

**Redditch Borough Council
Planning Committee**

**Committee Updates
15th January 2026**

25/00481/FUL Easemore House , 103 Easemore Road, Town Centre, Redditch.

Worcestershire County Highways have formally confirmed that a financial contribution towards the Infrastructure Delivery Plan (IDP) will not be sought in respect to this particular application. Whilst a contribution would generally be sought for major residential schemes; WCC have clarified that a contribution is not required on this occasion due to the site already being in a sustainable location within walking distance of the town centre, railway station and benefiting from a bus service.

Please note that the recommendation on page 32 in the main report be amended to as follows:-

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be delegated to the Assistant Director for Planning, Leisure and Culture Services to GRANT planning permission subject to:-

a) The satisfactory completion of a S106 planning obligation ensuring that:

1. 30% affordable housing - the policy requirement for affordable housing (Policy 6) is 30% of units, which would equate to 4 dwellings. Following negotiations with Strategic Housing, the 4 dwellings - plots 9,10,11 and 12 will be shared ownership or Low Cost Discounted Sale/First Homes or a similar substitute affordable housing product to the satisfaction of the Council's Housing Strategy Service.

2. Redditch Town Centre (Enhancement Contribution) £7,046.00

3. Wheelie bin provision - (1 x green bin / 1 x grey bin) £543.40

4. Offsite Open Space Facility Contribution

Enhancement to playing pitch facilities = £6,402.40 at Abbey Stadium Sports Centre

Enhancement to play area facilities = £43,466.00 to be split between three sites - the play areas at

- Forge Mill Museum,
- Dolphin Road, Abbeydale
- new play area proposed at Terrys Field Easemore Rd

Enhancement to unrestricted open space = £9,422.67 to be split between two sites

- Arrow Valley North
- Terrys Field, Easemore Rd

5. Worcestershire Acute Hospitals - Acute healthcare contribution to be used towards emergency, and elective admissions, elective day, and out patient attendances, maternity care, and emergency and GP referred diagnostic attendances £22,266.00

6. Herefordshire & Worcestershire Integrated Care Board (ICB) £14,400.00 to be allocated for the improvement and/or extension of primary care infrastructure at Kingsfisher PCN and Nightingales PCN

7. S106 monitoring fee/s are paid to the Borough Council

And

b) Conditions and informatives as summarised in the main report with an amendment to condition 12 to read as follows:-

12) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 4 have been complied with:

1. A preliminary risk assessment (a Phase I desk study) submitted to the Local Authority in support of the application has identified unacceptable risk(s) exist on the site as represented in the Conceptual Site Model. A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address those unacceptable risks identified. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.

2. The detailed site investigation and risk assessment must be undertaken in accordance with the approved Scheme and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place.

3. Where the site investigation identified remediation is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

4. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

5. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

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.

25/00601/FUL Former Play Area, Loxley Close, Church Hill South, Redditch.

No Updates