

Development Management
Redditch Borough Council
Walter Stranz Square
Redditch
B98 8AH

26273/A3/HM

15th December 2021

Dear Sir / Madam,

LAND OFF HITHER GREEN LANE, REDDITCH

PLANNING PORTAL REFERENCE: PP-10460930

We write on behalf of our Clients, Barratt David Wilson Homes Mercia, to submit the enclosed Full Planning Application for the following description of development:

'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'.

Background

The Application Site consists of an irregularly shaped parcel of land, which is currently comprised of a surfaced car park and maintenance area, areas of tall grassland, scrub, mature and semi-mature trees and a pond and an existing golf course.

The northern boundary of the Site is bordered by Dagnell End Road, beyond which sits linear residential development. To the east is Hither Green Lane, beyond which sits the main complex of the Abbey Hotel and Golf Course, and to the south are large, detached dwellings. To the west lies the Meadow Farm Public House and Hotel, separated by an area of open grazing land.

Proposed Development

The proposal is for the erection of 216 dwellings, including 65 affordable dwellings; vehicular access from Hither Green Lane; pedestrian and cycle access; publicly accessible open space; green infrastructure including a Local Equipped Area of Play (LEAP); landscaping and earthworks and surface water drainage; associated amenity space and attenuation features; and internal infrastructure.

The Full Planning Application comprises the following documents:

- Completed Application Forms and Ownership Certificates;
- Covering Letter;
- Design and Access Statement (December 2021) prepared by Barratt Developments PLC Urban Design Department;
- Planning Statement (December 2021) prepared by Barton Willmore;
- Open Space Assessment (December 2021) prepared by Barton Willmore;
- Arboricultural Impact Assessment (AIA) (September 2021) prepared by Middlemarch Environmental;
- Updated Preliminary Ecological Appraisal (October 2021) prepared by Middlemarch Environmental;
- Preliminary Bat Roost Assessment (September 2021) prepared by Middlemarch Environmental;
- Badger Survey (September 2021) prepared by Middlemarch Environmental;
- Great Crested Newt Habitat Suitability Index Assessment and eDNA Survey (September 2021) prepared by Middlemarch Environmental;
- Breeding Bird Survey (November 2021) prepared by Middlemarch Environmental;
- Reptile Survey (September 2021) prepared by Middlemarch Environmental;
- Construction Ecological Management Plan (November 2021) prepared by Middlemarch Environmental;
- Landscape and Visual Appraisal (September 2021) prepared by SLR;
- Noise Assessment (September 2021) prepared by Air & Acoustic Consultants;
- Air Quality Assessment (September 2021) prepared by BWB Consulting Limited;
- Flood Risk Assessment and Drainage Strategy (September 2021) prepared by Travis Barker Limited;
- Golf Report (October 2021) prepared by Cornerstone Golf;
- Transport Assessment (October 2021) prepared by Mode Transport Planning; and
- Residential Travel Plan (October 2021) prepared by Mode Transport Planning.

The planning application drawings are as follows:

Plan	Reference Number	Revision
Proposed Site Layout	ME-24-21S	S
Housetype Distribution Plan	ME-24-27D	D
External Materials Plan	ME-24-31A	A
Boundary Treatments Plan	ME-24-32	-
External Surfaces Plan	ME-24-33	-
Tenures Plan	ME-24-34	-
Parking Management Plan	ME-24-35	-
Refuse Management Plan	ME-24-36	-
Adoption & Management Plan	ME-24-37	-
Coloured Presentation Layout	ME-24-39	-
Site Location Plan	ME-24-41	-

Plan	Reference Number	Revision
Boundary Treatment Details	ME-24-43	-
Entrance Feature Wall 1	ME-24-44	-
Entrance Feature Wall 2	ME-24-45	-
Visualisation Portfolio	ME-24-46	-
Housetype Portfolio	ME-24-47A	A

Taken together, these application documents and plans provide a full and detailed justification for the proposal, demonstrating compliance with the Development Plan. In the absence of any overriding harm and taking into account the significant benefits arising from the proposed development, it is considered entirely appropriate to grant planning permission.

We trust that the Council has sufficient information to register and determine the enclosed planning application and look forward to receiving written confirmation of this shortly. In the meantime, should you require any additional information please do not hesitate to contact me.

Yours sincerely,



HOLLY MARTIN
Planner