

Mr K Dicks (Chief Executive)
Redditch Borough Council
Walter Stranz Square
Redditch
B98 8AH

12th May 2023

via e-mail : susan.tasker@bromsgroveandredditch.gov.uk

Dear Mr Dicks

Proposed development of land adjoining Hither Green Lane - planning application 21/01893/FUL

I trust you are well, and that the changes resulting from the recent elections have bedded in enabling the Council to continue with its important work on behalf of the community.

I have contacted you previously on behalf of the North Redditch Community Alliance (NoRCA) regarding the above application (11th May 2022 and 10th January 2022). NoRCA continues to enjoy the overwhelming support of residents in Abbey and Church Hill Wards together with residents from Bordesley, Beoley and Alvechurch in its opposition to the application, originally registered on 13th January 2021. There have been over 260 objections from residents recorded on the Council planning portal, as well as objections from Alvechurch and Beoley Parish Councils, despite the very short time-frame allowed initially. Interestingly, there is not a single comment in support of the development.

The applicant has recently updated its supporting documentation – this comprises 28 documents posted on the Council planning portal on 28th April 2023 and 13 documents posted on 3rd May 2023. The material is truly voluminous and will require a huge amount of time to review in detail. A deadline of 26th May 2023 has been communicated for residents' responses to be submitted to the Council – again a very short time-frame, certainly when compared to the length of time the applicant has had to polish up its act.

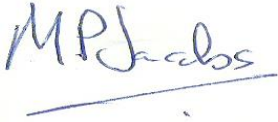
Clearly there has been dialogue between the applicant and the Planning Department. I would therefore welcome your response to the following:

- i. Did the Planning Department provide advice and guidance to the applicant, and if so, in which aspects of the application?
- ii. Are there Planning Department requirements that have not been satisfied by the updated supporting documentation?
- iii. How will the UK Government's guidelines for enabling local communities to have a greater say regarding housing development be implemented in Redditch and how will this be realised regarding the above application?
- iv. Our understanding is that Redditch is on-track to meet its house building targets in the current Local Plan and it has over 9 years of land allocated for future development; consequently, the above application is unwarranted and unnecessary. Are there any new house building targets being introduced in the review of the Local Plan which may change this?

- v. There is a restrictive covenant applying to the land, permitting it to be used solely for leisure purposes, originally introduced by the New Towns Commission. It is assumed the Planning Department is aware of this. What affect does it have on the above application?

I appreciate you have many demands on our time, but I would be grateful if you could arrange for me to receive a response to each of the above points as soon as possible.

Yours sincerely



Mark Jacobs
Chair (NoRCA)
Tel: 07747 008368

cc: Mr M Dormer (Leader of the Council)
Ms R Bamford (Head of Planning)

