

**Redditch Borough Council
Planning Committee**

**Committee Updates
13th August 2026**

25/01254/FUL Four Winds, Birmingham Road

The recommendation on page 38 of the committee report remains unchanged. However, following further consideration of the proposal, officers are recommending the addition of a planning condition relating to external lighting. Whilst the submitted lighting strategy was assessed by Worcestershire Regulatory Services and found acceptable in terms of potential light nuisance, officers consider it appropriate that full details of all external lighting are submitted to and approved in writing by the Local Planning Authority prior to installation.

20. Prior to their installation, details of any external lighting that is to be installed at the site shall be submitted to and approved in writing by the local planning authority. The details provided should include the following:

- a. Position of lighting
- b. Amount and type of light
- c. Uniformity of light
- d. Where relevant, consideration of how the lighting scheme will support an effective CCTV system
- e. Measures to minimise environmental impact (inc. energy use, light pollution)

The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers and the surrounding area.

Other Matters

Following the publication of the committee report, the applicant has confirmed that there would be a maximum of 24 staff on site at any one time. The reference on page 16 of Committee report to 30 staff is therefore incorrect.

Further officer comments are provided below.

Car Parking Provision

The proposed provision of 30 car parking spaces is considered to be acceptable having regard to the nature and scale of the development and the relevant parking standards. The submitted Transport Statement confirms that both Worcestershire County Council and Warwickshire County Council parking standards indicate that between 25 and 30 parking spaces would be appropriate for a 66-bed care home development.

The care home would accommodate a maximum of 24 staff on site at any one time, whilst residents are unlikely to own or use private vehicles. As such, parking demand would be principally derived from staff, visitors and servicing requirements. The proposed provision of 30 spaces is therefore sufficient to accommodate the anticipated parking demand associated with the operation of the facility. The proposal includes disabled parking bays, electric vehicle charging

facilities and 16 cycle parking spaces in accordance with adopted guidance, thereby supporting a range of travel choices and sustainable modes of transport.

The submitted Transport Statement demonstrates that the development is expected to generate a maximum of 22 two-way vehicle movements in any peak hour, equivalent to approximately one vehicle movement every two to three minutes. This reflects the low trip-generating nature of the proposed use and indicates that excessive parking provision is neither necessary nor justified in this case.

In addition, the site benefits from access to public transport. Bus stops are located on the A435 Birmingham Road in close proximity to the site and provide connections to Redditch, Kings Heath and surrounding settlements via the Diamond Bus 150 service. Whilst opportunities for travel by public transport may be more limited than in other locations, the availability of bus services provides a realistic travel option for staff and visitors and reduces reliance on the private car.

Conditions 12 and 13 require the submission and implementation of a Travel Plan and the provision of Travel Welcome Packs for employees. The Travel Plan must include measures and targets aimed at reducing single-occupancy car journeys and promoting alternative modes of travel, including walking, cycling, public transport and car sharing. The Travel Plan must also be monitored and reviewed for a minimum period of five years, with remedial measures implemented where targets are not achieved. These measures are relevant given that parking demand at the site will arise principally from staff, visitors and servicing, as residents of the care home are unlikely to be regular car users. By encouraging sustainable travel choices amongst employees and reducing reliance upon single-occupancy vehicle trips, Conditions 12 and 13 will help to minimise parking demand and maximise the efficiency of the proposed parking provision.

The Highway Authority has reviewed the proposal and concluded that the 30 car parking spaces, together with the proposed Travel Plan measures, is sufficient to accommodate the operational requirements of the care home. The conditions will therefore assist in ensuring that the development operates effectively without resulting in overspill parking on the surrounding highway network.

Overall, it is considered that the proposed 30 car parking spaces is appropriate, meeting the operational needs of the development, avoiding overspill parking on the surrounding highway network, and reflecting the site's accessibility by public transport. The level of parking provision is not excessive and is considered sufficient to serve the development without resulting in adverse highway impacts. The proposal is therefore considered acceptable in parking terms.

NHS Acute Hospitals Worcestershire

As outlined on page 19 the committee report Worcestershire Acute Hospitals NHS Trust does not object to the proposed 66-bed care home provided a Section 106 healthcare contribution of £28,682 is secured to mitigate the additional demand on acute hospital services.

NHS Acute Hospitals Worcestershire have not disaggregated the development between Redditch and Stratford-on-Avon and consider the development as a whole. To be clear the contribution would be directed towards increasing acute healthcare capacity within the Trust's facilities, including emergency care, inpatient services, outpatient facilities and diagnostic infrastructure at hospitals serving the development, principally the Alexandra Hospital, Redditch. The funding would contribute towards projects aimed at increasing healthcare capacity and ensuring that existing services can continue to meet demand arising from the development.

The consultation does not specify that any amount of the £28,682 contribution that will be spent at

the Alexandra Hospital. Instead, it identifies a range of infrastructure projects that could be used to mitigate the impact of the development and states that the contribution may be pooled with other S106 contributions to help fund them.

The report indicates that the most likely beneficiaries would be as follows:

Alexandra Hospital, Redditch:

- o Additional A&E and emergency care capacity, including a proposed Clinical Decisions Unit.
- o Additional CT and MRI diagnostic capacity.
- o Outpatient, day-case and emergency admission infrastructure.

Worcestershire Royal Hospital, Worcester:

- o Expansion of the specialist Stroke Unit, which serves patients from across Worcestershire, including Redditch residents.