

16/0263

Land To The West Of Foxlydiate Lane And Pumphouse Lane Bromsgrove Highway, Bromsgrove, Worcestershire

Hybrid application comprising:

- 1) Outline Application (with all matters reserved with the exception of vehicular points of access and principal routes within the site) for the demolition of existing buildings and the erection of : Up to 2,560 dwellings (Class C3); Local centre including retail floorspace up to 900 sq metres (Classes A1, A2, A3) health and community facilities of up to 900 sq metres (Class D1) ; A 3FE first school (Class D1) (up to 2.8Ha site area) including associated playing area and parking and all associated enabling and ancillary works.
- 2) Detailed application for the creation of a means of access off Birchfield Road, Cur Lane, Foxlydiate Lane and emergency, pedestrian and cycle access to Pumphouse Lane. The creation of a primary access road, including associated cut and fill works and other associated earthworks, landscaping, lighting, drainage and utilities, crossings and surface water attenuation/drainage measures.

Recommendation: Approve

Site Boundary (Approx. - 1:23.71m)

Project: Webheath Redditch
Drawing title: Site Location Plan

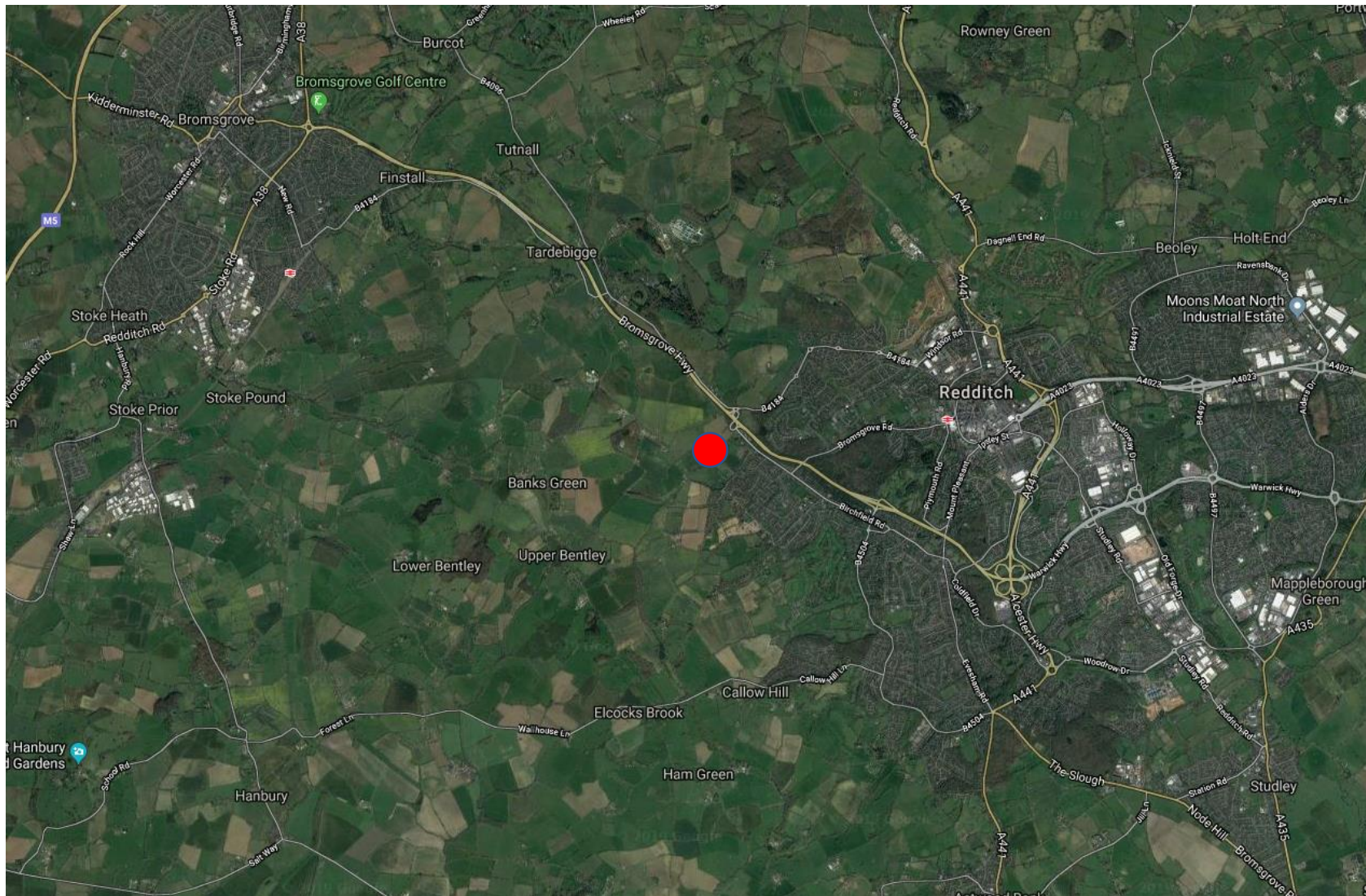
Date: 22.02.18
Scale: 1:500 @ A2
Drawing no: 23451, 9050

Check by: CDB
Drawn by: PF
Revision: F

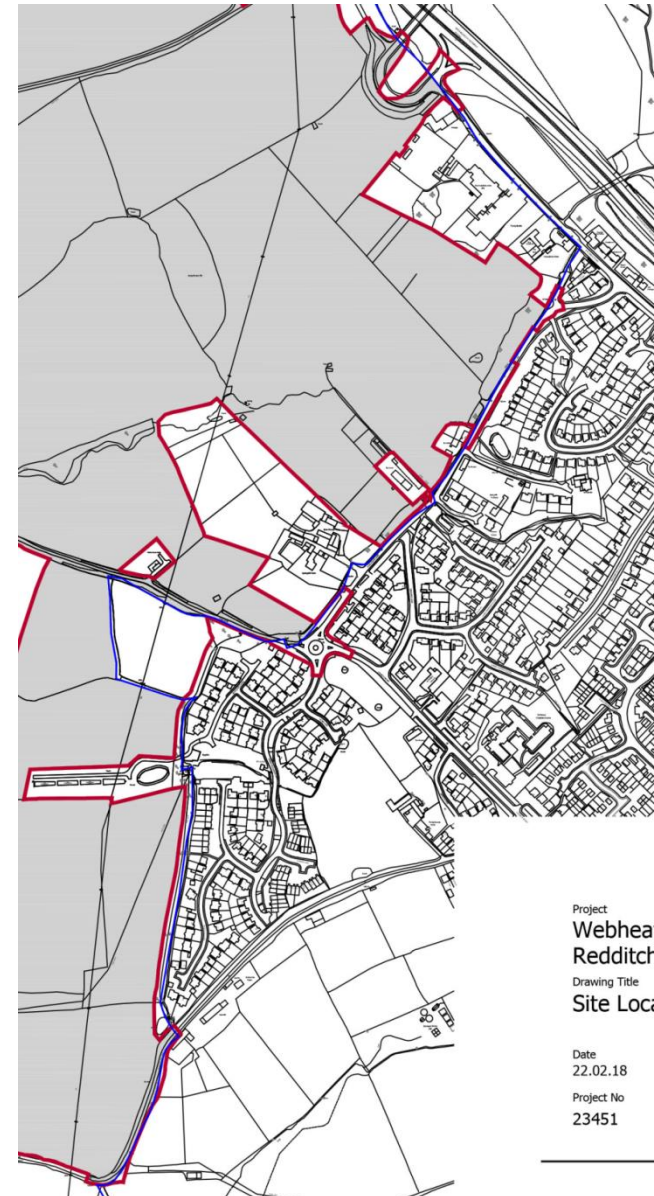
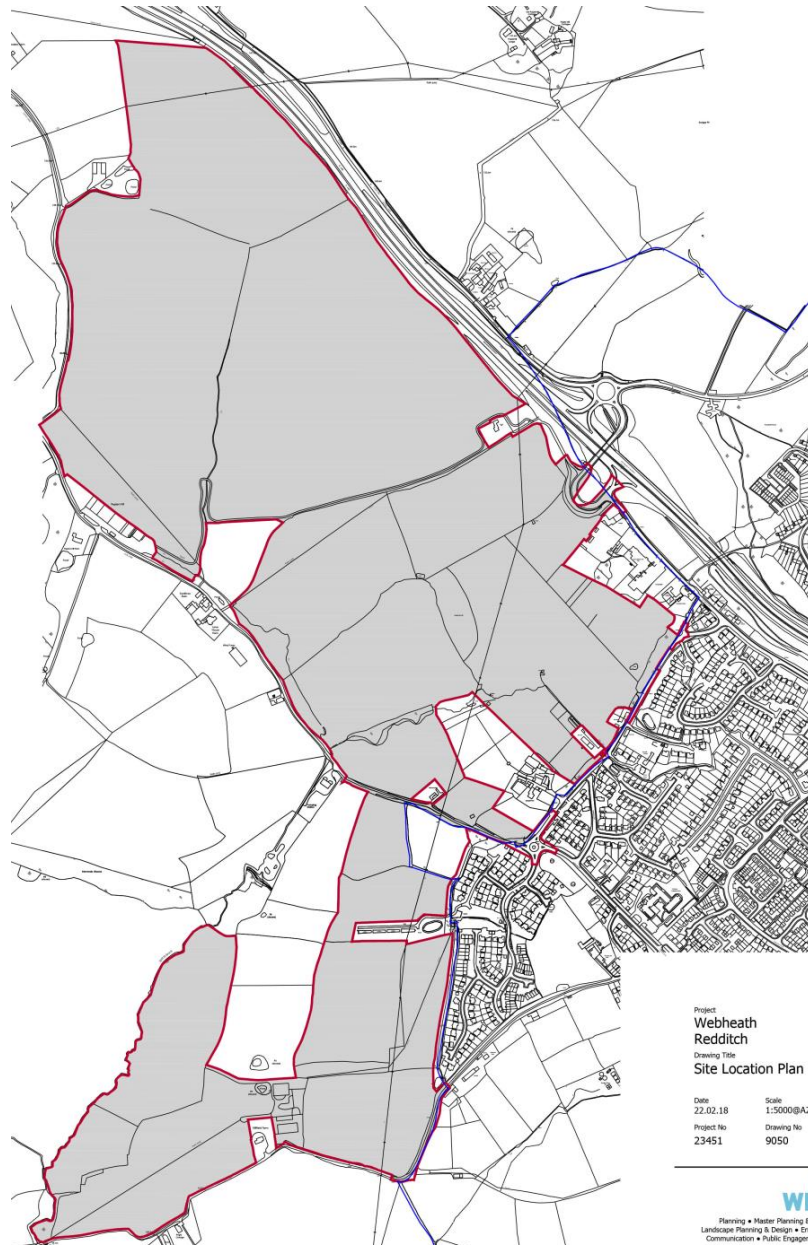
Barton Willmore
Planning & Urban Planning, Urban Design & Architecture
Landscape Architecture & Planning
Communication & Public Engagement & Development Economics
bartonwillmore.co.uk

Excerpted from the *Ordinary Times* by John J. the members of the Controller of the Board. (New York: 1995) p. 26.

Context



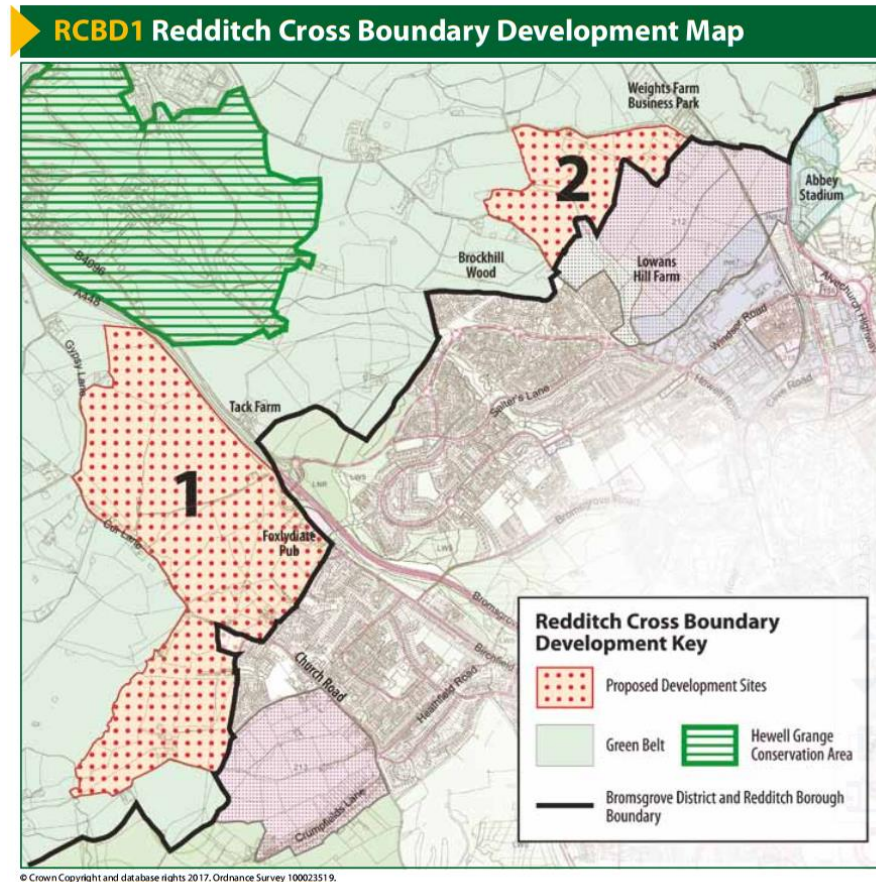
Administrative Boundaries



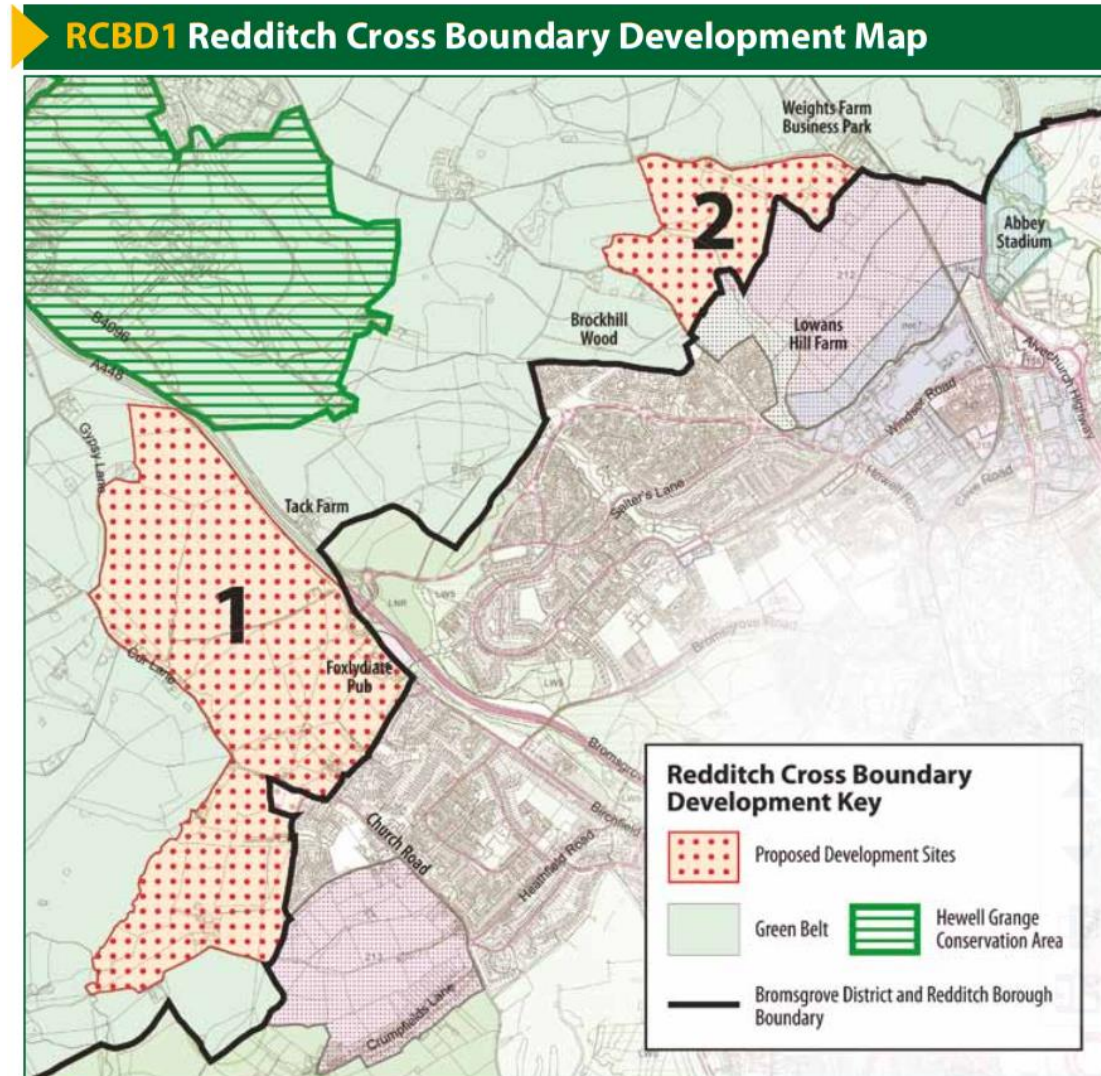
Land Use Masterplan with part of site within BDC shown Grey



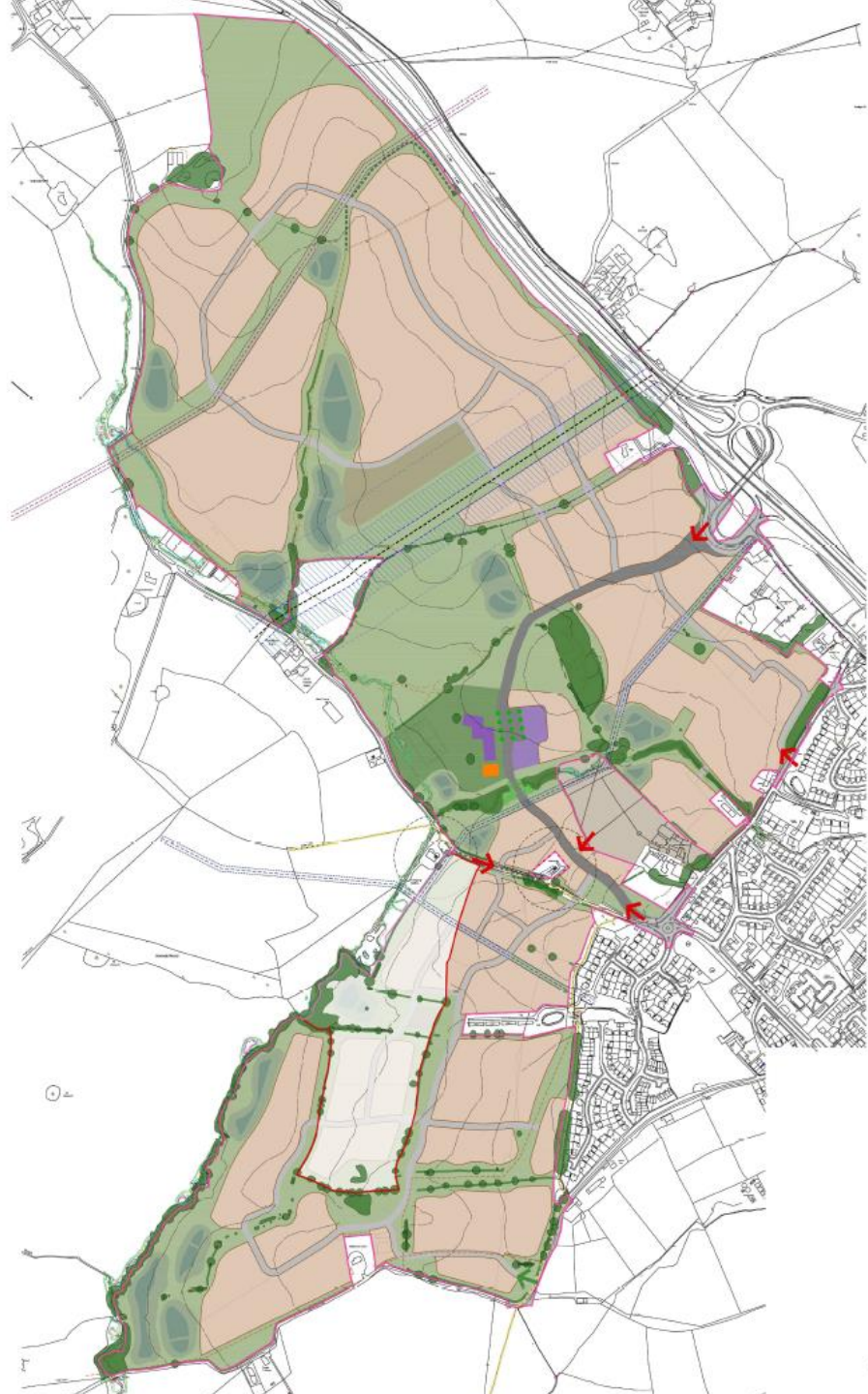
Extract from Bromsgrove District Plan






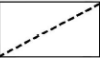

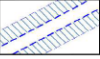

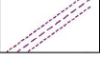

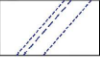











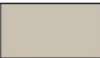




Extract from Appendix 1 of Borough of Redditch Local Plan No.4

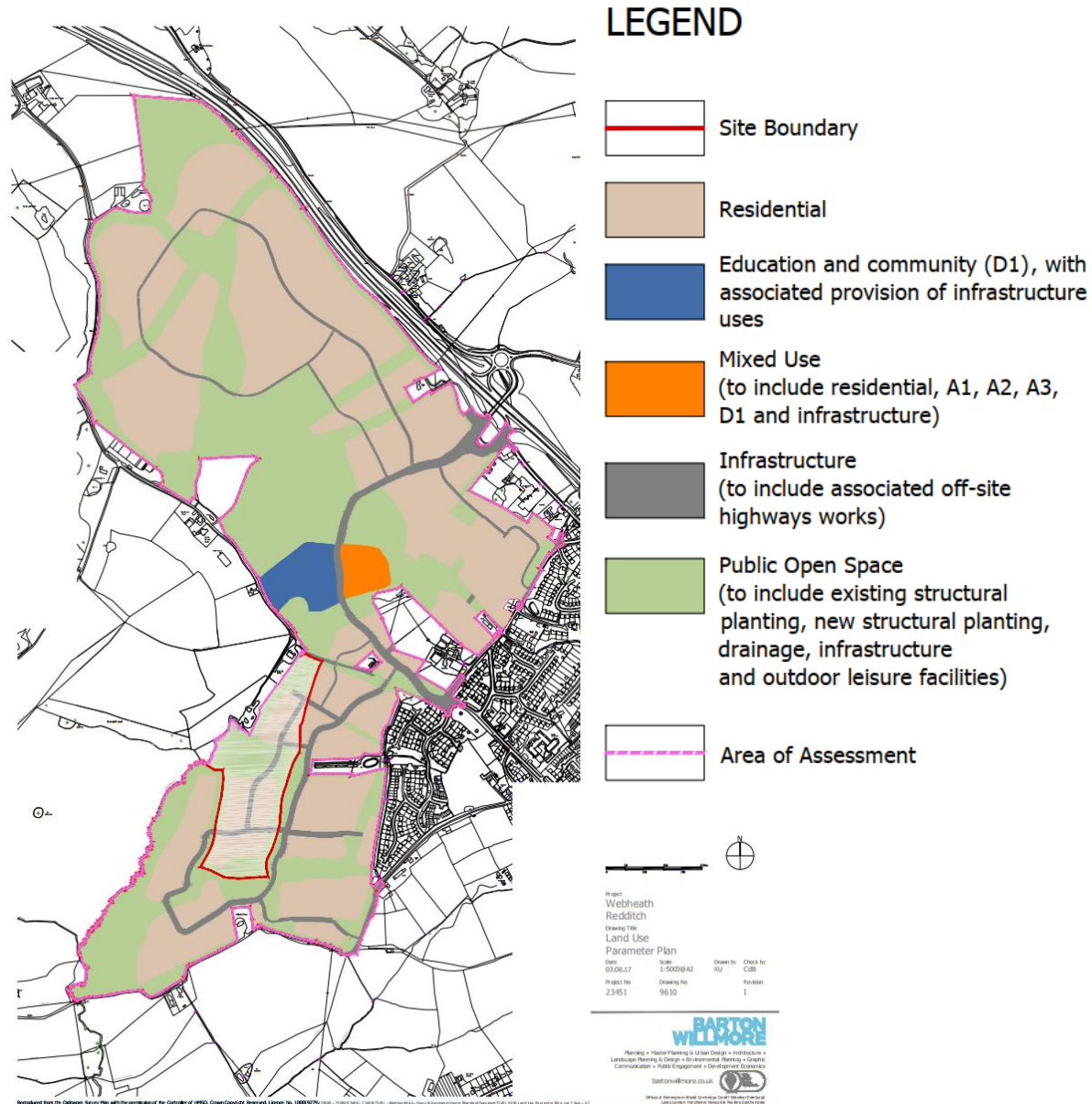


Land Use Masterplan

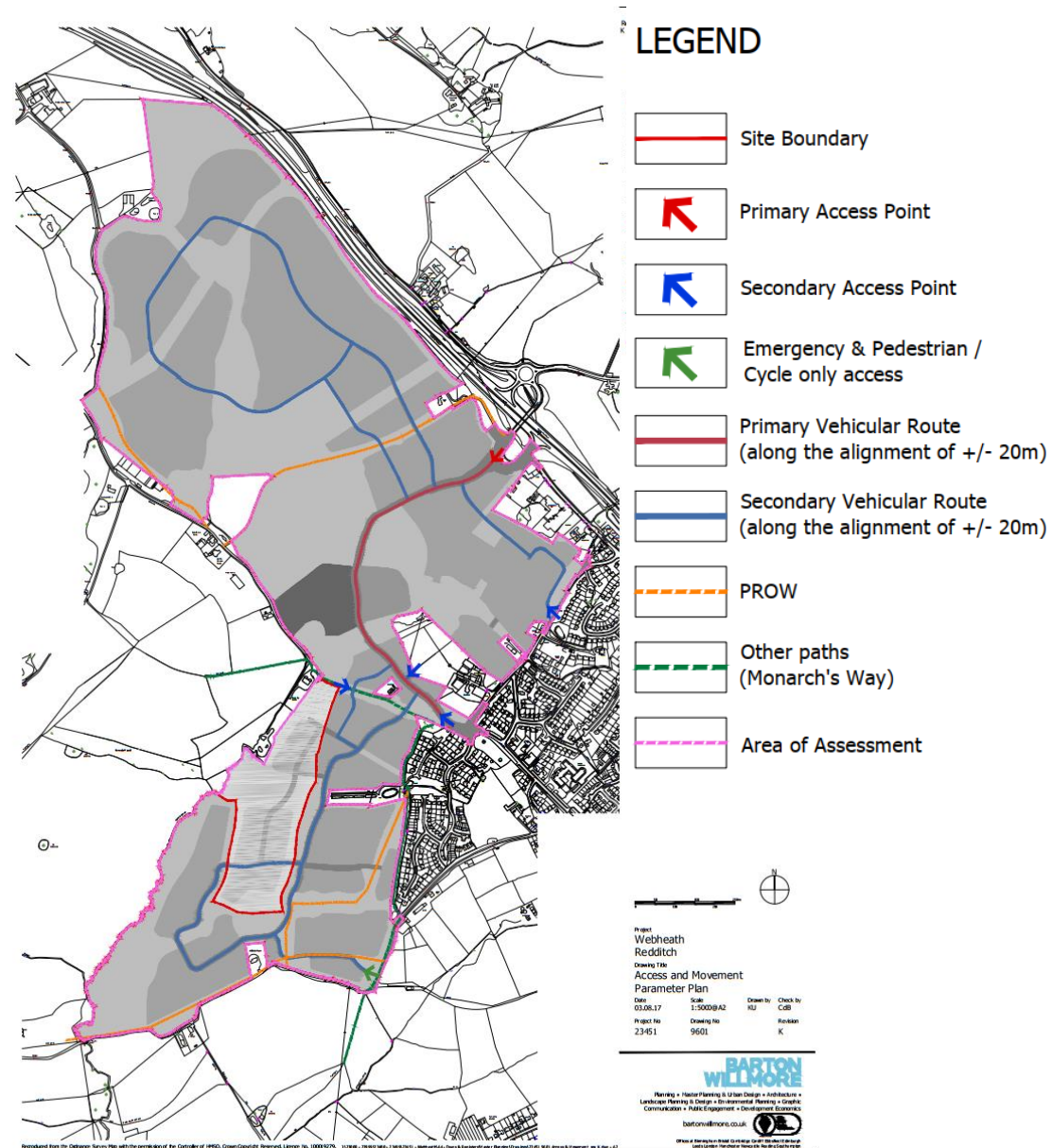


	Site Boundary			Area of additional tree planting
	Vehicular Access			Water Borehole and Source Protection Zone
	Emergency & Pedestrian / Cycle only access			Local High Pressure Gas Main
	Residential land (inc. estate roads)	69.22 Ha		Local High Pressure Gas Main HSE Middle Zone
	3 form entry Primary School	2.74 Ha		ESSO Pipeline with associated easement
	Community Building			Water Mains with associated easement
	Mixed Use	0.46 Ha		Public Rights of Way
	Primary infrastructure (inc. roads adjoined by open space on both sides)			Bridleway
	Public Open Space (inc. retained/proposed structural planting and drainage)	47.62 Ha		Monarch's Way
	Area for formal play	1.67 Ha		Proposed ditch diversion
	Attenuation basins	6.71 Ha		5m contours
	Existing retained trees and hedgerows			Planning application 17_00469_OUT
Project Webheath Redditch				Development area that will be bought forward at a future time
Drawing Title Land Use Masterplan				Area of Assessment
Date 26.07.17	Scale 1:2500@A0	Drawn by KU/PT	Check by CDB	
Project No 23451	Drawing No 9414		Revision T	

LAND USE Parameter Plan OUTLINE

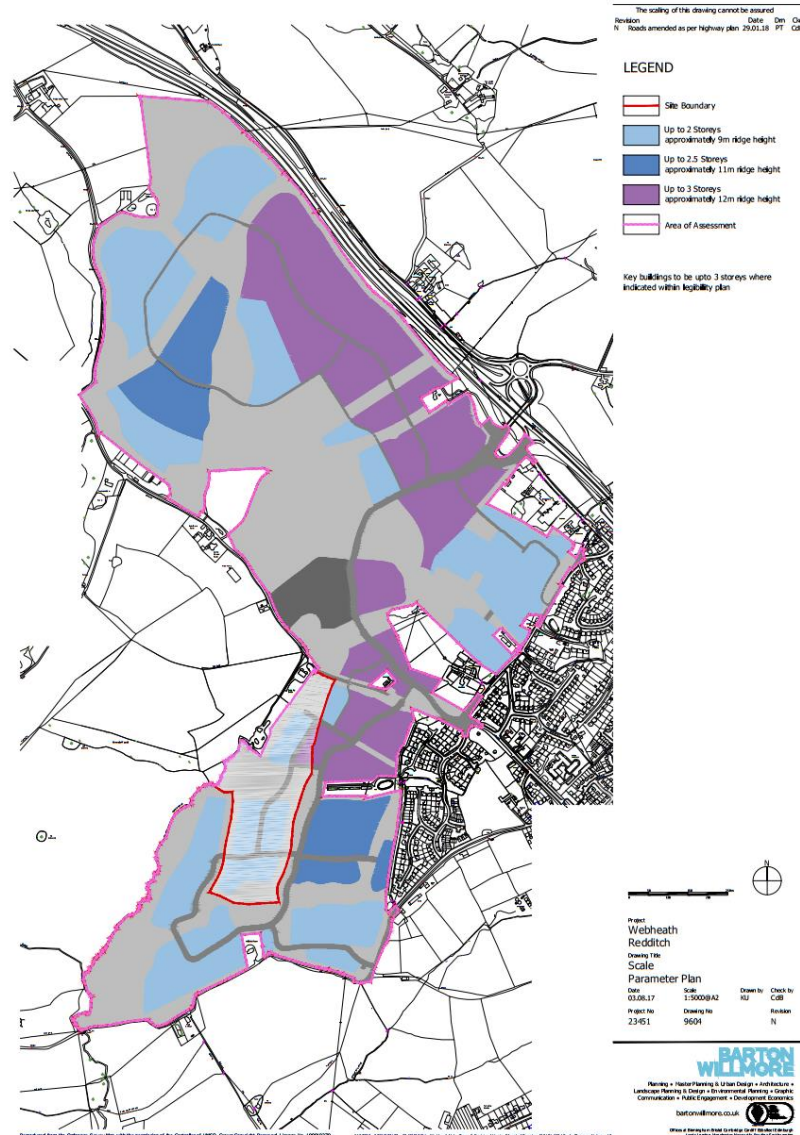


Access & Movement Parameter Plan **OUTLINE**

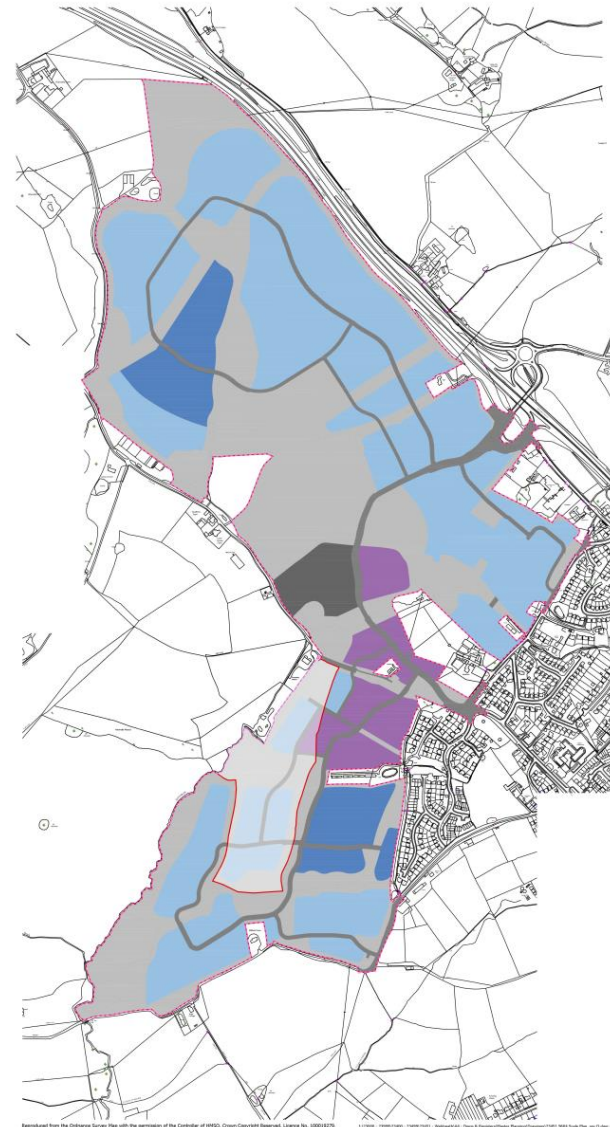


SCALE Parameter Plan OUTLINE

SUPERSEDED



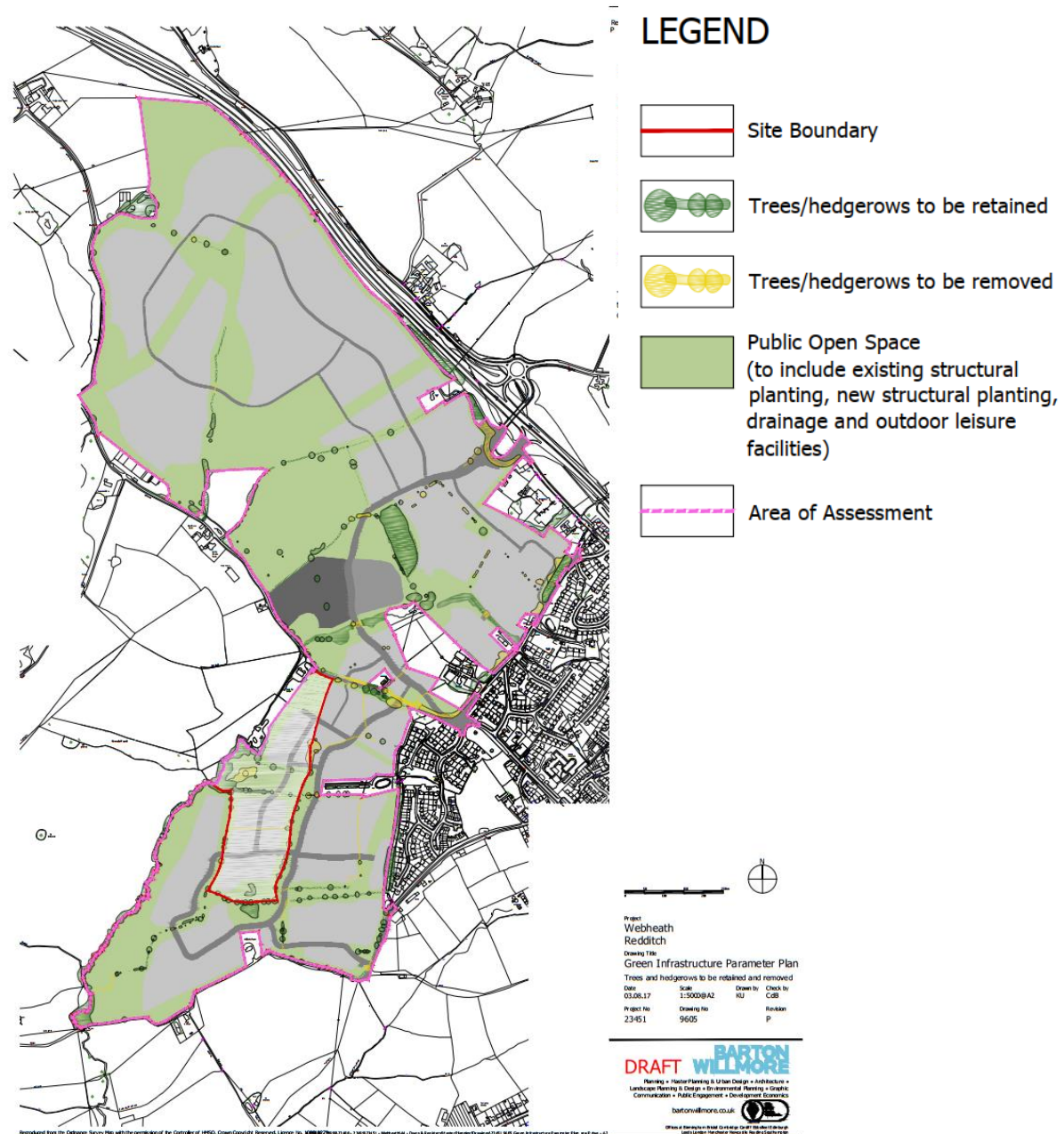
AMENDED Rev O



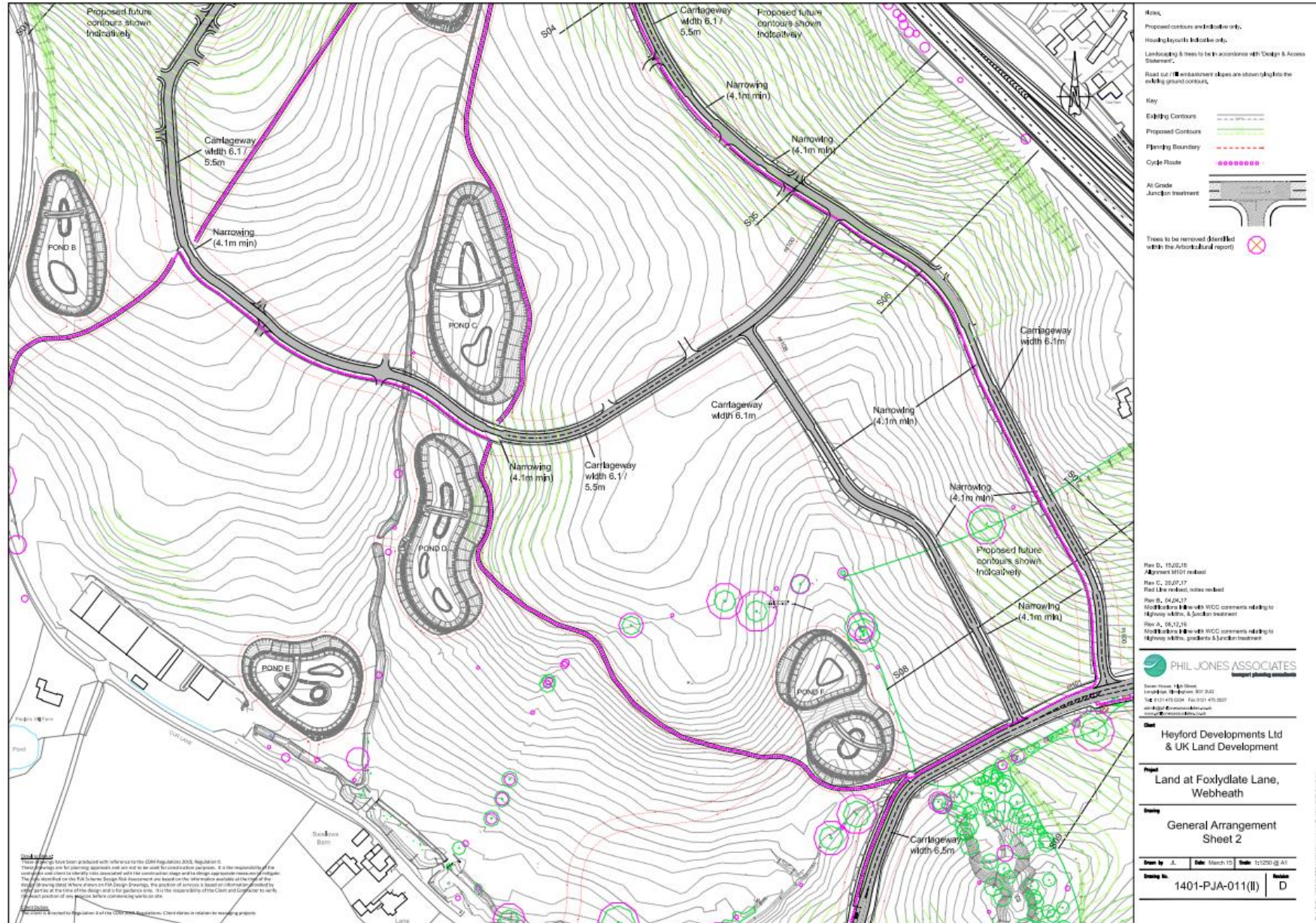
LEGEND

- Site Boundary
- Up to 2 Storeys
- Up to 2.5 Storeys
- Up to 3 Storeys
- Area of Assessment

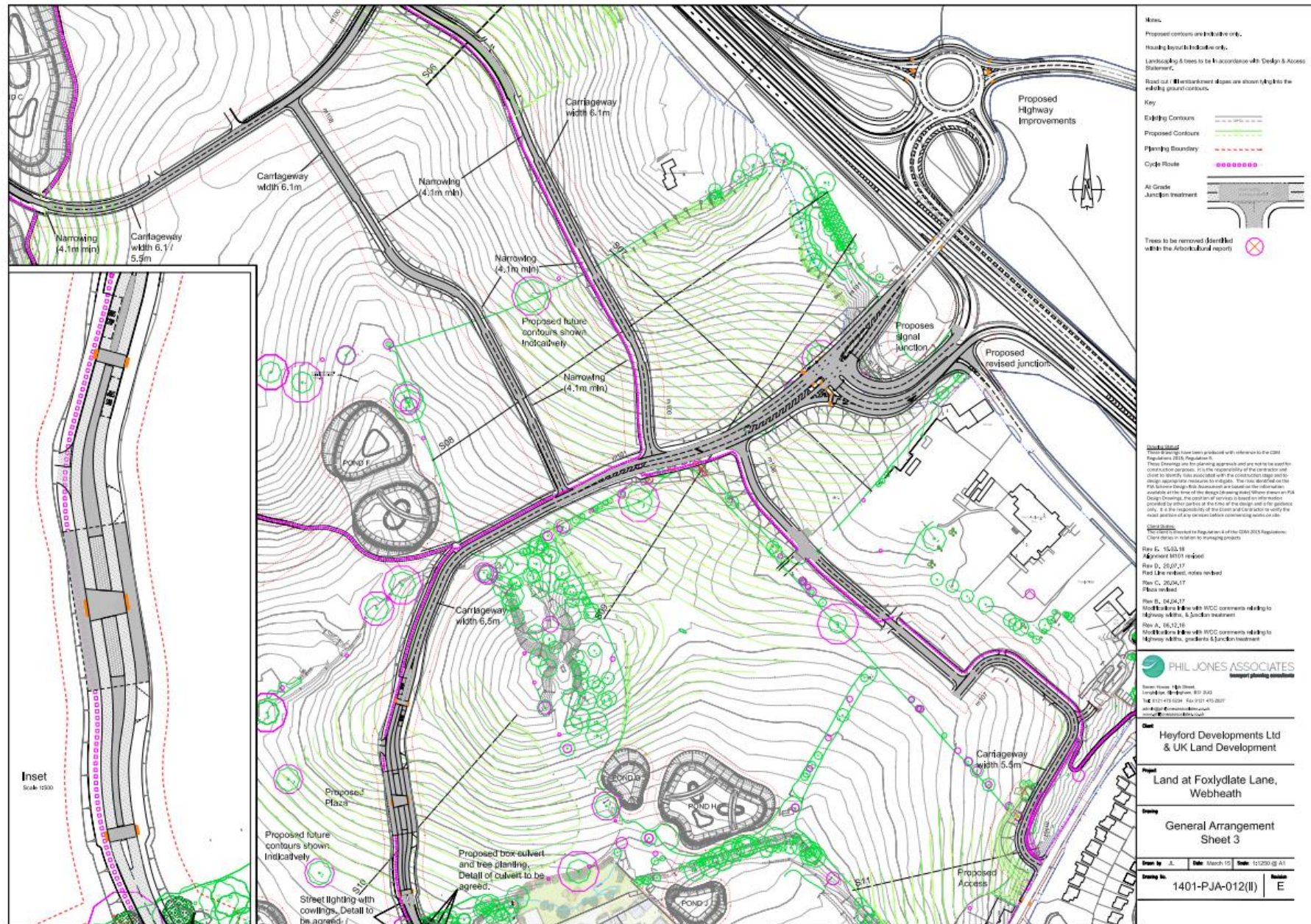
Green Infrastructure Plan OUTLINE



Internal Service Road (Central) FULL



FULL



View looking south west towards Proposed
access off Birchfield Road



Proposed contours and indicative only.
 Existing contours
 Proposed contours
 Planning boundary
 Cycle Route
 Air Grade Junction treatment
 Trees to be removed (identified within the Arboricultural report)

Key

Existing Contours
 Proposed Contours
 Planning Boundary
 Cycle Route
 Air Grade Junction treatment

Trees to be removed (identified within the Arboricultural report)

Revisions

Rev F: 21/01/18
 Barn House Farm access required, ground junction removed
 Rev E: 14/08/17
 Proposed Box Culvert added, Earthworks outline reduced to suit
 Rev D: 14/08/17
 Proposed Culvert added
 Rev C: 20/07/17
 Road Line reduced, notes revised
 Rev B: 04/04/17
 Road Line reduced with WCC comments relating to highway width, and junction treatment
 Rev A: 06/12/16
 Road Line reduced with WCC comments relating to highway width, gradient and junction treatment

Client

Heyford Developments Ltd
 & UK Land Development

Project

Land at Foxlydiate Lane,
 Webheath

Drawing

General Arrangement
 Sheet 4

Drawn by: J.A. Date: March 10, 2010 Scale: 1:1000 @ A1
 Issued by: J.A. Date: March 10, 2010 Scale: 1:1000 @ A1
 1401-PJA-013(II) Status: Final

View looking west of proposed access on Foxlydiate Lane



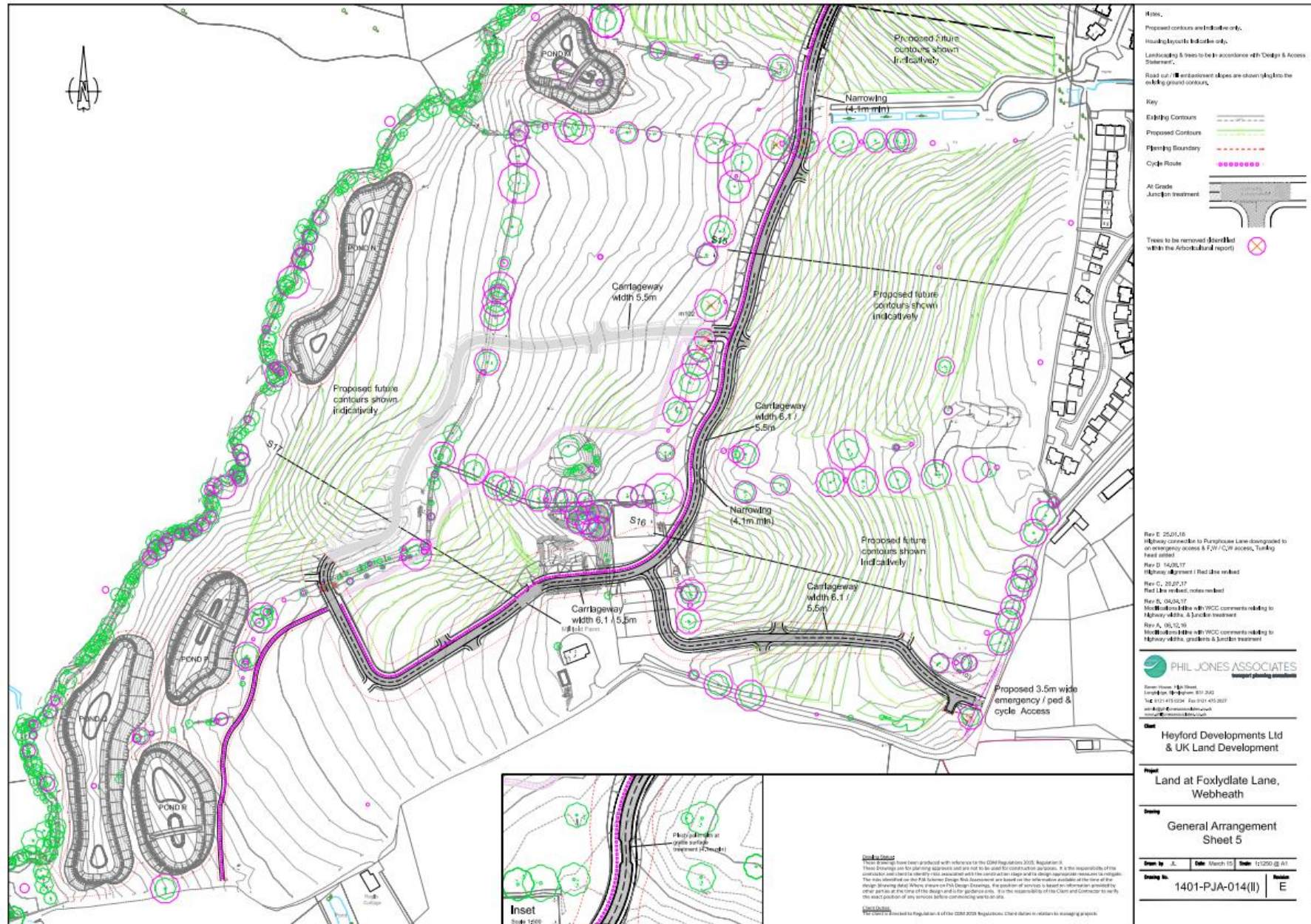
View looking west along Cur Lane towards
proposed access



View from Cur Lane looking east towards
junction with Foxlydiate Lane



Pumphouse Lane Emergency/ Pedestrian/Cycle access FULL



View looking south west towards
Pumphouse Lane access



