan has been agreed and the demolition of the (former) GKN Office buildings is understood to be nearing completion.

Matters of access, appearance, landscaping, layout and scale are being sought under this application although it should be noted that the matter of access was approved under the earlier consent. Due to the fact that minor revisions are being proposed in this respect, means of access has also been considered and the views of WCC Highway Authority have been sought.

PLANNING COMMITTEE

14th August 2025

Matters which cannot be considered under this application

The principle of residential development on the site has been established under the outline application as recently as November of last year.

The matter of affordable housing was considered under the outline application within the Committee report pertaining to application 24/00717/OUT. Officers referred members to Paragraph 65 of the National Planning Policy Framework (NPPF) and Paragraph 28 of the Governments NPPG with respect to the brownfield development and vacant buildings being demolished to be replaced by new buildings and what is referred to as the 'Vacant Building Credit' (VBC). It is established that the calculation of any VBC should be based on an assessment of comparable gross external area, or floorspace (GEA).

Because the scheme submitted under the current application (in terms of floorspace) is no greater than that of the existing vacant buildings which have since been demolished, there is no requirement to provide any on site 'affordable' dwellings in this case. As such, all 62 units would be 'market' dwellings.

A S106 Planning Obligation was agreed under the outline application and this legal agreement requires the developer to make / pay:

- Contributions to the NHS Integrated Care Board (ICB) towards GP Surgeries
- Contributions to WCC Educational Services towards SEND and early years provision
- Contributions to WCC towards the provision of Community Transport
- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy
- Contributions towards securing improvements and environmental enhancements to the Town Centre in accordance with Policy 31 of the BOR LP4
- A Section 106 (Planning Obligation) monitoring fee/s

It is not possible to request amendments / variations to that agreed planning obligation under this reserved matters application.

Access and parking

Following receipt of amended plans, WCC Highway Authority raise no objections to the proposed layout from a highway safety perspective.

As per the outline application, means of access to the site via Ipsley Church Lane is considered to be safe, taking into consideration expected vehicle trips to and from the site.

The development is considered to align with BORLP4 Policy 19 by integrating and improving access to existing sustainable transport options such as public transit, cycling, and walking, to reduce car dependency.

PLANNING COMMITTEE

14th August 2025

The site benefits from sustainable links to local amenities such as the Morrisons supermarket and Matchborough Centre through use of Public Rights of Ways (PROW) which can be accessed via foot and cycle. A pedestrian link to the existing PROW to the western boundary of the site is proposed, together with a crossing point to Ipsley Church Lane which would in turn provide access to public open space to the south and links to existing footpaths.

Car parking for each unit would meet the requirements set out within the WCC Streetscape Design Guide (SDG).

The proposed refuse collection strategy is acceptable to the Highway Authority.

The application therefore does not raise any transport or highway concerns.

Appearance of development

BORLP4 Policy 39 (Built Environment) states that all development in the Borough should contribute positively to the local character of the area, responding to and integrating with the distinctive features of the surrounding environment, particularly if located within a historic setting. The external appearance of the development as demonstrated by detailed elevation drawings, streetscene and computer generated imagery demonstrates to your officers that the appearance of the proposed housing would respect the appearance of surrounding built form which is predominantly that of red brick construction.

Landscaping and Open Space provision

Existing trees and hedgerows to the frontage are shown to be retained and landscaping enhanced in accordance with detailed landscaping plans, Arboricultural Method Statement and Tree Protection Plan which have been advanced with this application. The Councils Tree Officer raises no objection to the application based on submitted documents.

On site open space which is considered to be commensurate with the scale of the development having regards to the availability of POS in close proximity to the site is provided towards the southern boundary of the site. Native species planting would enhance an area of the site which has previously been a 233 space hardsurfaced car parking area with little biodiversity value. A Biodiversity Management Plan has been agreed under the outline application.

Layout

Amended plans now satisfy original concerns raised by RBC Community Safety, principally with respect to adequate surveillance over parking areas. Development has been well set back from Ipsley Church Lane respecting the open and tranquil nature of this no through road, affording views through to the Grade II* listed St. Peters Church. The design and layout of the development is considered to be sensitive to the surrounding context, complementing and integrating successfully with existing built form.

PLANNING COMMITTEE

14th August 2025

The proposals are now considered to be acceptable to your officers having regard to minimum separation distances between dwellings and minimum rear garden sizes.

Scale and Density

BORLP4 Policy 5 (Effective and Efficient Use of Land) advises that there remains a need for prudent reuse of previously developed (brownfield) land within the Borough which has the potential to contribute towards meeting Redditch's development needs. In relation to residential development, Paragraph 5.2(i.) states that the reuse and regeneration of Previously Developed Land (PDL) will be actively encouraged since it reduces the pressure for development on greenfield sites maximising the use of existing infrastructure. The density of the proposed development is considered to be appropriate in this case providing a good number of attractive new dwellings whilst respecting the Council's minimum spacing standards as set out within the Council's High Quality Design SPD which ensures that future occupiers are provided with appropriate levels of amenity, including adequate parking, bin and cycle storage facilities and useable gardens. As such, your officers are satisfied that the scheme could not be regarded as an over-development of the site. The scale of the development is considered to be respectful of existing built form and would not be visually conspicuous owing to the fact that the majority of the development would be only 2 storeys.

Flood Risk and Drainage

The submitted Flood Risk Assessment confirms that the site is located within Flood Zone 1, indicating a low flood risk, and ensures that the development will not pose any significant flood risk on or off-site. NWWM as the Lead Local Flood Authority raise no objection to the application subject to the imposition of a drainage condition.

Residential amenity considerations

Your officers are satisfied that no loss of residential amenity to existing occupiers would result from granting permission due to the sensitive layout and scale of the proposals which meet minimum separation requirements between existing and proposed development. It should be noted that dwellings would be a maximum of 2.5 storeys and lower than that of the apartments at Shottery Close beyond the northern boundary.

Housing mix

The Redditch Housing and Economic Development Needs Assessment (HEDNA) comments that for the owner occupied and private rented sectors, the greatest level of need is in 3 bed properties. The proposed housing mix reflects policy requirements (Policy 5, part 5.3 of BORLP4) and is thus acceptable.

Planning Conditions

Government Planning Practice Guidance states that the only conditions which can be imposed when the reserved matters are approved are conditions which directly relate to those reserved matters.

PLANNING COMMITTEE

14th August 2025

Conditions were attached to the outline consent covering amongst other things, archaeological investigation; tiered investigation conditions with respect to contamination; the submission and adherence to a Demolition and Construction Management Plan which restricts hours of construction to 07:30-18:00hrs Monday to Friday and 08:00-13:00hrs on Saturdays; the submission of a travel plan and welcome pack; streetlighting; and biodiversity. It is not appropriate or necessary to impose conditions which duplicate any conditions attached to the outline consent and therefore, in the event that planning permission is granted, construction working hours (for example) would be controlled via the condition attached to the outline consent together with the Construction Environmental Management Plan also submitted as part of the suite of documents which would form one of the 'approved plans/documents'.

Often it is common for the Council to 'condition' (for example) external materials to be used and require a scheme of landscaping and /or an arboricultural method statement setting out tree protection measures. In this case however, given that this information has already been submitted to the satisfaction of your officers including the Councils Tree Officer it is only necessary to list those key documents (see Condition 2 below).

Housing Land Supply

The Council cannot demonstrate a 5 year supply of housing land within the Borough (as required in the NPPF). The 5 year housing land supply is currently only 3.11 years.

Government policy, set out in Paragraph 11 of the NPPF is that where there is a lack of 5 yr HLS, the most important policies for determining the application are out-of-date and that planning permission should be granted unless, firstly, (i) the application of policies in the Framework protecting areas particular importance (set out in footnote 7) provides a strong reason for refusing the development or secondly, (ii) by granting permission, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

In this case, part (i) does not apply. In terms of part (ii) no adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of this scheme.

Significant weight should be afforded to the fact that the scheme would make a meaningful contribution to the Councils housing figures where the Council cannot demonstrate a 5 year supply of housing land as required under the NPPF.

Conclusion

The Council cannot currently demonstrate a five year supply of housing. Significant weight should be afforded to the contribution the scheme would make in terms of bringing forward a large number of family homes of the type identified as being in particular demand according to the Redditch HEDNA.

The proposal is considered to represent a high quality and attractive development and wholly acceptable having regard to the matters reserved for consideration under this application.

PLANNING COMMITTEE

14th August 2025

Means of access to the site is both safe and sustainable and no issues have been identified which would make this application unacceptable in planning terms.

Your officers have therefore concluded that the application would amount to sustainable development and would not conflict with the Borough of Redditch Local Plan No.4 as a whole. Subject to compliance with conditions as listed below, a favourable recommendation can be made.

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 to which this permission relates must be begun before the expiration of two years from the date of approval of this consent.

Reason: In accordance with the requirements of Section 92(2) of the Town and Country Planning Act 1990

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

appropriate references to be inserted here

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

- 3) No works in connection with site drainage shall commence until a scheme for a surface water drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. The strategy shall include details of surface water drainage measures, including for hardstanding areas, and shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS). If possible infiltration techniques are to be used, then the plan shall include the details and results of field percolation tests. If a connection to a sewer system is proposed, then evidence shall be submitted of the in-principle approval of Severn Trent water for this connection. The scheme should include run off treatment proposals for surface water drainage. Where the scheme includes communal surface water drainage assets proposals for dealing with the future maintenance of these assets should be included. The scheme should include proposals for informing future homeowners or occupiers of the arrangements for maintenance of communal surface water drainage assets. The approved surface water drainage

PLANNING COMMITTEE

14th August 2025

scheme shall be implemented prior to first occupation of the development and thereafter maintained in accordance with the agreed scheme.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

- 3) If it is the Applicant's intention to request the County Council, as Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. No works on the site of the development shall be commenced until these details have been approved by the County Council as Highway Authority and an Agreement under Section 38 of the Highways Act, 1980, entered into.
- 4) It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed roadworks as public highways.

**PLANNING
COMMITTEE**

14th August 2025

The Applicant is, therefore, advised to submit the engineering details referred to in this conditional approval to the County Council's County Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP at an early date to enable surface water disposal arrangements to be assessed.

- 5) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development. As such the application falls outside the scheme of delegation to Officers.