

BIRMINGHAM  
BRISTOL  
CAMBRIDGE  
CARDIFF  
EDINBURGH  
GLASGOW  
KINGS HILL  
LEEDS  
LONDON  
MANCHESTER  
NEWCASTLE  
READING  
SOUTHAMPTON

**BARTON  
WILLMORE** now  **Stantec**

bartonwillmore.co.uk  
9th Floor  
Bank House  
8 Cherry Street  
Birmingham  
B2 5AL  
T/ 0121 711 5151

Paul Lester  
Principal Planning Officer  
Bromsgrove District Council and Redditch Borough Council  
Parkside  
Market Street  
Bromsgrove  
Worcestershire  
B61 8DA

**SUBMITTED VIA EMAIL**

26273/A3/HM/bc

27<sup>th</sup> February 2023

Dear Mr Lester,

**COVERING LETTER FOR AMENDED SUBMISSION – LAND OFF HITHER GREEN LANE,  
REDDITCH**

**PLANNING APPLICATION REFERENCE: 21/01830/FUL**

We write on behalf of our Client, BDW Trading Ltd, to advise of a number of amendments to the proposed development.

The amendments set out are primarily to address the comments provided by the Highway Authority in relation to access and internal design, dated 07.02.22 and 31.10.22 (**Appendix 1 and 2**). The changes can be summarised as follows:

- The T-junction outside plots 13 & 14 has been removed and replaced with a vis-splay compliant bend;
- Sub-station relocated by emergency access;
- The 4 x visitor parking spaces by junctions relocated within the site [– Plots 187-191 adjusted to suit];
- The footpath by plot 145 has been adjusted to absorb vis-splay; and
- Plot 164 Handed to suit fire tracking.

Several further amendments have also been made as follows:

- Additional affordable units proved on plots 98 & 104; and
- Plots 112 & 113 annotated as 'custom-build' units.

As a result of the most recent amendments to the proposals, a number of associated changes have been made to the submitted plans and documents. These are set out at an enclosure to this letter.

These changes follow a number of others made to address comments from statutory consultees, most notably in relation to drainage / flood risk, ecology, landscaping and trees. These changes included the submission of a Framework Biodiversity Net Gain Plan, revised Flood Risk Assessment and Drainage Strategy, Arboricultural Impact Assessment and Landscape Masterplan, and a masterplan showing the reconfigured Golf Course.

These amendments resulted in no objection from the Tree Officer (**Appendix 3**), the LLFA (**Appendix 4**) and WCC Landscape (**Appendix 5**). Given the minor nature of these latest amendments, we do not consider that the proposed changes will impact upon these comments.

### Summary

In summary, it is considered that the Highway Authority comments in relation to access and internal site design have been addressed through the amendments to the proposed development, which are reflected within the application pack at Enclosure 1.

We would be grateful if you could please confirm receipt of the submission, and that the relevant consultees have been reconsulted.

If you require any further information, or wish to discuss any aspect in greater detail, please do not hesitate to contact myself or Kathryn Ventham.

Yours sincerely,



### **HOLLY MARTIN**

Senior Planner

Enc.

Appendix 1 – WCC Highways response dated 07.02.22

Appendix 2 – WCC Highways response dated 31.10.22

Appendix 3 – Tree Officer response dated 30.11.22

Appendix 4 – LLFA response dated 28.10.22

Appendix 5 – WCC Landscape Advisor response dated 18.11.22

**Enclosure 1 – Schedule of Revised Plans and Drawings**

<b>Document Name</b>	<b>Reference</b>	<b>Revision</b>
<u>Plans</u>		
Site Location Plan	ME-24-41	-
Proposed Site Layout	ME-24-21Y	Y
Housetype Distribution Plan	ME-24-27G	G
External Materials Plan	ME-24-31D	D
Boundary Treatments Plan	ME-24-32C	C
External Surfaces Plan	ME-24-33C	C
Tenures Plan	ME-24-34C	C
Parking Management Plan	ME-24-35C	C
Refuse Management Plan	ME-24-36C	C
Adoption and Management Plan	ME-24-37C	C
Coloured Presentation Layout	ME-24-39C	C
Boundary Treatment Details	ME-24-43A	A
Boundary Treatment Details Entrance Feature Wall 1	ME-24-44	-
Boundary Treatment Details Entrance Feature Wall 2	ME-24-45A	A
Visualisation Portfolio	ME-24-46B	B
Housetype Portfolio	ME-24-47D	D
Preliminary Drainage Strategy and Finished Floor Levels – Sheet 1	21169-1	G
Preliminary Drainage Strategy and Finished Floor Levels – Sheet 2	21169-2	G
Preliminary Drainage Strategy and Finished Floor Levels – Sheet 3	21169-3	G
Landscape Masterplan	HG-42	
Final Golf Course Masterplan	GGD-2951	C

Document Name	Reference	Revision
<u>Documents</u>		
Design and Access Statement	ME-24-40D	D
Flood Risk Assessment and Drainage Strategy	-	D
Arboricultural Impact Assessment	RT-MME-152753-02	C
Construction Ecological Management Plan	RT-MME-153160-06	A
Framework Biodiversity Net Gain Plan	RT-MME-159232	A
The Biodiversity Metric 3.0 – Calculation Tool	-	-

**APPENDIX 1**

**WCC Highways response dated 07.02.22**

Paul Lester  
Bromsgrove District Council  
Parkside  
Market Street  
Bromsgrove  
Worcestershire  
B61 8DA

County Hall  
Spetchley Road  
Worcester  
WR5 2NP

Date: 07 February 2022  
Your ref: 21/01830/FUL  
Ask for: Nigel Gorski

Dear Paul Lester,

**TOWN AND COUNTRY PLANNING ACT 1990  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015  
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

**PROPOSAL:** Residential development (Class C3) with a vehicular access point onto Hither Green Lane, play areas, public open space including footways and cycleways, sustainable urban drainage systems and all other ancillary and enabling infrastructure

**LOCATION:** Land West of Hither Green Lane, Redditch, Worcestershire

**APPLICANT:** Mr. A. Rowan

Worcestershire County Council acting in its role as the Highway Authority has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals. The Transport Planning and Development Management Team Leader on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 recommends that this application be **deferred**.

The Highway Authority has undertaken a review of the Transport Assessment (TA) dated October 2021, as prepared on behalf of the applicant by Mode Transport Planning. Our comments are set out below.

### **Planning context**

It is understood that this application site does not form a strategic allocation within the adopted Redditch Local Plan (2011-2030). The principle of development in this location is therefore not established and remains untested.

## Development proposals

The development proposals include for a residential site of 216 units comprising mix of private, social and affordable housing. The planning application form identifies the proposals to include no.81 x 3 bedroom private dwellings, no. 70 x 4 plus bedroom private dwellings, no. 26 x 2 bedroom social dwellings, no. 4 x 2 bedroom social flats, and no. 3 x 3 bedroom social dwellings. The site will also include no. 6 x 2 bedroom affordable dwellings and no. 17 x 3 bedroom affordable dwellings.

The proposals will replace the north-western parcel of the existing golf course located to the west of Hither Green Lane and include a new T junction access from Hither Green Lane.

## Access

A single point of vehicular access is provided to the site as a new priority crossroads junction with Hither Green Lane. This junction also includes an unnamed access road serving the golf range on the opposite side of the carriageway. The TA intends the access to incorporate a 5.5m width carriageway, with 10m corner radii and 2m wide footways on either side.

For access visibility, this needs to be determined using 85<sup>th</sup> percentile speed data and not be based on the speed limit of the carriageway. Visibility should be measures from a distance of 2.4m (x) distance along the edge of the carriageway and include any tangents to the kerb line.

The swept paths provided for the access junction (with Hither Green Lane) show a refuse vehicle traversing over the centre site to turn in and out of the site. The access junction should be designed to accommodate these movements. The access design should be revisited.

Para. 4.3.1 of the TA states that *'on account of the scale of development proposed, an alternative point of access into the site will be provided for emergency vehicles'*. This to be provided on to Dagnell End Road at the western end of the site, with a 3.7m wide pedestrian link, with retractable bollards to prevent private vehicle access.

This access is however not shown on the 'proposed site layout' drawing prepared by Urban Design Ref: ME-24-21S. If proposed, the emergency access needs to be included on this drawing, with details shown of how it fits into the remainder of the site.

The TA states that a tracking assessment has been undertaken to show that a Fire Tender (8.6m) can access and egress the site via the emergency access point.

It is accepted that a fire tender could access via this route, but the access needs to be shown to a suitable level of design, complete with visibility information and details of how it could connect to the footway. Details of how the bollards could be lowered in an emergency also needs to be presented in the TA.

A TRO will also likely be required to facilitate the proposed emergency access.

### **Internal site design**

Comments on the internal site design include:

- The site access onto Hither Green Lane proposes a visibility splay of 2.4 x 43m. This should be checked to ensure the splay is not compromised by the proposed entrance feature walls. In the southerly direction the splay should also be provided to the tangent of the nearside kerb on the curve in Hither Green Lane.
- The shared private drives indicated close to the site access create potential conflict points due to their proximity to the main access.
- All bends should have a minimum radius of 20m in accordance with the WCC Streetscape Design Guide. Suitable forward visibility should also be provided on all curves based on 20mph design speed (25m). A design speed of 15mph and 17 metre forward visibility may be acceptable on the shorter cul-de-sacs. If this extends beyond the adoptable footway or verge, then the back of footway/verge should be moved to define the visibility envelope. There are some locations where this will affect proposed plots.
- Two bends are indicated with 90-degree outer kerb lines. These serve no functional purpose and create a potential liability for the Highway Authority and the channels cannot be fully cleaned by mechanical road sweepers. These are not acceptable for adoption and should be converted to suitable radii.
- Build-outs / narrowing's appear to be proposed at three locations within the road network. These serve no functional purpose to maintain suitable vehicle speeds and are not considered necessary to aid pedestrians crossing the road. They are however a potential future maintenance and operational liability to the Highway Authority and should be removed from the design.
- All turning heads must comply with the minimum dimensions specified in WCC's Streetscape Design Guide. Some of the turning facilities are currently not compliant. However, the turning head adjacent to plots 107 to 113 exceeds the Council's requirements for adoption and should be reduced to 26m.
- A 2m wide footway should be provided at all locations where properties have direct pedestrian access to the roads. Some cul-de-sac roads appear to have



a hybrid design, which is neither traditional or shared space with 2m footways on one side and 1m service strips on the other side. There is no logic to the arrangement and only likely to raise questions/complaints from residents. 2m footways should be provided on both sides in suitable locations, or a level shared space provided in those cul-de-sac type areas.

- The road serving plots 180 – 189 and 171 – 179 appears to be a hybrid design between traditional road and shared surface. As a through route, it is unlikely to be suitable for shared use, and should have footways both sides as properties have direct frontage access. The road alignment is also unacceptable with the offset chicane effect. This serves no functional purpose and is likely to become a pinch point for refuse and delivery vehicles should parking take place nearby. The road should be realigned with a suitable constant width.
- One-metre-wide grass service strips are not considered viable as the grass rarely becomes established due to the kerb foundations/construction either side. These would need to be hard surfaced if offered for adoption.
- There appear to be short surface change features at a few locations, which again serve no functional purpose and should be removed.
- The internal swept path analysis should be based on the 11.7 metre refuse truck indicated within the supplied TA. No swept paths should overhang adoptable footways or service strips. Localised widening should also be provided on bends to allow a refuse truck and car to pass each other within the carriageway.
- The applicant should be aware of the maximum adoptable carriageway and footway gradients as detailed within WCC Highway Design Guide. Any block paved roads must have a minimum longitudinal gradient of 1 in 80 to reduce the risk of standing surface water. If this is not achievable then a tarmac surface will be required.
- Any private parking spaces abutting the back of adoptable footway or service strip should be a minimum of 6 metres deep.
- Tactile paving should be provided at junction crossing points. These should be placed on the pedestrian desire lines.
- Details of suitable surface water drainage arrangements for capture and discharge of water from the roads and footways would need to be provided before adoption of the roads was considered.

## **Street lighting**

The street lighting team at WCC inform that a suitably qualified lighting engineer should be appointed to carry out an assessment for the proposed development in line with WCC's Street Lighting Design Guide (SLDG). Given the anticipated increase in usage

the assessment should also include the existing junction between Dagnell End Road and Hither Green Lane.

Should lighting be required consideration shall be given, in consultation with WCC, regarding the need for any proposed lighting to tie in with the existing decorative style currently used on Hither Green Lane.

It should also be noted that replacement lighting from Dagnell End Road to a suitable point beyond the proposed development access may be required in line with the guidance given in the SLDG with specific regard to WCC's ongoing energy, ecological and maintenance commitments. Please note it is a requirement to provide an environmental impact assessment of any lighting proposals and this shall be carried out by a qualified ecologist.

Any private lighting within the development shall need to be designed sympathetically to the surrounding environment and should include liaison with WCC's ecologist and the parish council to ensure the proposals are acceptable.

### **Trip generation**

Mode have presented vehicle trip rates derived from TRICS and compared these to site surveys used in the Brockhill Phase 3 application. The TRICS results presented are not accepted by the Highway Authority for this site, as they reflect 'edge of town' sites with much greater sustainable transport connections. As the Hither Green Lane is more limited in its access to a good public transport network, rail, cycle and amenities in a close walking distance, the trip rates should reflect this. Especially as the proposals include some quite sizable dwellings. The trip rates presented for the Brockhill Phase 3 proposals are believed suitable for the site proposals.

The Highway Authority accepts the two-way vehicle trip rates of 0.706 (AM) and 0.750 (PM), generating 152 two-way trips (AM) and 162 two-way trips (PM).

### **Trip distribution / assignment**

Para. 5.4.2 of the TA uses trip distribution information presented for the Brockhill Phase 3 proposals and '*the local road network has been analysed and traffic has been distributed to the zones*'. The Highway Authority requires greater clarity on how trip distribution / assignment has been calculated, as it is not clear from the information presented in the TA. This would utilise 'journey to work' census data and trips to other key destinations i.e. education, retail, etc.

Traffic figures in Appendix F are required to show the assignment of proposed development traffic separate from background and committed development trips. Traffic figures should show each traffic group separately included, so it is clear how the total traffic flows have been established. This information is requested.

## **Traffic Impact**

### Committed development traffic

In terms of committed development traffic, this should include the Brockhill Phase 3 proposals, including any dwellings of the previous Brockhill phases still to be fully constructed. Consideration should also be given to the Foxlydiate site, given its proximity and size. The LPA should be consulted on what development should be included.

### Capacity assessments - Dagnell End Road Signal Junction

Despite utilising information from the Brockhill Phase 3 application, the capacity results for the Dagnell End Road Signal Junction do not match those previously approved by the Highway Authority for the same modelling scenarios, built from a fully validated and calibrated junction model. From a review of the LinSig modelling results, it is apparent that the model itself and results are different.

The Mode LinSig model shows the nearside lane on the Birmingham Road (S) approach to be a short lane, whereas in the previously approved model, this is shown to be a 'long lane'. As the LinSig mode has not been provided, it is anticipated that further differences will also be apparent. The previously approved model should be used to assess capacity at this junction, otherwise a new model should be created, which would first require revalidation and calibration.

Adding vehicle trips to an already congested junction, increasing vehicles queues and delays in this location is not acceptable. This is a key junction provided along an arterial connecting Redditch to the M42 to the north and Birmingham beyond.

### Other capacity assessments

For the Highway Authority to accept the junction capacity assessments presented, an AutoCAD drawing showing junction geometry measurements or a scaled drawing should be presented. Some form of base model validation should also be provided and be agreed, before forecast development scenarios are presented.

The Highway Authority does not accept percentage impact results or a 30 trip threshold for the purposes of identifying junctions requiring capacity assessment, and these will be determined by the volumes of development trips anticipated to travel through each junction, trips adding to sensitive movements, and the operation and safety of the junction. Junctions requiring capacity assessments will be fully determined when trip distribution / assignment information is agreed and evidence of model validation / calibration has been provided.

## **Sustainable transport links**

### Pedestrian access

The Highway Authority currently identifies the site to have limited accessibility by none car modes of transport. There are currently no pedestrian footway connections from this site to local amenities, including education, health, retail, etc. The Brockhill Phase 3 proposals (committed development) are to provide some pedestrian enhancements to the Dagnell End Road signal junction, with a short extension of the footway on the south side of the Dagnell End Road carriageway. These are however shown not to reach the proposed Hither Green Lane site.

*Para. 4.4.2 of the TA states that 'a new section of footway will also be provided on the southern side of Dagnell End Road, within the existing highway boundary. This will connect with the existing footway on the southern side of Dagnell End Road, providing a connection west towards the existing footway network along Birmingham Road (A441). This will be subject to confirmation of land ownership and discussions with WCC in order to agree an appropriate mechanism to tie this into the footway improvements associated with Brockhill East Phase 3'*

This connection is welcomed and further details regarding its form are requested. This should be shown on a drawing and take account of the committed improvements identified for the Dagnell End Road signal junction.

Pedestrian connections to the southwest are more important for this site, with this route providing connections to bus stops, the Abbey Stadium and a route to and from the town centre. Routes across fields are unattractive and will not be used at times in the winter when its wet and dark outside. Detailed information should be presented as to how the site will provide attractive pedestrian connections to / from the town centre, along pedestrian desire lines. Details regarding the footway surface, if lit, and crossing points are requested. Further information is requested.

### Public transport access

#### *Current Service*

The nearest marked bus stops to the proposed development are on the A441 north of the Dagnell End Road junction, in excess of 700 metres away from the centre of the development. Parts of the development will be more than 800 metres away. The walking route to these bus stops does not include a footpath, although it is acknowledged that a part route is being provided as part of the Brockhill Phase 3 proposals.

The stop on the A441 is serviced by Diamond bus services 182 and 183. Only two bus services for each stop in this location, all during the day and not at a time suitable for typical 9-5 employment commuting.

In addition, two school services (S55 and S83) operate in the morning and afternoon to access Bromsgrove Schools. These services are unlikely to be suitable for adults due to the destination and the numbers of children using the service and there is unlikely to be space to take additional children.

Although Hither Green Lane is on the edge of Redditch, secondary schools for the catchment area are: North Bromsgrove High School (approx. 17km), South Bromsgrove High School (approx. 13.5 km), Alvechurch Middle School (approx. 4.9km). These distances necessitate the use of a vehicle as they are not within reach, nor are accessible via a safe route for active travel. The primary school within the catchment is Beoley First School which is approximately 2.5 km from Hither Green Lane. This is a long distance for primary age school children to walk plus there are no footways (at present) along much of Dagnall End Road leading to the school.

#### Future Service Requirements

In order to make this development acceptable in planning terms meeting the requirements of the 1985 Transport Act, WCC's LTP4 and the NPPF para 124 (c) a new bus or enhanced service will be required.

Due to the current uncertainties around commercial bus services and the complexities of conformance with public sector procurement regulations, Worcestershire County Council policy is to request contributions towards bus services associated with major developments on the basis of a stand-alone service. The envisaged service will provide an hourly frequency service running from Redditch bus station to the development covering working hours to allow access to Redditch for working and the train station for further afield employment opportunities. Without such a service this development would not be acceptable as it would be predominantly car dependent.

## School / Community Transport

The statutory duty to provide free home to school transport is detailed in guidelines issued annually by DfE as required under the Education Act 1995. Worcestershire County Council puts these guidelines into effect through its Transport and Travel Policy again revised annually. This is a statutory provision related to the duty to provide school places and is required for the development to proceed as the development will cause the County Council to incur costs as a direct result of the distance between the proposed development and one or more designated schools.

Normally children living in Worcestershire are expected to attend the appropriate designated school for the children's age and address. Where places are not available in the designated school, the children may be assigned to another school or re-designated school. It is anticipated that school to travel and or community contributions may also be required for public transport. These will be identified as the planning application progresses.

## **Parking**

Car and cycle parking is believed to be provided in accordance to standards set out in the WCC Streetscape Design Guide. Although it is noted in Para. 4.6.2 of the TA that the *'application is being submitted in outline form with all matters reserved apart from access, therefore the final quantum of parking will be determined at the Reserved Matters stage'*. A full application has been submitted for the proposals, so any amendments to car parking provision set out in the TA need to be identified and presented now.

## **Travel planning**

The Highway Authority has undertaken a review of the Residential Travel Plan (RTP) and identified that the scope of external site measures put forward to encourage and promote sustainable journeys include:

- To the north of the site, a pedestrian route will link the site with Dagnell End Road and connect to a new section of footway that will be provided on the southern side of Dagnell End Road, connecting to the committed Brockhill Phase 3 proposals in this location,
- To the south and west pedestrian / cycle connections will be provided with the existing footway which runs alongside the River Arrow and connects with Birmingham Road immediately north of the river over-bridge.
- A Travel Information Pack will be produced and disseminated to residents, detailing the opportunities for sustainable travel to and from the site, including

a potential range of incentives and the promotion of regional and national car share websites

- Use of public transport will be with up-to-date public transport timetables, bus maps and ticket information disseminated to the residents. The possibility of offering residents with discounted bus vouchers/passes with local operators will also be investigated.
- Personalised Travel Planning (PTP) will allow residents to contact the TPC and arrange a meeting (either face-to-face or via email/telephone) to discuss their individual circumstances with the TPC who will assist in tailoring a travel plan specific to that resident, incorporating sustainable travel modes as much as possible.

The RTP seeks to achieve a mode shift reduction in single occupancy car trips of 5% (from baseline surveys) over a period of 5 years. Based on the trip generation results presented, the success of the RTP would reduce weekday peak hour car trips by 8 vehicles in the AM and PM peaks.

Based on the level of provision set out in the RTP, the Highway Authority does not believe this mode shift would be realised. The promotion of sustainable journeys is most successful when there are plentiful non-car opportunities in which to choose from. At present, the development site offers limited sustainable options in which to promote.

The Travel Welcome Pack should also be presented to the WCC travel plan officer for review and approval.

## **Summary**

Unlike the Brockhill Phase 3 proposals, the proposals to the west of Hither Green Lane do not form an allocated site in the Redditch Local Plan. The site is more remote in terms of access to sustainable transport provision and amenities in the town centre.

The Highway Authority has undertaken a review of the Mode TA and has identified a series of points that require further consideration / information. The operation of the Dagnell End Road signal junction in particular is a primary concern, given that nearly all proposed development trips generated by this site would travel through it.

The Highway Authority therefore submits a response of deferral until the required information has been provided and considered.

Yours Sincerely

**Nigel Gorski**

Development Control Engineer

On behalf of Karen Hanchett, Transport Planning and Development Management  
Team Leader



**Appendix 2**

**WCC Highways response dated 31.10.22**

## Holly Martin

---

**Subject:** FW: Land West of Hither Green Lane, Redditch, Worcestershire (21/01830/FUL)

---

**From:** Gorski, Nigel <NGorski@worcestershire.gov.uk>

**Sent:** Monday, October 31, 2022 4:43 PM

**To:** Josh Norris <joshnorris@modetransport.co.uk>

**Cc:** David Frisby <davidfrisby@modetransport.co.uk>; Adrian Forte <adrianforte@modetransport.co.uk>; Matthew Shuttleworth <matthewshuttleworth@modetransport.co.uk>; Green, David (Mercia) <david.green@barratthomes.co.uk>; Solanki, Chetan <chetan.solanki@barratthomes.co.uk>; Holly Martin <holly.martin@bartonwillmore.co.uk>; Kathryn Ventham <kathryn.ventham@bartonwillmore.co.uk>; paul.lester@bromsgroveandredditch.gov.uk

**Subject:** FW: Land West of Hither Green Lane, Redditch, Worcestershire (21/01830/FUL)

Josh,

Thank you for your email and for the LinSig models.

We have undertaken a review of the technical note (TN002) and our comments are set out below.

The development proposals (current full application submission) comprise a residential site of 216 units comprising mix of private, social and affordable housing and replace the north-western parcel of the existing golf course located to the west of Hither Green Lane and include a new T junction access from Hither Green Lane.

Utilising a LinSig model for the Dagnell End Road / A441 Birmingham Road signal junction, that now closely resembles that previously agreed by the Highway Authority for the Brockhill Phase 3 application, it is acknowledged that in 2030 (the end of the Local Plan period), the junction would be operating over capacity during weekday peak hours in all scenarios. The scenarios include the inclusion of a left-turn filter and the activation of the pedestrian crossings.

Just to recap, the Brockhill Phase 3 proposals, in effect provide for the delivery of two strategic allocations contained within the Bromsgrove District Plan and Redditch Local Plan (set out in Policies RCBD 1 and Policy 46 respectively). As an allocation within two Local Plans, the proposals did fully meet their obligation to the Infrastructure Development Plan (IDP) in that, amongst other wider highway contributions and improvements, they identified an improvement scheme for the Dagnell End Road / A441 Birmingham Road signal junction. Whilst the junction remains busy, the improvement scheme currently due to be implemented, includes a scheme that is able to off-set the proposed development traffic impacts of the Brockhill Phase 3 proposals in this location. It also provides wider pedestrian benefits, as the scheme now incorporates a pedestrian crossing.

The Hither Green Lane proposals, which do not form a strategic allocation within the adopted Redditch Local Plan (2011-2030), have the effect of further reducing capacity at the Dagnell End Road / A441 Birmingham Road signal junction, with queues and delays added on all approaches. For the 'no peds' scenario, vehicle queues more than double on the A441 (N) and Dagnel End Road approaches in the AM peak and close to double in the PM peak. For the 'with peds' scenario, in the AM peak, queues increase by A441 (N) +28, Dagnel End Road +16 and A441 (S) +22. In the PM peak, queues increase by A441 (N) +40, Dagnel End Road +20 and A441 (S) +25. There is also a considerable increase in delay on each approach in both peak hours and overall junction performance (PRC values) are reduced.

The Highway Authority does not accept that the proposed development traffic results in a 'slight increases in queues and delay at the junction'. The increase in queues and delays could risk safety at the junction, with frustrated motorists taking more risks, going through on a red light.

It is acknowledged that the Dagnell End Road / A441 Birmingham Road junction currently operates under MOVA control, and this will continue to be the case following its upgrade. Whilst outside the peak hours, there is potential

for some additional capacity to be gained from what LinSig might report, this will not be realised during the weekday peak hours when there is heavy demand for 'green time' on all junction approaches. During the weekday peak hours, the signal timings will effectively operate on fixed stages with green times being run at maximums. Therefore, there are no additional capacity benefits to be gained during the weekday peak hour periods modelled.

It is accepted that there will always be some variation in traffic volumes that will travel through the junction each day, but these variations will be higher as well as lower. A daily variation argument is rejected.

We have checked and note that your proposed development traffic flows are correct in the LinSig models, which matches the trip generation set out in the TA. That said, we had previously requested clarification and further supporting information on development traffic distribution and assignment, and this remains outstanding. This, along with other information, was requested in the Highways Authorities first formal highways response. We do still need this evidence to ensure the distribution and assignment of trips is accurate. At present, 94% of development trips generated by the proposals will travel through the Dagnell End Road / A441 Birmingham Road junction, with the majority travelling to and from the north.

As previously discussed, the Dagnell End Road / A441 Birmingham Road is located on a primary route connecting Redditch to the wider areas to the north, including Birmingham and access to the M42. Based on the results presented, without mitigating measures, the Highway Authority is of the opinion that the proposals place a severe / significant impact on the highway network.

If you would like to discuss further, please do not hesitate to contact me.

Regards  
Nigel

**NIGEL GORSKI**

Development Control Engineer

Development Management  
Transport Planning Unit  
Worcestershire County Council  
County Hall, Spetchley Road, Worcester, WR5 2NP  
Tel: 01905 845373  
[ngorski@worcestershire.gov.uk](mailto:ngorski@worcestershire.gov.uk)

**Please note that I only work on Mondays and Thursdays, and therefore contactable on these days only.**

Advice relating to the Pre Application process, the Streetscape Design Guide and the Construction Specification can be found on the Transport Guidance for Developers page on Worcestershire County Councils website which can be accessed here:

[http://www.worcestershire.gov.uk/info/20007/travel\\_and\\_roads/284/transport\\_guidance\\_for\\_developers](http://www.worcestershire.gov.uk/info/20007/travel_and_roads/284/transport_guidance_for_developers)



**Appendix 3**

**Tree Officer response dated 30.11.22**

**Holly Martin**

---

**Subject:** FW: 152753: Proposed Development at Hither Green Golf Course 21/01830/FUL

**From:** Andrew White <andrew.white@bromsgroveandredditch.gov.uk>  
**Sent:** Wednesday, November 30, 2022 10:06 AM  
**To:** Holly Martin <holly.martin@bartonwillmore.co.uk>  
**Subject:** RE: 152753: Proposed Development at Hither Green Golf Course 21/01830/FUL

Hi Holly

No, all my concerns have been addressed with the alterations.

Kind Regards

Andy White  
Tree Officer  
Environment Services

Tel: 07983 426491  
Email: [andrew.white@bromsgroveandredditch.gov.uk](mailto:andrew.white@bromsgroveandredditch.gov.uk)

Bromsgrove District & Redditch Borough Council  
Crossgate Depot  
Crossgate Road  
Redditch  
Worcestershire  
B98 7SN

<http://www.redditchbc.gov.uk/my-place/landscape-and-trees/tree-maintenance/managing-your-trees.aspx>

\*\*\*\*\*

This e-mail may include confidential information and is solely for the use by the intended recipient(s). If you have received this e-mail in error please notify the sender immediately. You must not disclose, copy, distribute or retain any part of the email message or attachments.

No responsibility will be assumed by the organisation for any direct or consequential loss, financial or otherwise, damage or inconvenience, or any other obligation or liability incurred by readers relying on information contained in this e-mail or any virus contamination that may occur as a consequence of opening the email or any attachments. Views and opinions expressed by the author are not necessarily those of the organisation nor should they be treated where cited as an authoritative statement of the law and independent legal and other professional advice should be obtained as appropriate.

Any Freedom of Information requests should be sent directly to [foi@redditchbc.gov.uk](mailto:foi@redditchbc.gov.uk) for Redditch Borough Council requests and to [foi@bromsgrove.gov.uk](mailto:foi@bromsgrove.gov.uk) for Bromsgrove District Council requests.

\*\*\*\*\*

---

**From:** Holly Martin <[holly.martin@bartonwillmore.co.uk](mailto:holly.martin@bartonwillmore.co.uk)>  
**Sent:** 29 November 2022 2:01 PM  
**To:** Andrew White <[andrew.white@bromsgroveandredditch.gov.uk](mailto:andrew.white@bromsgroveandredditch.gov.uk)>  
**Subject:** RE: 152753: Proposed Development at Hither Green Golf Course 21/01830/FUL

**This email originated from outside of the Organisation**

**STOP: Were you expecting this Email? Does it look genuine?**  
**THINK: Before you CLICK on links or OPEN any attachments.**

**If you believe this message is a phishing email please forward it to**  
[report.phishing@bromsgroveandredditch.gov.uk](mailto:report.phishing@bromsgroveandredditch.gov.uk)

**If you have already clicked on any of the links, it is imperative you call the ICT helpdesk immediately**  
**on ext 1766 internally or 01527 881766 externally. Failure to do this is a breach of the Information Security Policy.**

Hi Andy,

Just to confirm, will you be providing any further comments on the proposals or have your previous concerns been addressed?

Kind regards

Holly

**Holly Martin**  
Senior Planner

Direct: 0121 711 5162

[bartonwillmore.co.uk](http://bartonwillmore.co.uk)  
9th Floor, Bank House, 8 Cherry Street, Birmingham, West Midlands, B2 5AL



Consider the environment, do you really need to print this email?

The information contained in this email (and any attachments) is confidential and may be privileged. It may only be read, copied and used only by the addressee. Barton Willmore, now Stantec, accepts no liability for any subsequent alterations or additions incorporated by the addressee or a third party to the body text of this email or any attachments. We accept no responsibility for staff non-compliance with our IT Acceptable Use Policy.

---

**From:** Andrew White <[andrew.white@bromsgroveandredditch.gov.uk](mailto:andrew.white@bromsgroveandredditch.gov.uk)>  
**Sent:** Friday, November 25, 2022 2:47 PM  
**To:** Holly Martin <[holly.martin@bartonwillmore.co.uk](mailto:holly.martin@bartonwillmore.co.uk)>  
**Subject:** RE: 152753: Proposed Development at Hither Green Golf Course 21/01830/FUL

Thank you Holly.

---

**From:** Holly Martin <[holly.martin@bartonwillmore.co.uk](mailto:holly.martin@bartonwillmore.co.uk)>  
**Sent:** 25 November 2022 2:46 PM  
**To:** Andrew White <[andrew.white@bromsgroveandredditch.gov.uk](mailto:andrew.white@bromsgroveandredditch.gov.uk)>  
**Cc:** Paul Lester - Principal Planning Officer <[paul.lester@bromsgroveandredditch.gov.uk](mailto:paul.lester@bromsgroveandredditch.gov.uk)>; Stefan Harrison

<[Stefan.Harrison@middlemarch.eco](mailto:Stefan.Harrison@middlemarch.eco)>

**Subject:** RE: 152753: Proposed Development at Hither Green Golf Course 21/01830/FUL

**This email originated from outside of the Organisation**

**STOP: Were you expecting this Email? Does it look genuine?**

**THINK: Before you CLICK on links or OPEN any attachments.**

**If you believe this message is a phishing email please forward it to**

**[report.phishing@bromsgroveandredditch.gov.uk](mailto:report.phishing@bromsgroveandredditch.gov.uk)**

**If you have already clicked on any of the links, it is imperative you call the ICT helpdesk immediately**

**on ext 1766 internally or 01527 881766 externally. Failure to do this is a breach of the Information Security Policy.**

Hi Andy,

Thanks for getting back to me. I had attached the revised AIA to my email of the 24<sup>th</sup> of October, but have reattached it for ease of reference.

Good news that you are happy with the revised plans.

If you have any queries let me know.

Kind regards

Holly

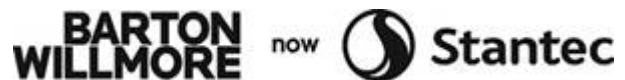
**Holly Martin**

Senior Planner

Direct: 0121 711 5162

[bartonwillmore.co.uk](http://bartonwillmore.co.uk)

9th Floor, Bank House, 8 Cherry Street, Birmingham, West Midlands, B2 5AL



Consider the environment, do you really need to print this email?

The information contained in this email (and any attachments) is confidential and may be privileged. It may only be read, copied and used only by the addressee. Barton Willmore, now Stantec, accepts no liability for any subsequent alterations or additions incorporated by the addressee or a third party to the body text of this email or any attachments. We accept no responsibility for staff non-compliance with our IT Acceptable Use Policy.

**From:** Andrew White <[andrew.white@bromsgroveandredditch.gov.uk](mailto:andrew.white@bromsgroveandredditch.gov.uk)>

**Sent:** Friday, November 25, 2022 2:24 PM

**To:** Holly Martin <[holly.martin@bartonwillmore.co.uk](mailto:holly.martin@bartonwillmore.co.uk)>

**Cc:** Paul Lester - Principal Planning Officer <[paul.lester@bromsgroveandredditch.gov.uk](mailto:paul.lester@bromsgroveandredditch.gov.uk)>; Stefan Harrison <[Stefan.Harrison@middlemarch.eco](mailto:Stefan.Harrison@middlemarch.eco)>

**Subject:** RE: 152753: Proposed Development at Hither Green Golf Course 21/01830/FUL

Hi Holly

There doesn't seem to be any attachment on this email?

I have read Stefans comments below and am happy with these revised plans in regard to the issues highlighted with trees on site.

Kind Regards

Andy White  
Tree Officer  
Environment Services

Tel: 07983 426491  
Email: [Andrew.white@bromsgroveandredditch.gov.uk](mailto:Andrew.white@bromsgroveandredditch.gov.uk)

Bromsgrove District & Redditch Borough Council  
Crossgate Depot  
Crossgate Road  
Redditch  
Worcestershire  
B98 7SN

<http://www.redditchbc.gov.uk/my-place/landscape-and-trees/tree-maintenance/managing-your-trees.aspx>

\*\*\*\*\*

This e-mail may include confidential information and is solely for the use by the intended recipient(s). If you have received this e-mail in error please notify the sender immediately. You must not disclose, copy, distribute or retain any part of the email message or attachments.

No responsibility will be assumed by the organisation for any direct or consequential loss, financial or otherwise, damage or inconvenience, or any other obligation or liability incurred by readers relying on information contained in this e-mail or any virus contamination that may occur as a consequence of opening the email or any attachments. Views and opinions expressed by the author are not necessarily those of the organisation nor should they be treated where cited as an authoritative statement of the law and independent legal and other professional advice should be obtained as appropriate.

Any Freedom of Information requests should be sent directly to [foi@redditchbc.gov.uk](mailto:foi@redditchbc.gov.uk) for Redditch Borough Council requests and to [foi@bromsgrove.gov.uk](mailto:foi@bromsgrove.gov.uk) for Bromsgrove District Council requests.

\*\*\*\*\*

---

**From:** Holly Martin <[holly.martin@bartonwillmore.co.uk](mailto:holly.martin@bartonwillmore.co.uk)>  
**Sent:** 18 November 2022 10:31 AM  
**To:** Andrew White <[andrew.white@bromsgroveandredditch.gov.uk](mailto:andrew.white@bromsgroveandredditch.gov.uk)>  
**Cc:** Paul Lester - Principal Planning Officer <[paul.lester@bromsgroveandredditch.gov.uk](mailto:paul.lester@bromsgroveandredditch.gov.uk)>; Stefan Harrison <[Stefan.Harrison@middlemarch.eco](mailto:Stefan.Harrison@middlemarch.eco)>  
**Subject:** RE: 152753: Proposed Development at Hither Green Golf Course 21/01830/FUL

**This email originated from outside of the Organisation**



**STOP: Were you expecting this Email? Does it look genuine?**

**THINK: Before you CLICK on links or OPEN any attachments.**

If you believe this message is a phishing email please forward it to  
[report.phishing@bromsgroveandredditch.gov.uk](mailto:report.phishing@bromsgroveandredditch.gov.uk)

If you have already clicked on any of the links, it is imperative you call the ICT helpdesk immediately  
on ext 1766 internally or 01527 881766 externally. Failure to do this is a breach of the Information Security Policy.

Hi Andy,

I hope you are well.

Have you had chance to review the below yet?

If I can be of any assistance, let me know.

Kind regards

Holly

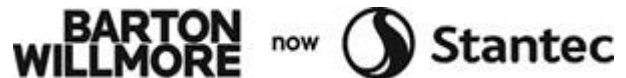
**Holly Martin**

Senior Planner

Direct: 0121 711 5162

[bartonwillmore.co.uk](http://bartonwillmore.co.uk)

9th Floor, Bank House, 8 Cherry Street, Birmingham, West Midlands, B2 5AL



🌱 Consider the environment, do you really need to print this email?

The information contained in this email (and any attachments) is confidential and may be privileged. It may only be read, copied and used only by the addressee. Barton Willmore, now Stantec, accepts no liability for any subsequent alterations or additions incorporated by the addressee or a third party to the body text of this email or any attachments. We accept no responsibility for staff non-compliance with our IT Acceptable Use Policy.

**From:** Holly Martin

**Sent:** 24 October 2022 09:57

**To:** Andrew White <[andrew.white@bromsgroveandredditch.gov.uk](mailto:andrew.white@bromsgroveandredditch.gov.uk)>

**Cc:** Paul Lester - Principal Planning Officer <[paul.lester@bromsgroveandredditch.gov.uk](mailto:paul.lester@bromsgroveandredditch.gov.uk)>; Stefan Harrison <[Stefan.Harrison@middlemarch.eco](mailto:Stefan.Harrison@middlemarch.eco)>

**Subject:** RE: 152753: Proposed Development at Hither Green Golf Course 21/01830/FUL

Hi Andy,

Stefan is on leave at the moment, so in his absence I have attached the revised AIA, which takes into account your previous feedback. It has also been sent directly to Paul (copied in).

If you have any queries, let me know.

Kind regards

Holly

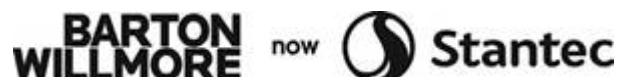
**Holly Martin**


Senior Planner

Direct: 0121 711 5162

[bartonwillmore.co.uk](http://bartonwillmore.co.uk)

9th Floor, Bank House, 8 Cherry Street, Birmingham, West Midlands, B2 5AL



 Consider the environment, do you really need to print this email?

The information contained in this email (and any attachments) is confidential and may be privileged. It may only be read, copied and used only by the addressee. Barton Willmore, now Stantec, accepts no liability for any subsequent alterations or additions incorporated by the addressee or a third party to the body text of this email or any attachments. We accept no responsibility for staff non-compliance with our IT Acceptable Use Policy.

**Appendix 4**

**LLFA response dated 28.10.22**

## Dave Baker

---

**To:** Dave Baker  
**Subject:** FW: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

---

**From:** Jodie Hawkins <[jodie.hawkins@nwwm.org.uk](mailto:jodie.hawkins@nwwm.org.uk)>  
**Sent:** 28 October 2022 19:28  
**To:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>  
**Subject:** RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Hi David,

I have reviewed the revised drainage strategy and can see that you have rerouted the pavement. Secondly, if you are confirming that you have incorporated the second point from my previous email, I can confirm that I am happy with the latest drainage strategy.

Kind regards,  
Jodie

### Jodie Hawkins

Senior Water Management Officer  
North Worcestershire Water Management  
A shared District Council service covering Bromsgrove, Redditch & Wyre Forest  
01562 732545  
Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF  
[Jodie.Hawkins@nwwm.org.uk](mailto:Jodie.Hawkins@nwwm.org.uk)



Keep up to date on the latest news via  [NorthWorcsflooding](#)



---

*Our vision is to reduce flood risk while protecting and enhancing the water environment and encouraging sustainable water management*

---

**From:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>  
**Sent:** 27 October 2022 11:38  
**To:** Jodie Hawkins <[jodie.hawkins@nwwm.org.uk](mailto:jodie.hawkins@nwwm.org.uk)>  
**Cc:** Solanki, Chetan <[chetan.solanki@barratthomes.co.uk](mailto:chetan.solanki@barratthomes.co.uk)>  
**Subject:** External Email : RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Good morning Jodie

Are you happy with the drainage strategy now, please confirm.

Regards

David Green

Senior Technical Manager

**BARRATT HOMES | DAVID WILSON HOMES**

(trading names of BDW Trading Limited)

Mercia Division | Remus 2 | 2 Cranbrook Way | Solihull | B90 4GT

Tel 0121 713 7310 : DD 0121 713 7385 : M 07342 062783



---

**From:** Green, David (Mercia)

**Sent:** 11 October 2022 09:34

**To:** Jodie Hawkins <[jodie.hawkins@nwwm.org.uk](mailto:jodie.hawkins@nwwm.org.uk)>

**Cc:** Solanki, Chetan <[chetan.solanki@barratthomes.co.uk](mailto:chetan.solanki@barratthomes.co.uk)>

**Subject:** RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Good morning Jodie, I trust you are well.

I attach the revised drainage strategy drawings for your approval. Firstly I can confirm that the items below were already incorporated into the scheme. Secondly, following comments from the tree officer we have reduced the number of plots (around plots 136-140) that does not affect the drainage strategy and have moved the inlet and outlets of the southern pond to reduce the effect on surrounding trees. Again this doesn't impact on the drainage strategy itself.

I would be grateful if you could confirm by return that you are happy with the scheme and will advise the planning officer accordingly.

Regards

**David Green**

Senior Technical Manager

**BARRATT HOMES | DAVID WILSON HOMES**

(trading names of BDW Trading Limited)

Mercia Division | Remus 2 | 2 Cranbrook Way | Solihull | B90 4GT

Tel 0121 713 7310 : DD 0121 713 7385 : M 07342 062783



---

**From:** Jodie Hawkins <[jodie.hawkins@nwwm.org.uk](mailto:jodie.hawkins@nwwm.org.uk)>

**Sent:** 22 September 2022 16:00

**To:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>

**Cc:** Solanki, Chetan <[chetan.solanki@barratthomes.co.uk](mailto:chetan.solanki@barratthomes.co.uk)>

**Subject:** RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Hi David,

Apologies it has taken me longer to get back to you than I hoped. I have gone through all your previous correspondence with Tom and can see you have incorporated some of additional things he asked for.

One thing that I did notice hadn't changed the re-route of the pavement with regards to Tom's previous comment....

“The depression that will serve plots 17-20, 204, 214-216 looks to be sitting over the route of a path obviously that will just need to be routed round this”.

Can you also confirm if you have incorporated Tom’s comment about permeable paving?...

“With respect to the proposed permeable paving the attached detail is one we have specified on another site recently. The last detail would be how we would want the adjacent properties to have their downpipes connected to the paving, then there would need to be an under drained sump which then connects to the adopted sewer.”

Kind regards,  
Jodie



**Jodie Hawkins**

Water Management Officer

North Worcestershire Water Management

A shared District Council service covering Bromsgrove, Redditch & Wyre Forest

01562 732545

Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF

[Jodie.Hawkins@nwwm.org.uk](mailto:Jodie.Hawkins@nwwm.org.uk)

Keep up to date on the latest news via  [NorthWorcsflooding](#)



---

*Our vision is to reduce flood risk while protecting and enhancing the water environment and encouraging sustainable water management*

---

**From:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>

**Sent:** 05 September 2022 08:37

**To:** Jodie Hawkins <[jodie.hawkins@nwwm.org.uk](mailto:jodie.hawkins@nwwm.org.uk)>

**Cc:** Solanki, Chetan <[chetan.solanki@barratthomes.co.uk](mailto:chetan.solanki@barratthomes.co.uk)>

**Subject:** External Email : RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Hi Jodie, thanks for coming back to me.

Hopefully you should be able to see that we have been in correspondence with Tom over the last couple of months and have incorporated additional SUDs features throughout the scheme. Hopefully you will be happy with what we have done and I attach the latest drainage strategy drawings sent to Tom.

Don't hesitate to contact me should you have any further questions.

Regards

**David Green**

Senior Technical Manager

**BARRATT HOMES | DAVID WILSON HOMES**

(trading names of BDW Trading Limited)

Mercia Division | Remus 2 | 2 Cranbrook Way | Solihull | B90 4GT

Tel 0121 713 7310 : DD 0121 713 7385 : M 07342 062783



DAVID WILSON HOMES  
WHERE QUALITY LIVES



---

**From:** Jodie Hawkins <[jodie.hawkins@nwwm.org.uk](mailto:jodie.hawkins@nwwm.org.uk)>  
**Sent:** 02 September 2022 15:35  
**To:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>  
**Subject:** RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Good afternoon,

I am the officer taking over from Tom. If you allow some time to catch up on this application, I will try get and get back to you with a response early next week. In the meantime, if there is anything else, please feel free to contact me.

Kind regards,  
Jodie

**Jodie Hawkins**

Water Management Officer  
North Worcestershire Water Management  
A shared District Council service covering Bromsgrove, Redditch & Wyre Forest  
01562 732545  
Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF  
[Jodie.Hawkins@nwwm.org.uk](mailto:Jodie.Hawkins@nwwm.org.uk)



Keep up to date on the latest news via  [NorthWorcsflooding](#)



---

*Our vision is to reduce flood risk while protecting and enhancing the water environment and encouraging sustainable water management*

---

**From:** North Worcestershire Water Management Enquiries <[Enquiries@nwwm.org.uk](mailto:Enquiries@nwwm.org.uk)>  
**Sent:** 02 September 2022 15:21  
**To:** Jodie Hawkins <[jodie.hawkins@nwwm.org.uk](mailto:jodie.hawkins@nwwm.org.uk)>  
**Subject:** FW: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

**North Worcestershire Water Management Enquiries**

Wyre Forest District Council  
A shared District Council service covering Bromsgrove, Redditch & Wyre Forest  
01562 732191  
Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF  
[Enquiries@nwwm.org.uk](mailto:Enquiries@nwwm.org.uk)



Keep up to date on the latest news via  [NorthWorcsflooding](#)



*Our vision is to reduce flood risk while protecting and enhancing the water environment and encouraging sustainable water management*

**From:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>  
**Sent:** 02 September 2022 10:31  
**To:** North Worcestershire Water Management Enquiries <[Enquiries@nwwm.org.uk](mailto:Enquiries@nwwm.org.uk)>  
**Subject:** External Email : RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Good morning, can you please ask the relevant officer to make contact with me please

Regards

**David Green**  
Senior Technical Manager

**BARRATT HOMES | DAVID WILSON HOMES**

(trading names of BDW Trading Limited)

Mercia Division | Remus 2 | 2 Cranbrook Way | Solihull | B90 4GT

Tel 0121 713 7310 : DD 0121 713 7385 : M 07342 062783



**From:** Green, David (Mercia)  
**Sent:** 24 August 2022 14:58  
**To:** [enquiries@nwwm.org.uk](mailto:enquiries@nwwm.org.uk)  
**Subject:** FW: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Good afternoon

Can you please ask the person taking over from Tom please acknowledge receipt of the attached and confirm their approval or otherwise asap.

Thank you

**David Green**  
Senior Technical Manager

**BARRATT HOMES | DAVID WILSON HOMES**

(trading names of BDW Trading Limited)

Mercia Division | Remus 2 | 2 Cranbrook Way | Solihull | B90 4GT

Tel 0121 713 7310 : DD 0121 713 7385 : M 07342 062783





---

**From:** Green, David (Mercia)  
**Sent:** 23 August 2022 13:58  
**To:** Thomas Curwell <[Thomas.Curwell@nwwm.org.uk](mailto:Thomas.Curwell@nwwm.org.uk)>  
**Subject:** FW: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Hi Tom

Please find attached revised drainage strategy drawings incorporating the additional features that you requested. I trust they meet with your approval but should you require any further information please do not hesitate to contact me.

Regards

**David Green**  
Senior Technical Manager

**BARRATT HOMES | DAVID WILSON HOMES**

(trading names of BDW Trading Limited)

Mercia Division | Remus 2 | 2 Cranbrook Way | Solihull | B90 4GT

Tel 0121 713 7310 : DD 0121 713 7385 : M 07342 062783



---

**From:** Dave Baker <[dave.baker@travisbaker.co.uk](mailto:dave.baker@travisbaker.co.uk)>  
**Sent:** 12 August 2022 12:03  
**To:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>  
**Cc:** Matthew Nobbs <[matthew.nobbs@travisbaker.co.uk](mailto:matthew.nobbs@travisbaker.co.uk)>  
**Subject:** RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Hi David

Please see attached amended drainage strategy drawings.

Kind regards

**Dave Baker**  
Director

**Travis Baker Limited**  
Trinity Point, New Road, Halesowen, West Midlands, B63 3HY

T. 0121 550 8037 M. 07792 970492 <http://www.travisbaker.co.uk/>

**Civil Engineering | Geo-Environmental Engineering | Structural Engineering | Transport Planning**

This e-mail and its attachments may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Travis Baker. If you are not the intended recipient of this e-mail and its attachments, you must take no action based upon them, nor must you copy or show them to anyone. Please contact the sender if you believe you have received this e-mail in error.

**THINK GREEN:** Do you need to print this e-mail?

Travis Baker is the trading name of:

Travis Baker Limited: Registered in England and Wales 05703678: VAT Registration 881 4949 79

Travis Baker Geo-Environmental Limited: Registered in England and Wales 09453821: VAT Registration 209 3190 23

**From:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>  
**Sent:** 05 August 2022 08:21  
**To:** Dave Baker <[dave.baker@travisbaker.co.uk](mailto:dave.baker@travisbaker.co.uk)>  
**Cc:** Solanki, Chetan <[chetan.solanki@barratthomes.co.uk](mailto:chetan.solanki@barratthomes.co.uk)>  
**Subject:** FW: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch [Filed 12 Aug 2022 10:22]

Hi Dave

Are we able to comply with Tom's suggestions below, if so can you update the drainage strategy.

Regards

**David Green**  
Senior Technical Manager

**BARRATT HOMES | DAVID WILSON HOMES**  
(trading names of BDW Trading Limited)  
Mercia Division | Remus 2 | 2 Cranbrook Way | Solihull | B90 4GT  
Tel 0121 713 7310 : DD 0121 713 7385 : M 07342 062783



---

**From:** Thomas Curwell <[Thomas.Curwell@nwwm.org.uk](mailto:Thomas.Curwell@nwwm.org.uk)>  
**Sent:** 04 August 2022 19:26  
**To:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>  
**Cc:** Solanki, Chetan <[chetan.solanki@barratthomes.co.uk](mailto:chetan.solanki@barratthomes.co.uk)>  
**Subject:** RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Dear David

Sorry for being so slow to come back to you on this. I have been trying to speak to the planning officer at Redditch this week but he has been on leave all week and isn't back till Monday. I have reviewed the revised details you sent over. I think given the limitations of severn trent allowing land drainage to their network and the issues of the invasive species we will have to accept the larger pond not being connected to the network. The additional features you have added are welcome, however can you clarify, is the intention that the surface water ,i.e. downpipes from properties will discharge to these features before draining to the sewer network? If so can you just indicate this clearly on the drawing.

The depression that will serve plots 17-20, 204, 214-216 looks to be sitting over the route of a path obviously that will just need to be routed round this.

With respect to the proposed permeable paving the attached detail is one we have specified an another site recently. The last detail would be how we would want the adjacent properties to have their downpipes connected to the paving, then there would need to be an under drained sump which then connects to the adopted sewer.

If you can confirm these details I can speak to the planning officer next week and provide some updated comments and conditions we would require.

Happy to discuss further if required.

Regards,



**Thomas Curwell** BSc, MSc, PhD

Water Management Engineer

North Worcestershire Water Management

A shared District Council service covering Bromsgrove, Redditch & Wyre Forest

01527 881206 / 07929305921

Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF

[Thomas.Curwell@nwwm.org.uk](mailto:Thomas.Curwell@nwwm.org.uk)

Please note my workdays are Redditch & Bromsgrove: Monday - Wednesday & Friday/ Wyre Forest: Thursday.

Keep up to date on the latest news via  [NorthWorcsflooding](#)



*Our vision is to reduce flood risk while protecting and enhancing the water environment and encouraging sustainable water management*

**From:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>

**Sent:** 02 August 2022 09:28

**To:** Thomas Curwell <[Thomas.Curwell@nwwm.org.uk](mailto:Thomas.Curwell@nwwm.org.uk)>

**Cc:** Solanki, Chetan <[chetan.solanki@barratthomes.co.uk](mailto:chetan.solanki@barratthomes.co.uk)>

**Subject:** External Email : RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

**This email originated from outside of the organisation**

**STOP** : Were you expecting this email? Does it look genuine?

**THINK** : Before you **CLICK** on any links or **OPEN** any attachments.

Good morning Tom

Have you had chance to review the revised submission and if so are you happy with the proposals now?

Regards

**David Green**

Senior Technical Manager

**BARRATT HOMES | DAVID WILSON HOMES**

(trading names of BDW Trading Limited)

Mercia Division | Remus 2 | 2 Cranbrook Way | Solihull | B90 4GT

Tel 0121 713 7310 : DD 0121 713 7385 : M 07342 062783



**DAVID WILSON HOMES**  
WHERE QUALITY LIVES



---

**From:** Solanki, Chetan <[chetan.solanki@barratthomes.co.uk](mailto:chetan.solanki@barratthomes.co.uk)>  
**Sent:** 05 July 2022 17:27  
**To:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>; Thomas Curwell <[Thomas.Curwell@nwwm.org.uk](mailto:Thomas.Curwell@nwwm.org.uk)>  
**Subject:** RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Hi Thomas,

Hope you're well.

Following your conversation with Dave Baker please find attached a revised set of drainage drawings – the FRA will be amended subject to your approval of these drawings.

I have also attached a statement from our ecologist outlining why it is not feasible to incorporate the large pond to the north of the site.

Is there anything further you need in order to lift your holding objection?

Kind regards,

Chet

Chetan Solanki  
**Planning Manager**

**Barratt David Wilson Homes (Mercia)**  
(a trading name of BDW Trading Ltd)

Remus 2 | 2 Cranbrook Way | Solihull Business Park | Solihull | West Midlands | B90 4GT

E: [chetan.solanki@barratthomes.co.uk](mailto:chetan.solanki@barratthomes.co.uk) | DD: 0121 713 7310 | M: 07464 511 484



**BARRATT**  
HOMES



**DAVID WILSON HOMES**  
WHERE QUALITY LIVES

---

**From:** Green, David (Mercia) <[david.green@barratthomes.co.uk](mailto:david.green@barratthomes.co.uk)>  
**Sent:** 29 June 2022 16:32  
**To:** Thomas Curwell <[Thomas.Curwell@nwwm.org.uk](mailto:Thomas.Curwell@nwwm.org.uk)>  
**Cc:** Solanki, Chetan <[chetan.solanki@barratthomes.co.uk](mailto:chetan.solanki@barratthomes.co.uk)>  
**Subject:** RE: \*EXTERNAL: 21/01830/FUL - Land West Of Hither Green Lane, Redditch

Thanks Tom, it's New Zealand Pigmy weed in the large pond that our ecologist advise:

#### **6.5 INVASIVE PLANT SPECIES**

The desk study provided no records of invasive plant species within a 1 km radius of the survey area. The invasive plant species New Zealand pigmyweed was identified within the lake on site. This species is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), and it is therefore an offence to allow it to spread in the wild. Works near to the pond may cause this species to spread. Therefore, invasive plant species are a notable consideration for the proposed development and a recommendation has been made in Section 7.4.

We'll elaborate more in our resubmission.

**Appendix 5**

**WCC Landscape Advisor response dated 18.11.22**

## Holly Martin

---

**Subject:** FW: 21/01830/FUL WCC landscape comments

---

**From:** Mindykowski, Adam <[AMindykowski@worcestershires.gov.uk](mailto:AMindykowski@worcestershires.gov.uk)>  
**Sent:** 18 November 2022 17:55  
**To:** Holly Martin <[holly.martin@bartonwillmore.co.uk](mailto:holly.martin@bartonwillmore.co.uk)>  
**Cc:** Horovitz, Ben <[BHorovitz@worcestershires.gov.uk](mailto:BHorovitz@worcestershires.gov.uk)>; Paul Lester - Principal Planning Officer <[paul.lester@bromsgroveandredditch.gov.uk](mailto:paul.lester@bromsgroveandredditch.gov.uk)>  
**Subject:** RE: 21/01830/FUL WCC landscape comments

Dear Holly,

Thank you for forwarding me copies of the revised Masterplan and Arboricultural Impact Assessment. I have reviewed these in context with comments set out in the Response to Consultee Comment letter of 19<sup>th</sup> July 2022. I am reassured and satisfied that retained trees in close proximity to plots 34-35; 121-126; 135-138, and 142-143 will be afforded a sufficient buffer, within the context of public open space provision, to effectively mitigate the risk of ad-hoc pruning. I recommend that all retained trees (as numbered in the AIA) are linked with specific management prescriptions to secure their sustainable management following completion of the scheme. This should be a measure included in the LEMP that I have requested the LPA secure by condition.

That concludes my comments, however, please do not hesitate to contact me if I can be of further assistance.

Kind regards,

Adam

**Adam Mindykowski**  
Landscape Advisor  
Worcestershire County Council  
County Hall, Spetchley Road, Worcester, WR5 2NP  
**Tel:** 01905 844873  
**Email:** [amindykowski@worcestershires.gov.uk](mailto:amindykowski@worcestershires.gov.uk)



---

**From:** Holly Martin <[holly.martin@bartonwillmore.co.uk](mailto:holly.martin@bartonwillmore.co.uk)>  
**Sent:** 02 November 2022 16:31  
**To:** Mindykowski, Adam <[AMindykowski@worcestershires.gov.uk](mailto:AMindykowski@worcestershires.gov.uk)>  
**Cc:** Horovitz, Ben <[BHorovitz@worcestershires.gov.uk](mailto:BHorovitz@worcestershires.gov.uk)>; Paul Lester - Principal Planning Officer <[paul.lester@bromsgroveandredditch.gov.uk](mailto:paul.lester@bromsgroveandredditch.gov.uk)>  
**Subject:** [EXTERNAL]RE: 21/01830/FUL WCC landscape comments

**CAUTION: This email originates outside of Worcestershire County Council's network. Do NOT click on links or open attachments unless you recognise the sender and know the content is safe. If you believe this email to be spam please delete it. Further information on cyber security is available on [OurSpace](#)**

Hi Adam,

Further to the below, a number of revised plans and reports have now been submitted to the Council in relation to the site at Hither Green, which have been prepared in order to address comments provided by a number of consultees, including yourself.

I have attached the revised landscape masterplan and AIA for your review. These have also been sent directly to the case officer (copied in).

If you have any queries, let me know.

Kind regards

Holly

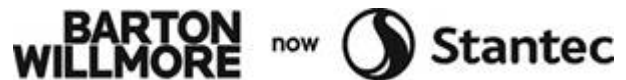
**Holly Martin**

Senior Planner

Direct: 0121 711 5162

[bartonwillmore.co.uk](http://bartonwillmore.co.uk)

9th Floor, Bank House, 8 Cherry Street, Birmingham, West Midlands, B2 5AL



Consider the environment, do you really need to print this email?

The information contained in this email (and any attachments) is confidential and may be privileged. It may only be read, copied and used only by the addressee. Barton Willmore, now Stantec, accepts no liability for any subsequent alterations or additions incorporated by the addressee or a third party to the body text of this email or any attachments. We accept no responsibility for staff non-compliance with our IT Acceptable Use Policy.