

PLANNING COMMITTEE

22nd October 2026

Planning Application 26/00950/FUL

Erection of two semi-detached three bedroomed dwellings

**Redditch Play Council, The Childrens Centre, Hawthorn Road, Redditch,
Worcestershire, B97 6NG**

Applicant: Mr Lee Collymore
Ward: Batchley And Brockhill Ward

(see additional papers for site plan)

The case officer of this application is Emily Cox, Planning Officer (DM), who can be contacted on Tel: 01527 881699 EXT 1699 Email: emily.cox@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site comprises a parcel of land on the corner of Hawthorn Road and Foxlydiate Crescent in Batchley. The site measures approximately 0.0491 hectares. There is a small green space in the south-west corner.

The site was previously a Children's Centre, and the building has been in a disused state for some time. The site is located within the residential area as designated within the Borough of Redditch Local Plan No.4 Policies Map.

Proposal Description

This full planning application is for residential development comprising of two, three-bedroomed dwellings. The dwellings would be located on the parcel of land where the disused buildings currently sit. The dwellings would be approximately 9.7 metres in height, 11.7 metres wide and 9 metres deep.

The dwellings are proposed to be social rent to aid the Council's housing stock.

The dwellings would maintain the building line of existing development and comprise of two parking spaces accessed from Hawthorn Road.

Relevant Policies :

Policy 1: Presumption in Favour of Sustainable Development
Policy 4: Housing Provision
Policy 5: Effective and Efficient Use of Land
Policy 16: Natural Environment
Policy 17: Flood Risk Management
Policy 19: Sustainable Travel and Accessibility

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Policy 20: Transport Requirements for New Development
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework (2026)
Redditch High Quality Design SPD

Relevant Planning History

19/00168/OUT	Outline application for demolition of existing structures and erection of two no. two-bedroom affordable dwellings with association infrastructure.	11.06.2019 GRANTED
25/00969/DEM	Proposed demolition of single storey former community centre	19.09.2025
26/00243/FUL	Erection of two 3-bedroom dwellings	Withdrawn

Consultations

North Worcestershire Water Management

No objection subject to condition.

The proposed development site is situated in the catchment of Batchley Brook / Hewell Stream. It comprises an area of 491 sq metres, with it being noted that no use of the land is occurring at the current site. The proposal seeks to redevelop the site of the former Hawthorne Road Children's Centre into a residential use, comprised of two semi-detached three-bedroom dwellings. A new or altered vehicular and pedestrian access is proposed to the public highway.

The site falls within Flood Zone 1 and it is not considered that there is any significant fluvial flood risk to the site. The EA's flood mapping also indicates that there is no immediate surface water flood risk to the proposed development.

Following the use of percolation tests, it can be confirmed that infiltration drainage is unfeasible on the site. As such, the application proposes to install surface water drains connecting to an attenuation tank, and a flow control chamber to limit surface runoff to 2 l/s. The applicant has also provided a suitable buffer between the attenuation tank and dwelling / road. Therefore, I believe this is a feasible means of drainage.

As the applicant proposes connecting to a public sewer, we will require In-Principal Approval from Severn Trent Waters to be submitted. Additionally, as the drainage system

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will be a shared asset, we will require the applicant to submit details regarding the maintenance of all drainage features on the site. This should be detailed in a management plan and included in the normal operating procedures of the site. This should also indicate the company / individual(s) responsible for this maintenance.

WRS - Contaminated Land

Given the previous developments on site and the proximity to two areas of historic unknown infilled ground, WRS recommend the following condition wording is applied in relation to PCL issues on site are appropriately addressed.

WRS - Noise

Advised that the applicant refers to the WRS Demolition and Construction guidance, which is included in the Informatives section.

Arboricultural Officer

No Comments Received To Date

Worcestershire Highways - Bromsgrove

No objection subject to conditions.

Public Consultation Response

Site Notice posted 20 August 2026, expired 13 September 2026.

Neighbour letters sent 20 August 2026, expired 13 September 2026.

No letters of representation have been received from Third Parties or Ward Members following the end of consultation.

Assessment of Proposal

The key issue for consideration in the determination of the application is the principle of development.

Principle of Development

The application is located within the residential area and benefits from the presumption in favour of sustainable development.

The justification for the loss of the community facility was acceptable in the previous outline application, and this remains the case. The building has been unused for a number of years. It is therefore proposed to develop the site into Council properties.

Within half a mile of the site is Cherry Trees Children Centre located at Batchley First School, Cherry Tree Walk which is run by Redditch Borough Council. In addition to this opposite the First School on Chery Tree Walk is the Batchley Community Centre and to

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the south of the application site is The Gospel Hall which runs community activities. It is noted that no objections have been received from local residents on the loss of the facility. It is therefore considered given the alternative provisions nearby that the loss of this facility would not reduce the communities' ability to meet its day-to-day needs and therefore is considered to be acceptable in this instance.

As of April 2025, the Council can demonstrate a housing land supply of 3.11 years. Therefore, despite progress which has been made in identifying sites and granting planning permissions, the Council considers that it cannot demonstrate a five-year housing land supply.

Regard should be had to Policy S4(1) of the National Planning Policy Framework, where development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the Framework.

The location of the proposal site is within the residential area of Batchley. Bus stops are located approximately 62 metres and Redditch Town Centre is located 1.7 kilometres east, where a variety of day to day services can be accessed.

Overall, it is considered that the principle of demolition of the Children's Centre and erection of two dwellings is acceptable.

Scale, layout and appearance of development

Policy is supportive of new residential development, so long as it respects the character and appearance of its surroundings and does not impinge on residential amenities enjoyed by occupiers of existing nearby development.

Policy 4 of the BORLP4 requires sufficient homes are provided. The proposed is for 2 x 3 bedroom dwellings, which is supported by Policy 4. Policy 40 of the BORLP4 sets out the importance of high quality design. This local adopted policy reflect the requirement for high quality design set out in the National Planning Policy Framework (NPPF) and the Council's High Quality Design SPD which requires new development to respect and enhance the local character through the use of appropriate materials, siting, scale and mass.

The dwellings would be located on the site of the Children's Centre. The height of the dwellings would be approximately 9.7 metres, 11.7 metres wide and 9 metres deep. There are two proposed parking spaces for each dwelling.

Materials have been submitted via the plans submitted shown on drawing no: PL021 Elevations. This has been controlled via condition. For the avoidance of doubt, they include:

- Grey concrete roof tiles;

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- Red/brown facing brickwork;
- White uPVC double glazed windows
- Black uPVC gutters and downpipes.

The streetscene along Hawthorn Road is consistent with pairs of semi-detached dwellings with red-brick. The proposed dwellings would be positioned adjacent to number 9. Furthermore, as the new dwellings would largely reflect the size of properties along the road, it would integrate within the streetscene.

The proposal would continue the varied layout of the road and the design would be acceptable in the residential area and provide a local enhancement to character in accordance with Policy 4 and Policy 40 of the BORLP4.

Residential Amenity

Policy 5 of the BORLP4 states that the reuse and regeneration of previously developed land would be highly encouraged and paragraph 135(f) of the National Planning Policy Framework (NPPF) states that planning decisions should seek a high standard of amenity for existing and future occupants. Further to this, the Council's High Quality Design SPD outlines a number of standards for new development, including separation distances between dwellings. Paragraph 4.2.49 states that a minimum separation distance of 21 metres is required between opposing faces of two storey dwellings in order to achieve privacy.

There is a dwelling No. 2 Hawthorn Road which is located to the north of the application site and its side elevation faces directly onto the proposed dwellings. There are two first floor side windows on this property which serve the landing and bathroom. Both these windows are obscurely glazed and therefore no concerns are raised in respect of overlooking to these windows. There is an existing fence boundary between the properties which would remain retained. Having regards to all other dwellings adjacent to the site no concerns are raised in respect of overlooking, overbearing or loss of light as a result of this development.

Drainage

North Worcestershire Water Management (NWWM) have no objection, subject to the condition that the development would be carried out in accordance with the submitted drainage plan as part of the application. NWWM have confirmed the site is located within Flood Zone 1 and not considered that there is significant fluvial flood risk to the site.

Highway Matters

Worcestershire County Council Highway Authority (WCCHA) have no objection to the application, subject to conditions.

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As part of the application, 2x EV charging points would be provided, as well as cycle and bin storage.

Ecology and Biodiversity Net Gain

The application was accompanied by a Preliminary Ecological Assessment (PEA). The conclusions from that no further surveys were required in relation to invasive and non-native species, invertebrates, bats.

Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. Unless exempt, every planning permission granted pursuant to an application submitted after 12 February 2024 is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

The development would be exempt from providing a minimum of 10% BNG on site, due to the site being under 0.2 hectares in area.

The development is therefore acceptable in this regard.

Conclusion

The Council cannot currently demonstrate a five year housing land supply (5YHLS), and therefore regard should be had to Policy S4(1) of the National Planning Policy Framework.

It has been demonstrated above that the scheme complies with the policies of the Borough of Redditch Local Plan No.4, the Council's High Quality Design SPD and the NPPF. As such, the proposal would represent a sustainable form of development and contribute to the Borough's housing supply and should be granted permission subject to conditions listed below.

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 must be begun not later than the expiration of three years with the date of the grant of this permission.

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Reason: In accordance with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawing no: PL001, Site Location Plan, received August 2026

Drawing no: PL004, Existing Site Plan, received August 2026;

Drawing no: PL010, Proposed Site Plan, received August 2026;

Drawing no: PL021, House Type A Elevations, received August 2026;

Drawing no: PL020, House Type A Floor and Roof Plans, received August 2026.

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

- 3) The development hereby approved shall be carried out in accordance with materials shown within Drawing No: PL021, House Type A Elevations, received August 2026.

Reason: To ensure that the development is satisfactory in appearance and to safeguard the visual amenities of the area.

- 4) 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 immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements A to D have been complied with:

A: Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.

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B: Where identified as necessary, 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.

C: The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

D: Following completion of measures identified in the approved remediation scheme a verification 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 on site.

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

- 5) No works or development shall take place until a scheme for surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. This scheme shall be indicated on a drainage plan. There shall be no increase in runoff from the site compared to the pre-development situation up to the 1 in 100 year event plus an allowance for climate change. 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 runoff treatment proposals for surface water drainage. The drainage scheme shall be implemented prior to the first use of the development and thereafter maintained in good working order for the lifetime of the development.

Reason: To ensure that a suitable drainage system is in place.

- 6) The development hereby approved shall not be brought into use until the access and parking facilities have been provided as shown on drawing 25-833-SK01 Proposed Site Accesses, Visibility Splays.

Reason: To ensure conformity with submitted details.

- 7) The development hereby permitted shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide

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has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

8) The development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:

- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- Details of site operative parking areas, material storage areas and the location of site operatives facilities (toilets, offices etc);
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring;
- Details of any temporary construction accesses and their reinstatement.

The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved. Site operatives parking, material storage and the positioning of operatives facilities shall only take place on the site in locations approved by in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

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) This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk. The applicant is solely responsible for all costs associated with construction of the access.

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- 3) The applicant is advised that Cadent Gas have identified gas service pipes and related apparatus in the vicinity of the site which may be affected by the proposed works. Prior to any works that take place on site, the applicant is advised to contact Cadent Gas.
- 4) Worcestershire Regulatory Services 'Demolition and Construction Guidance' should be referred to during construction of the development. [Planning and Pollution | Worcestershire Regulatory Services](#)

Procedural matters

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.