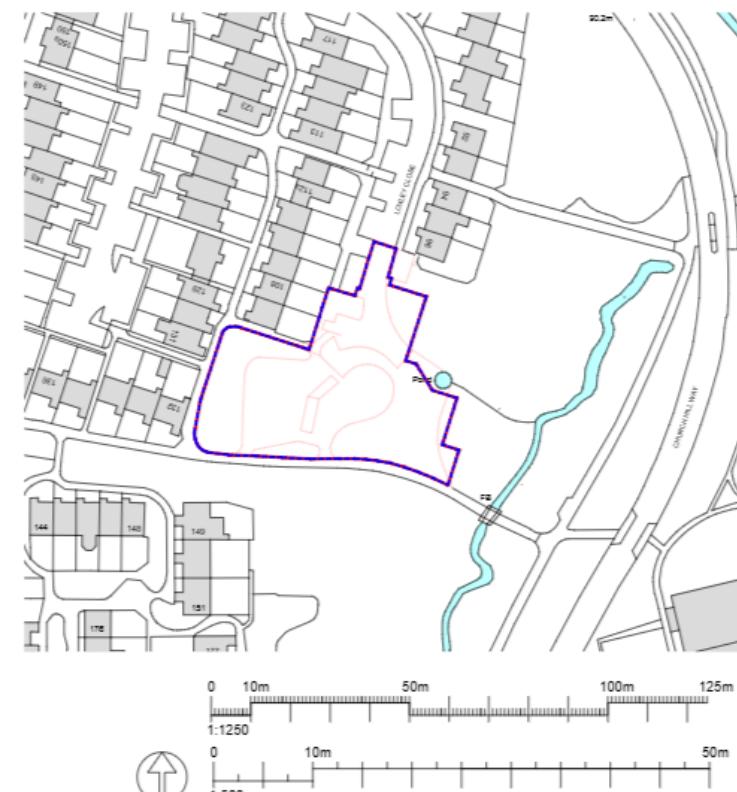


25/00601/FUL

Former Play Area, Loxley Close, Church Hill, Redditch

Proposed development of 6 No. houses with associated parking

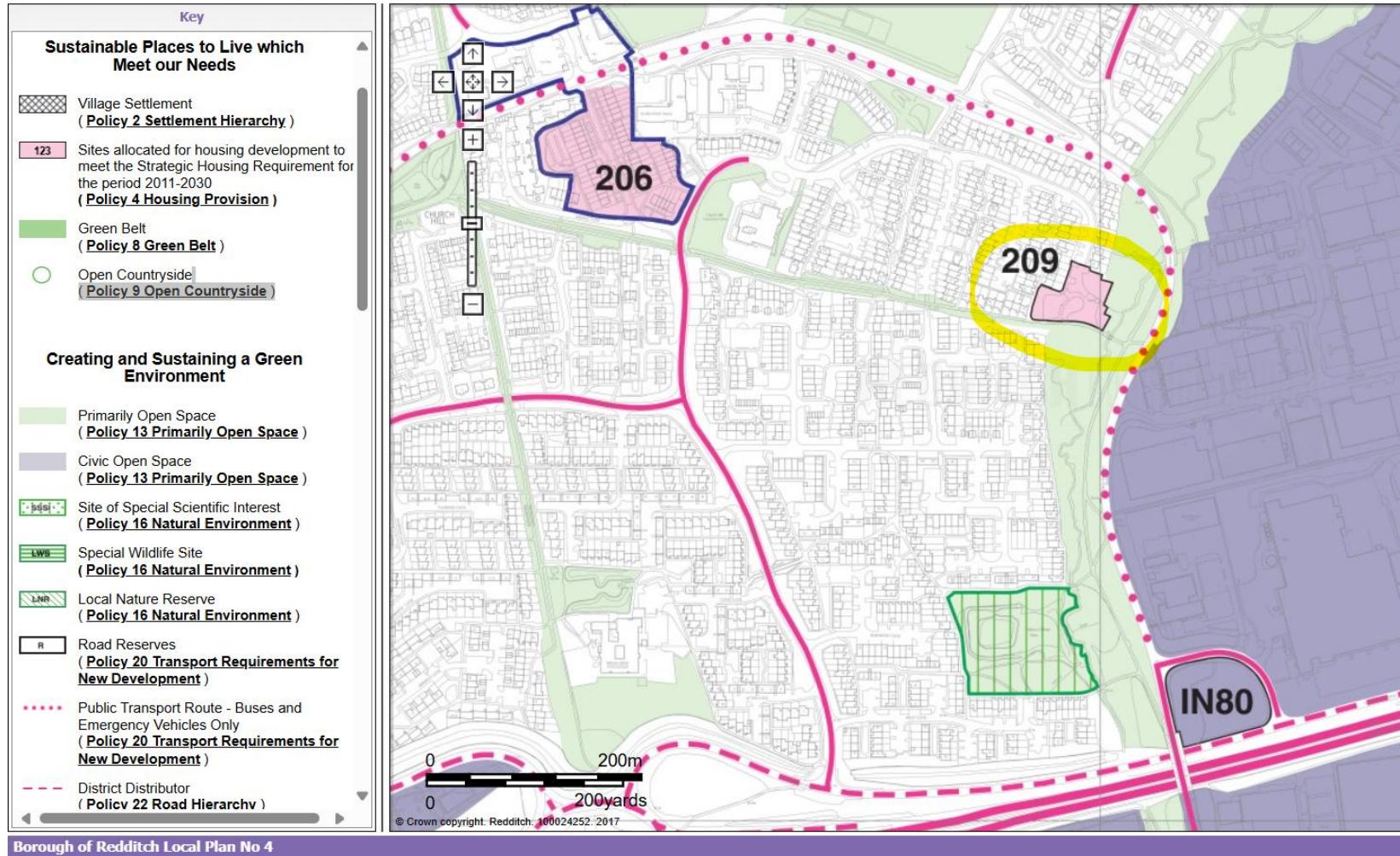
Recommendation: Delegate to Head of Service to grant subject to completion of S106 Agreement and conditions



# Site Location & Existing Site Plan

## Loxley Close, Redditch

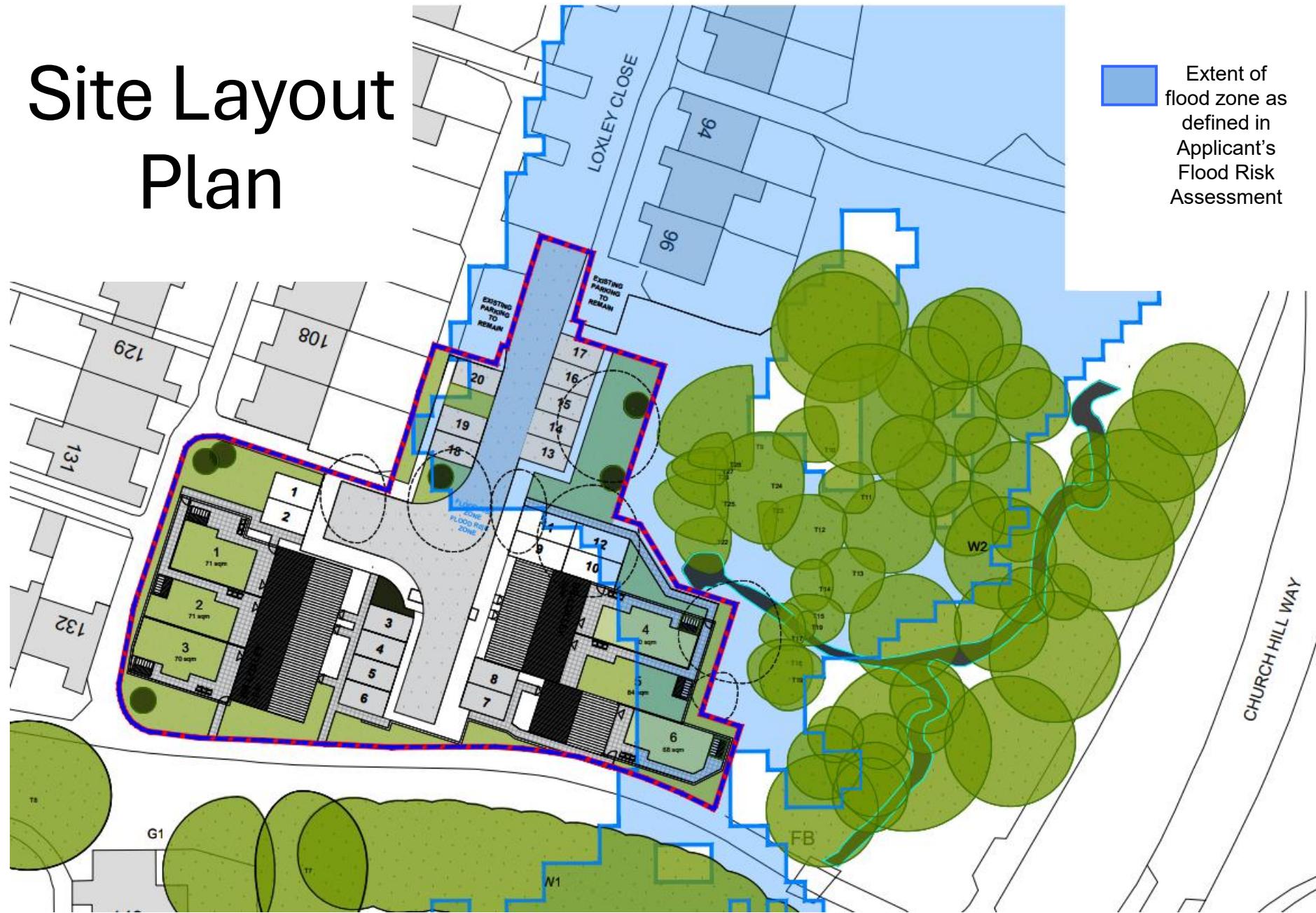
# Designation of the site (Borough of Redditch Local Plan No. 4)



# Site Layout Plan

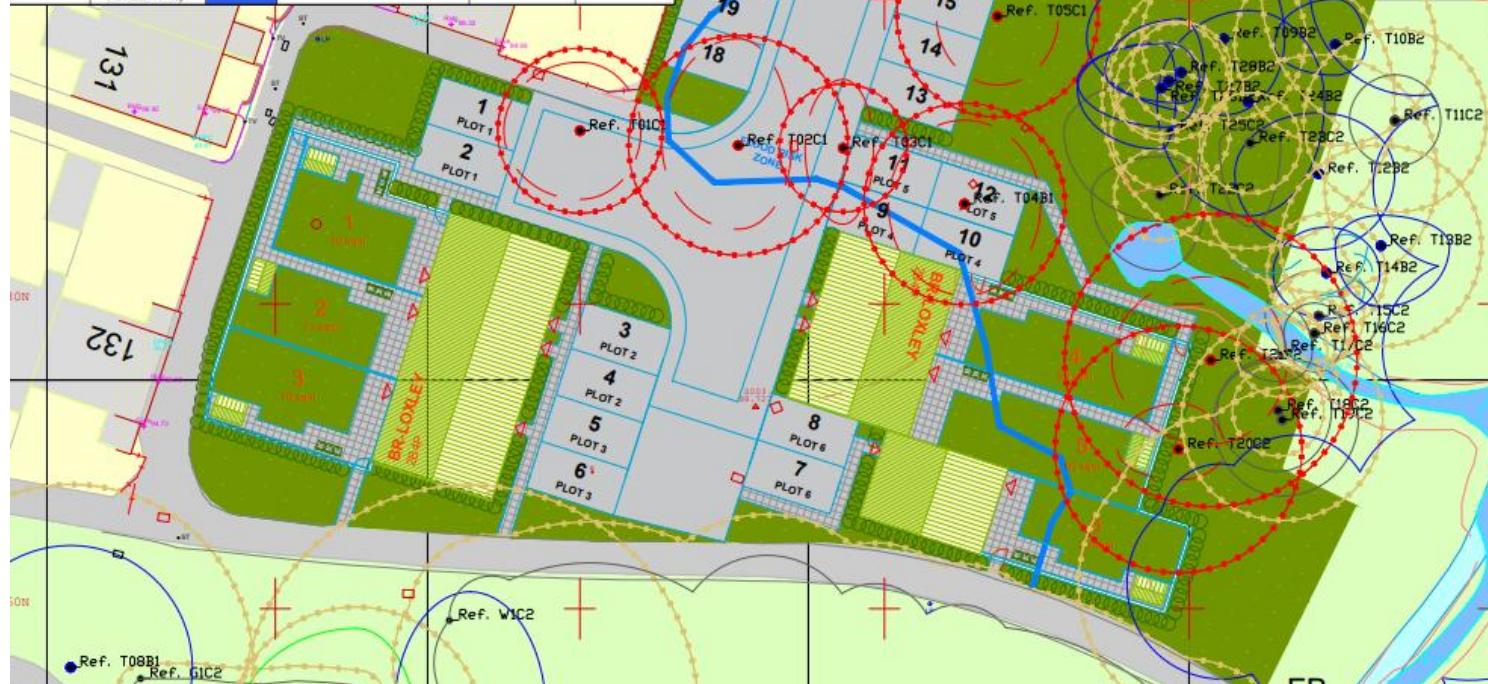


# Site Layout Plan



Extent of  
flood zone as  
defined in  
Applicant's  
Flood Risk  
Assessment

Tree reference number	Species	Category grading	Works required	For Development	For Arboriculture
T01	Common ash ( <i>Fraxinus excelsior</i> )	C1	Remove tree	Yes	
T02	Common ash ( <i>Fraxinus excelsior</i> )	C1	Remove tree	Yes	
T03	Common ash ( <i>Fraxinus excelsior</i> )	C1	Remove tree	Yes	
T04	Common ash ( <i>Fraxinus excelsior</i> )	B1	Remove tree	Yes	
T05	Wild cherry ( <i>Prunus avium</i> )	C1	Remove tree	Yes	
T20	Black hybrid poplar ( <i>Populus x canadensis</i> )	C2	Remove tree	Yes	
T21	Black hybrid poplar ( <i>Populus x canadensis</i> )	B2	Remove tree	Yes	



This drawing has been prepared in accordance with BS 5837:2012.

This drawing is intended to be printed and used in colour only, and for no purpose other than the consideration of trees in accordance with BS 5837.

# Tree Removal Plan

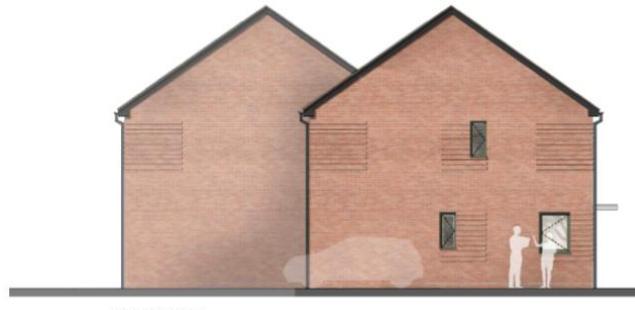
# Plots 1 – 3 Floor Plans and Elevations



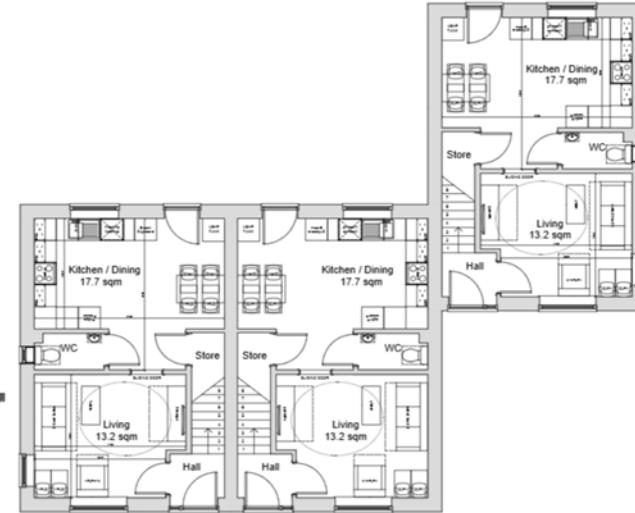
# Plots 4 – 6 Floor Plans and Elevations



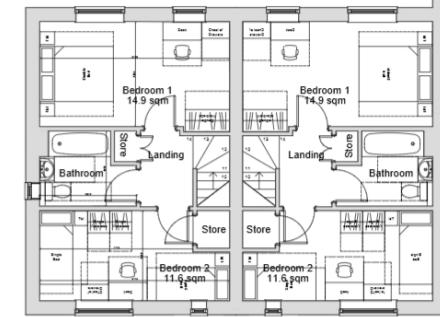
FRONT ELEVATION



SIDE ELEVATION 1



PLOTS 4-6 - BR-LOXLEY  
2b-dg House  
Plots 4 & 6 - 79.0 sqm (GIFA)  
Plot 5 - 78.8 sqm (GIFA)  
Ground Floor Plan



PLOTS 4-6 - BR-LOXLEY  
2b-dg House  
Plots 4 & 6 - 79.0 sqm (GIFA)  
Plot 5 - 78.8 sqm (GIFA)  
First Floor Plan



# Proposed Street Scenes



Street Scene A-A Plots 1-6 - North 1:200



Street Scene B-B Plots 4-6 - East 1:200



Street Scene C-C Plots 1-3 - West 1:200



Brick detail feature



Proposed Site Plan Not to Scale



# Landscaping Scheme

## KEY



Existing tree to be removed



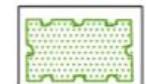
Existing trees and vegetation to be retained. Refer to arboricultural survey by Helicopter Trees dated March 2019



Proposed extra-heavy standard (14-16cm girth)



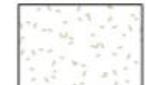
Proposed heavy standard (12-14cm girth) trees



Proposed ornamental shrub planting



Proposed turf



Proposed species rich grass seed mix such as Emorsgates EL1



**ECOLOGICAL RECOMMENDATIONS**  
1nr bat brick and 1nr bird box to be installed on each proposed dwelling within the site.