

## Paul Lester - Principal Planning Officer

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**From:** Paul Lester - Principal Planning Officer  
**Sent:** 21 December 2023 15:05  
**To:** Ishrat Karimi Fini  
**Subject:** RE: Hither Green 21/01830/FUL  
**Attachments:** Copy of Hither Green Lane 12.23 PL on site data.xlsx

Hi Ishrat,

Please find attached the table. This includes an analysis of the onsite provision currently proposed. This reinforces the case that we should be asking for a contribution for outdoor sports and teens.

Regards

Paul Lester  
Principal Planning Officer  
Bromsgrove District Council and Redditch Borough Council

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**From:** Ishrat Karimi Fini <[ishrat.karimifini@bromsgroveandredditch.gov.uk](mailto:ishrat.karimifini@bromsgroveandredditch.gov.uk)>  
**Sent:** Thursday, December 21, 2023 11:55 AM  
**To:** Paul Lester - Principal Planning Officer <[paul.lester@bromsgroveandredditch.gov.uk](mailto:paul.lester@bromsgroveandredditch.gov.uk)>  
**Subject:** RE: Hither Green 21/01830/FUL

Hi Paul

Can you share the formula you presented in the table at the last meeting please?

Thanks

Kind Regards

Ishrat Karimi Fini  
Parks and Events service Manager of Bromsgrove District and Redditch Borough  
Councils

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The banner features a purple background with the text "Cost of Living Survey" in large white font, and "Open until midnight 8th October" below it. On either side are QR codes labeled "Bromsgrove Survey" and "Redditch Survey". Below the banner is a row of illustrations: a person pushing a shopping cart, a person holding a glowing lightbulb, a person at a computer, a person holding a document, and a person climbing a bar chart. Logos for Bromsgrove District Council and Redditch Borough Council are also present.

**From:** Helena Plant - Development Management Manager <[h.plant@bromsgroveandredditch.gov.uk](mailto:h.plant@bromsgroveandredditch.gov.uk)>  
**Sent:** Wednesday, December 6, 2023 5:03 PM  
**To:** Barbara Newman <[b.newman@bromsgroveandredditch.gov.uk](mailto:b.newman@bromsgroveandredditch.gov.uk)>  
**Cc:** Paul Lester - Principal Planning Officer <[paul.lester@bromsgroveandredditch.gov.uk](mailto:paul.lester@bromsgroveandredditch.gov.uk)>; Ruth Bamford - Head of Planning, Regeneration and Leisure Services <[r.bamford@bromsgroveandredditch.gov.uk](mailto:r.bamford@bromsgroveandredditch.gov.uk)>; Michael Dunphy - Strategic Planning and Conservation Manager <[m.dunphy@bromsgroveandredditch.gov.uk](mailto:m.dunphy@bromsgroveandredditch.gov.uk)>; Tamsin Brewer-Hughes <[tamsin.brewer@bromsgroveandredditch.gov.uk](mailto:tamsin.brewer@bromsgroveandredditch.gov.uk)>; Alison grimmett <[alison.grimmett@bromsgroveandredditch.gov.uk](mailto:alison.grimmett@bromsgroveandredditch.gov.uk)>; Ishrat Karimi Fini <[ishrat.karimifini@bromsgroveandredditch.gov.uk](mailto:ishrat.karimifini@bromsgroveandredditch.gov.uk)>  
**Subject:** Hither Green 21/01830/FUL  
**Importance:** High

Hi Barbara,

there is a need for Ruth, Paul, Mike, Tamsin Brewer-Hughes, Ali Grimmett, Ish and me to meet to discuss the above site. Ruth has said this needs priority in her diary and I suggest using my status slot on Monday 11<sup>th</sup> 11.30 – 12.00, but I think we will need an hour. Would you be able to arrange a Teams meeting accordingly?

- In particular we are looking at Policy 13 viii and the deficit of open space in Abbey ward vis the developers offer of additional publicly accessible Natural/Semi natural typology open space. We need to make a judgement as to whether this is of ‘greater community benefit’ as set out in the policy. Paul is doing some additional work and will circulate a table prior to the meeting.
- The other thing to discuss is Leisure’s requirement for offsite contributions for the development. The development is;

The full application seeks planning permission for the erection of 214 dwellings with associated open space, landscaping, drainage, infrastructure, and other associated works.

The planning application includes the following:

- 214 dwellings, including 65 affordable dwellings;
- Vehicular access from Hither Green Lane;
- Pedestrian and cycle access providing links through the Site and to the surrounding areas;
- Publicly accessible open space;
- Green Infrastructure (GI) includes a Local Equipped Area of Play (LEAP), informal recreational areas, SuDS features, buffer planting, retained trees, hedgerows and areas of new trees planting and other habitat creation;
- Landscaping and earthworks and surface water drainage;
- Associated amenity space and attenuation features; and
- Internal infrastructure

The following dwelling mix is proposed:

	<b>Market</b>	<b>Affordable (shared ownership/social rent)</b>	<b>Total</b>
<b>1 bedroom</b>	0	3	<b>3</b>
<b>2 bedroom</b>	0	25	<b>25</b>
<b>3 bedroom</b>	84	34	<b>118</b>
<b>4 bedroom</b>	64 (inc. 2 custom builds)	4	<b>68</b>
<b>Total</b>	<b>148</b>	<b>66</b>	<b>214</b>

The application proposes a mix of detached, semi-detached, terraced properties a maisonettes and each with amenity space. All houses will have private gardens, while maisonettes will have shared areas. The dwellings will be predominantly two-storey, with 2.5-storey ones in key areas like main streets, stop endings, and open spaces.

The proposed development will provide primary pedestrian and cycle access to the site via Hither Green Lane at the north-east corner. A new pedestrian route will be provided between the site and Dagnell End Road, with a new footway on the southern side of Dagnell End Road. The existing NMU connection will be used for south and west pedestrian/cycle connections, connecting with Birmingham Road north of the river over-bridge.

The development offers several incidental open spaces, accessible to both new and existing residents via footpath links, including a LEAP.

Thanks H

Helena Plant  
Development Management Manager  
Bromsgrove District and Redditch Borough Council

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Please note that due to a continued high volume of planning applications and enquiries being received, there may be a delay in the assessment and determination of planning applications and enquiries. For further information please visit the Planning Pages on the relevant Councils website at [Planning Permission - bromsgrove.gov.uk](http://www.bromsgrove.gov.uk) or [Planning Permission - redditchbc.gov.uk](http://www.redditchbc.gov.uk)

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1. What is the size of the residential development (no of bedrooms)?

Unit size	Standard occupancy	Standard child occupancy	No. of units proposed	Total occupancy	Child occupancy
1 bed flat	1.37	0	1	1.37	0
2 bed flat / house	2.01	0.43	36	72.36	15.48
3 bed house	2.57	0.92	109	280.13	100.28
4 bed house	2.99	1.28	70	209.3	89.6
5+ bed house	3.37	1.68		0	0
Average (use this for outline application where house numbers are not known). Delete the child occupancy in CB if the application is for small apartments or retirement communities etc. For an average based on policy use the following: 1 bed 10%, 2 bed 20%, 3 bed 60%, 4 bed 10%.	2.40	0.79		0	0
<b>Total</b>	-	-	<b>216</b>	<b>563.16</b>	<b>205.36</b>

Key:

Enter data into orange cells only
Grey cells perform calculations
Red / Green cells report results
Red / Green cells report results

2. What is the estimated population of the new development?

No. of units proposed	Total Occupancy	Child Occupancy
216	563.16	205.36

3. How much open space will the new residents require?

	Allotments and Community Gardens	Amenity Green Space	Natural and Semi Natural Green Space	Outdoor Sports Facilities	Parks and Gardens	Provision for Children	Provision for Teenagers / Young People	Sub-total
<b>Open Space Requirement (Ha)</b>	<b>0.135</b>	<b>0.541</b>	<b>1.109</b>	<b>0.338</b>	<b>0.653</b>	<b>0.008</b>	<b>0.005</b>	<b>2.784</b>

4. Enter Development Location (Ward)

Ward ->	Ward Population
Abbey	6620

Note : Where development occurs on / near an adjoining Ward consider also the open space supply in this ward and whether there are surpluses / deficiencies

5. What is the current provision within the Ward where the development will take place?

	Existing Ward Provision (ha/1,000)	District Standard (ha/1,000)	Is there an open space deficiency in this Ward?	Existing Surplus or Deficit within the Ward (ha) (A positive figure indicates a deficit)
Allotments and Community Gardens	0.523	0.240	No	-1.874
Amenity Green Space	1.743	0.960	No	-5.184
Natural and Semi Natural Green Space	1.004	1.970	Yes	6.395
Outdoor Sports Facilities	0.386	0.600	Yes	1.416
Parks and Gardens	0.000	1.160	Yes	7.679
Provision for Children	0.070	0.037	No	-0.216
Provision for Teenagers / Young People	0.014	0.025	Yes	0.076
<b>Total</b>	<b>3.739</b>	<b>4.990</b>	<b>Yes</b>	<b>8.293</b>

6. Impact of the development on overall green space supply in the Ward

	Amount of Open Space Required by the Development (ha) (A)	Existing Surplus or Deficit within the Ward (ha) (B)	Total (ha) (A + B)	Provision required? (Subject to meeting the minimum size threshold - see 7. Below)
Allotments and Community Gardens	0.135	-1.874	-1.738	No
Amenity Green Space	0.541	-5.184	-4.643	No
Natural and Semi Natural Green Space	1.109	6.395	7.504	Yes
Outdoor Sports Facilities	0.338	1.416	1.754	Yes
Parks and Gardens	0.653	7.679	8.332	Yes
Provision for Children	0.008	-0.216	-0.209	No
Provision for Teenagers / Young People	0.005	0.076	0.081	Yes
<b>Total</b>	<b>2.784</b>	<b>8.293</b>	<b>11.077</b>	

7. Is the Quantity of Provision Required above the Minimum Size Threshold?

	Minimum Size for new provision (ha)	Request new onsite provision?	Offsite Contribution Required	Offsite Contribution Required (£)
Allotments and Community Gardens	0.250	No	No	£0.00
Amenity Green Space	0.200	No	No	£0.00
Natural and Semi Natural Green Space	0.500	Yes	No	£0.00
Outdoor Sports Facilities	1.000	No	Yes	£50,684.40
Parks and Gardens	0.400	Yes	No	£0.00
Provision for Children	0.040	No	No	£0.00
Provision for Teenagers / Young People	0.100	No	Yes	£32,754.92
<b>Total</b>				<b>£83,439.32</b>

8. Check the Accessibility Mapping set out in the Open Space Study Report (2022), or in the 'Redditch Accessibility Mapping Finder' spreadsheet. Is the development in an area where there is poor accessibility?

	Is site within existing accessibility buffer?
Allotments and Community Gardens	
Amenity Green Space	
Natural and Semi Natural Green Space	
Outdoor Sports Facilities	
Parks and Gardens	
Provision for Children	
Provision for Teenagers / Young People	