

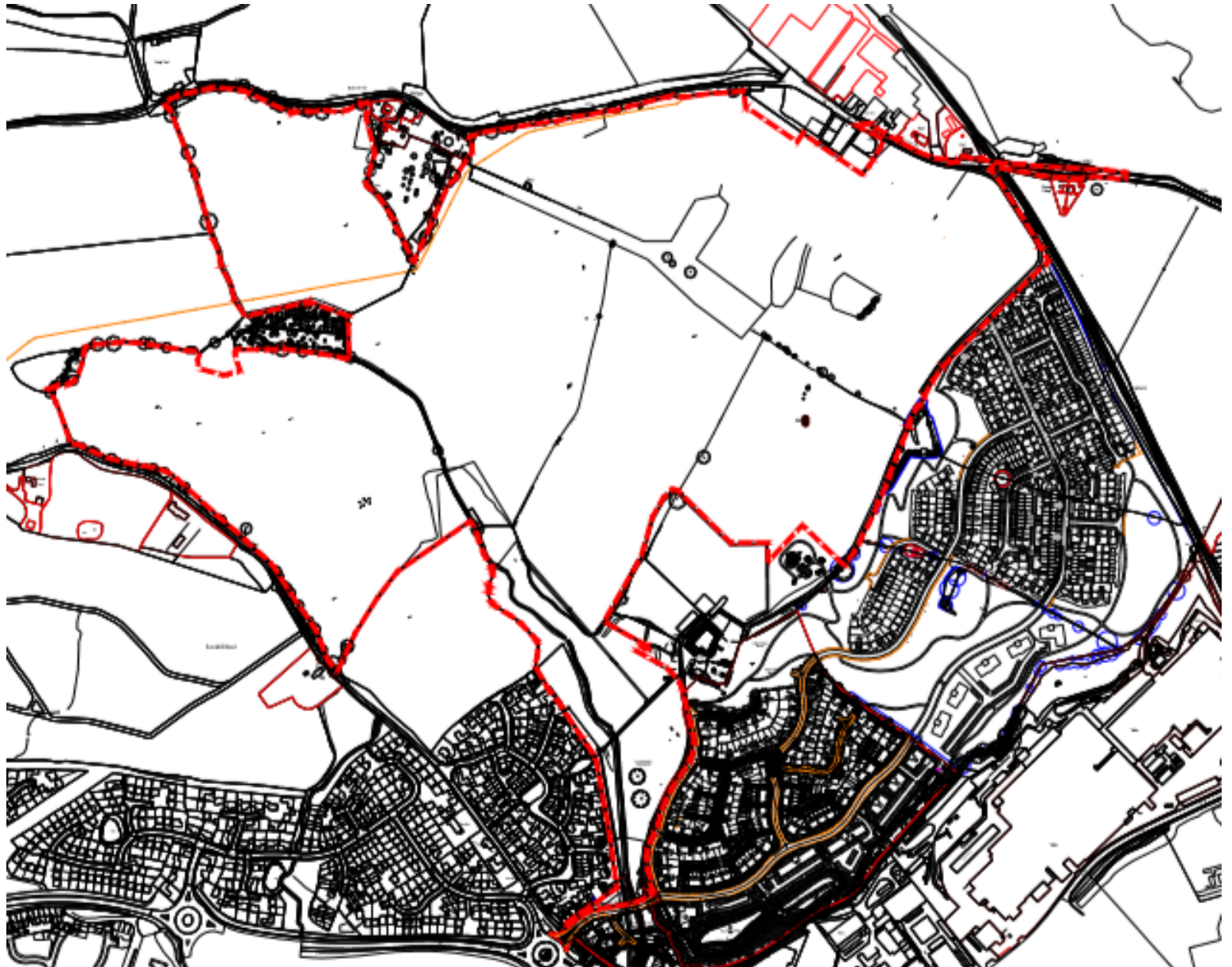
# 19/00976/HYB

**Hybrid application 19/00976/HYB for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations, associated works and an Outline application, with all matters reserved with the exception of access, for the construction of the remaining dwellings with the access point off Cookridge Close, Hawling Street and Weights Lane and including a new district centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.**

- **Land at Brockhill East, Weights Lane, Redditch, Worcestershire.**

Recommendation: Approve

# Site Location Plan



# Application Site Context



1- Application Site

2 - Weights Lane Industrial Estate

3 - Brockhill Farm

4 - Brockhill Wood

5 - Phase 1 Brockhill

6 - Phase 2 Brockhill

7 - Bovis Development

8 - Weights Lane & trainline

9 - Dagnell End junction

# Views of Application Site

North West from Cookridge Close (proposed southern access)



East from Robins Lane



South west from Weights Lane



South west from Weights Lane



South from Weights Lane / Bridleway TC-540 (B).



South east from Bridleway TC-540 (B).



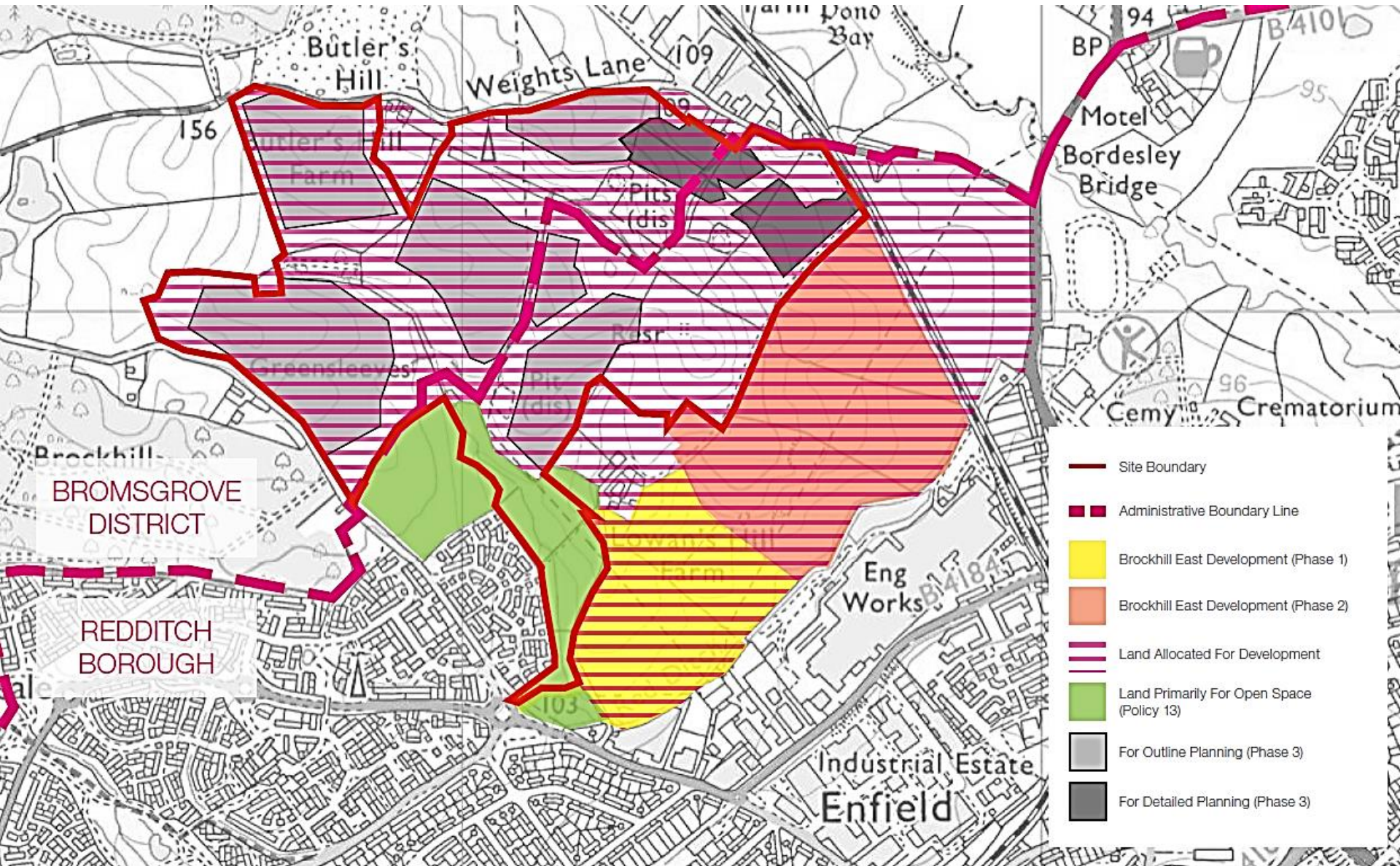
West from the new roundabout junction with Weights Lane



South-west from Dagnell End Road

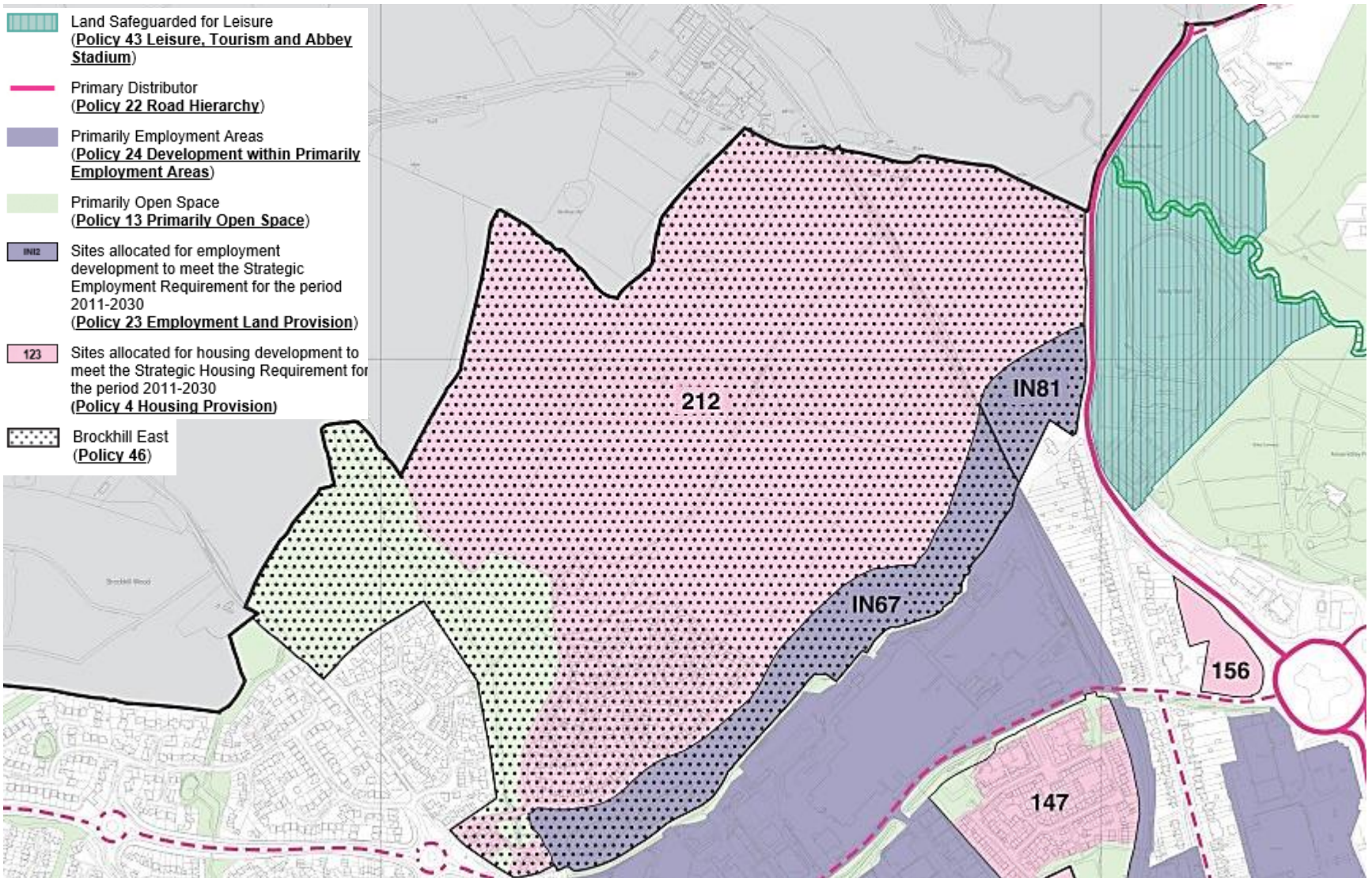


# Administrative Boundaries

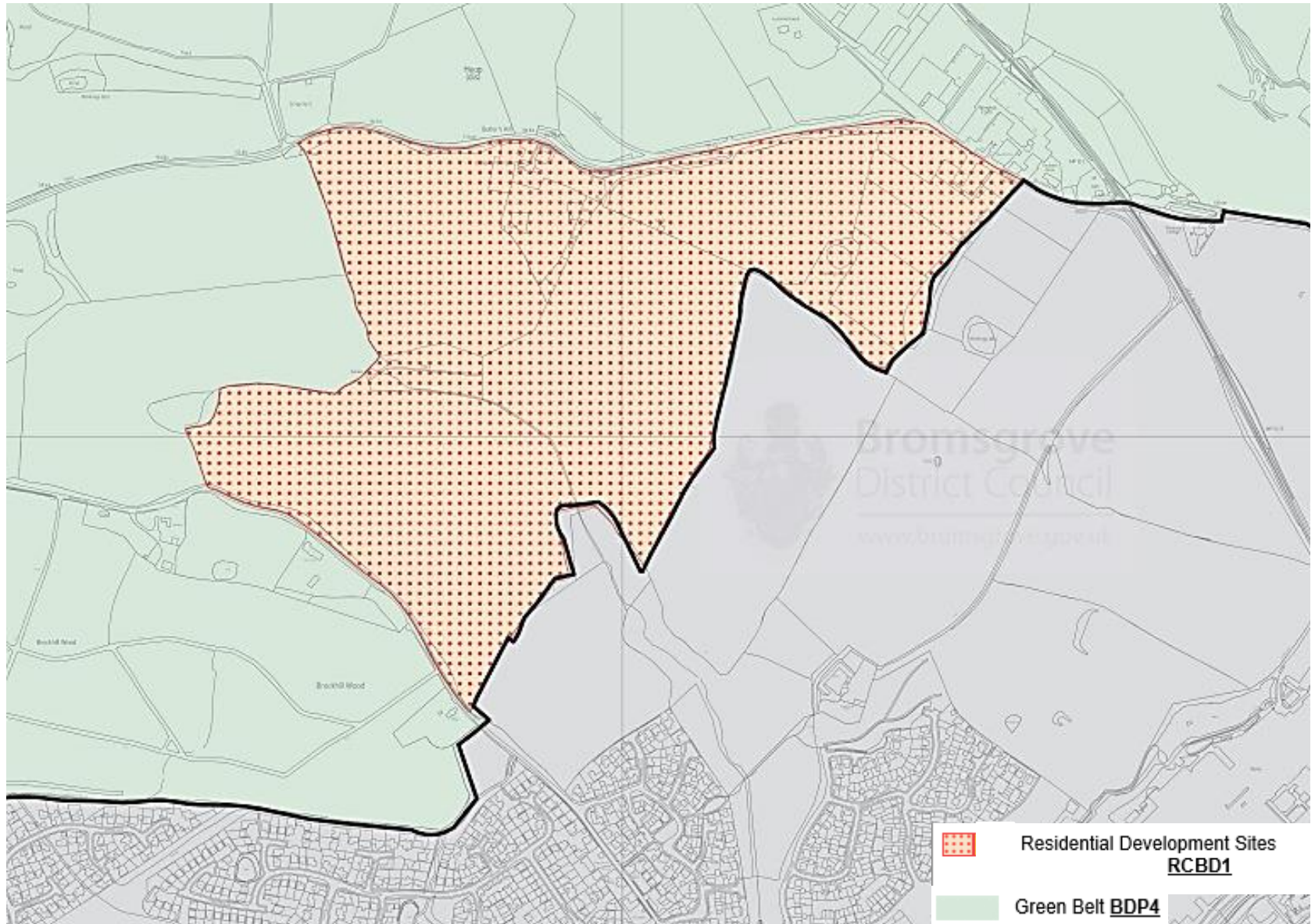




# Borough of Redditch Local Plan Allocation



# Bromsgrove District Plan Allocation



# Capacity plan



# Extract of Capacity Plan



- Residential Development 23.0Ha
- Residential Development 4.1Ha
- Proposed District Centre 0.8ha
- Approved School
- /

 Land with approval for conversion of barns to 7 dwellings
- Phase 1 and Phase 2 land
- Indicative Access Routes
- Potential cutting across ridgeline to minimise gradient, planting to soften
- ↗




















 Potential access point [Cyclists & pedestrians]
- Green Infrastructure [to include pedestrian/ recreational routes, areas for play, structural planting, drainage proposals and open green space]
- Key Pedestrian / Recreation Routes
- Topographic High Points
- Existing Trees/ Woodland
- Potential for Structural Planting
- Existing Watercourse/ Wet ground
- Potential Zone for Drainage Proposals [To be confirmed by engineers]
- Potential Playspace
- Viewpoint with Seat [Part of a 'ridgeway' amenity walking route]
- District Boundary between RBC & BDC

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# Proposed Access Points

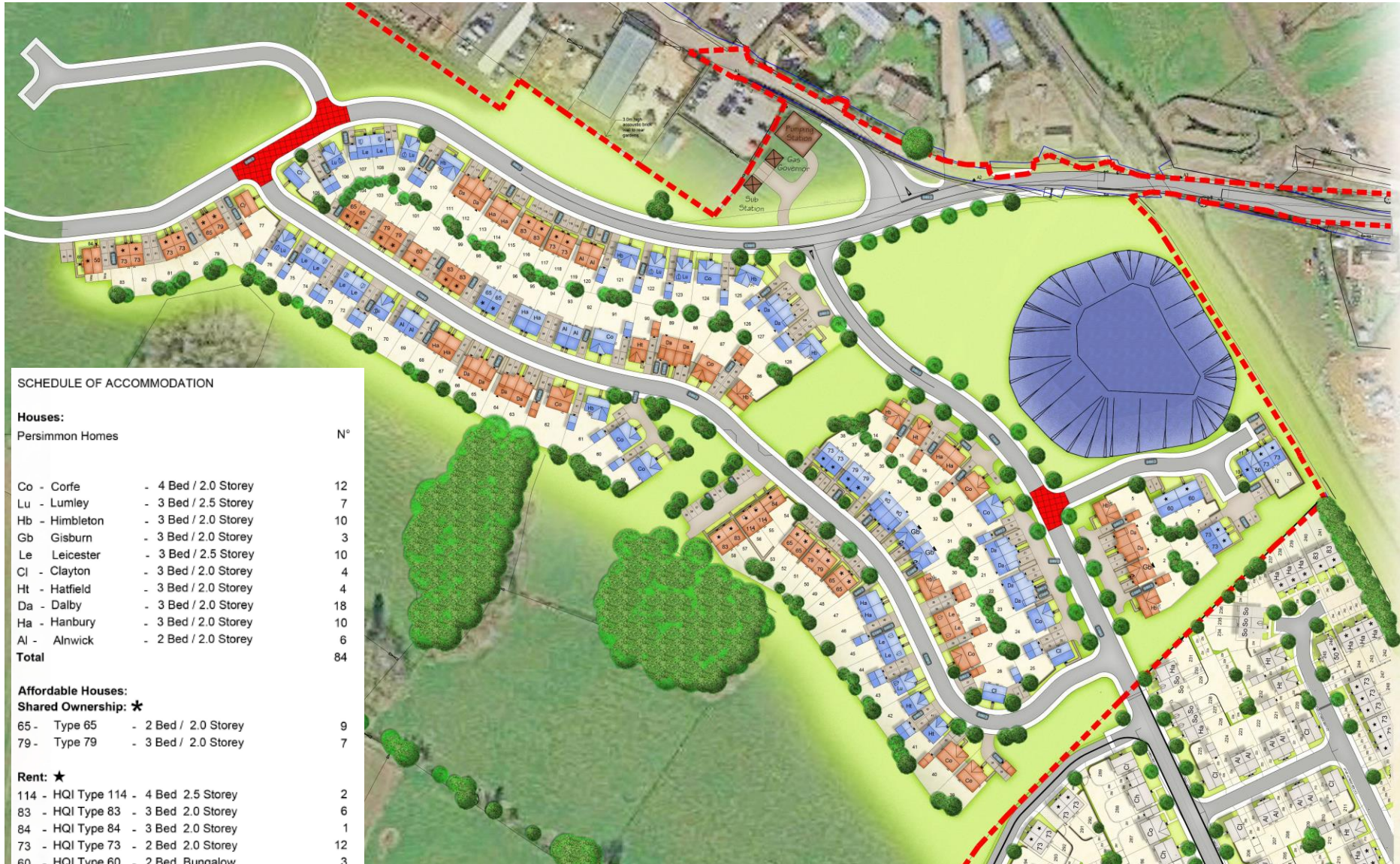


# Proposed Street Hierarchy





# Full Element of Hybrid Application



## SCHEDULE OF ACCOMMODATION

<b>Houses:</b>			N°
Persimmon Homes			
Co - Corfe	- 4 Bed / 2.0 Storey		12
Lu - Lumley	- 3 Bed / 2.5 Storey		7
Hb - Himbleton	- 3 Bed / 2.0 Storey		10
Gb - Gisburn	- 3 Bed / 2.0 Storey		3
Le - Leicester	- 3 Bed / 2.5 Storey		10
CJ - Clayton	- 3 Bed / 2.0 Storey		4
Ht - Hatfield	- 3 Bed / 2.0 Storey		4
Da - Dalby	- 3 Bed / 2.0 Storey		18
Ha - Hanbury	- 3 Bed / 2.0 Storey		10
Al - Alnwick	- 2 Bed / 2.0 Storey		6
<b>Total</b>			<b>84</b>
<b>Affordable Houses:</b>			
<b>Shared Ownership: ★</b>			
65 - Type 65	- 2 Bed / 2.0 Storey		9
79 - Type 79	- 3 Bed / 2.0 Storey		7
<b>Rent: ★</b>			
114 - HQI Type 114	- 4 Bed 2.5 Storey		2
83 - HQI Type 83	- 3 Bed 2.0 Storey		6
84 - HQI Type 84	- 3 Bed 2.0 Storey		1
73 - HQI Type 73	- 2 Bed 2.0 Storey		12
60 - HQI Type 60	- 2 Bed Bungalow		3
50 - HQI Type 50	- 1 Bed Flat		4
<b>Total</b>			<b>44</b>
<b>Total Overall</b>			<b>128</b>



Enlarged image 1

# Enlarged image 2



# Tenure Plan



# Affordable Housing Plan



# Building Heights



# Example of House Types –Affordable

## 73 House Type -2 Bed Semi detached



# House Type 60 -2 Bed bungalow



Front Elevation

Side Elevation

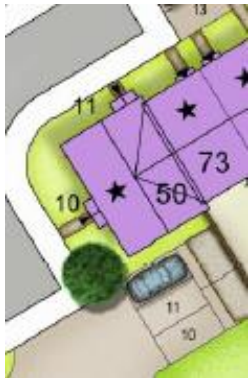
Rear Elevation



Ground Floor Plan.



# House Type 50 - 1 bed apartments



# 83 House Type -3 Bed semi detached



# Examples of Market Housing Corfe 4 bed – Detached



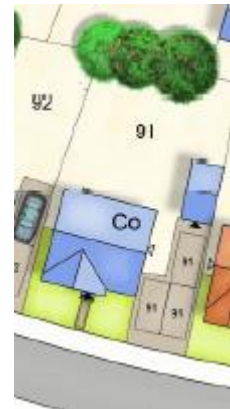
Ground Floor



First Floor



Side Elevation



# Lumley 3 bedroom



Front Elevation

Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

PERSIM



# Himbleton 3 bed detached



Front Elevation

Side Elevation

Rear Elevation



Ground Floor Plan.



First Floor Plan.



Side Elevation



# Hanbury 2 bed semi-detached



Ground Floor



First Floor

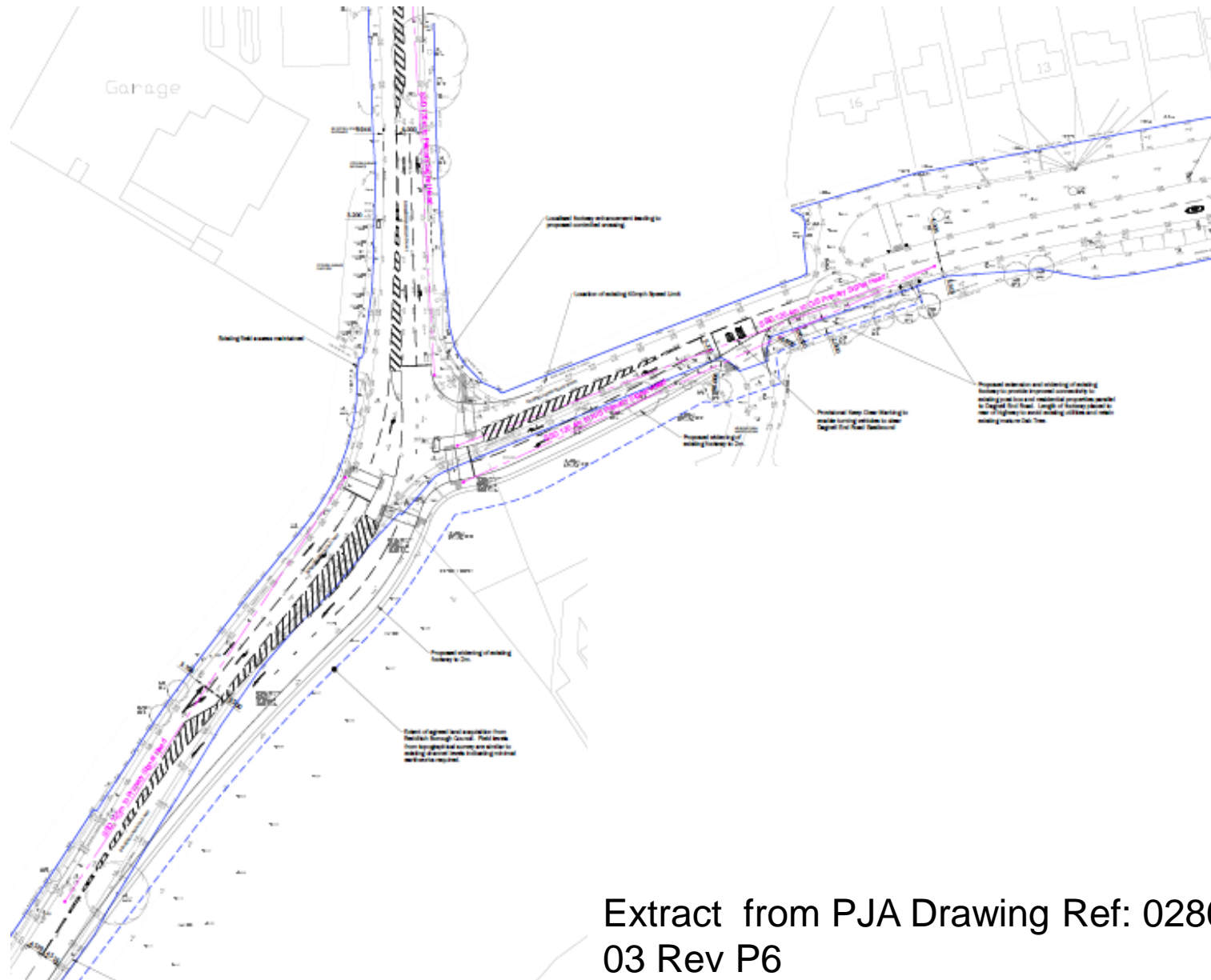


# Highways -Weights Lane improvement scheme



Extract from PJA Drawing Ref: 02809 TR  
03 Rev P6

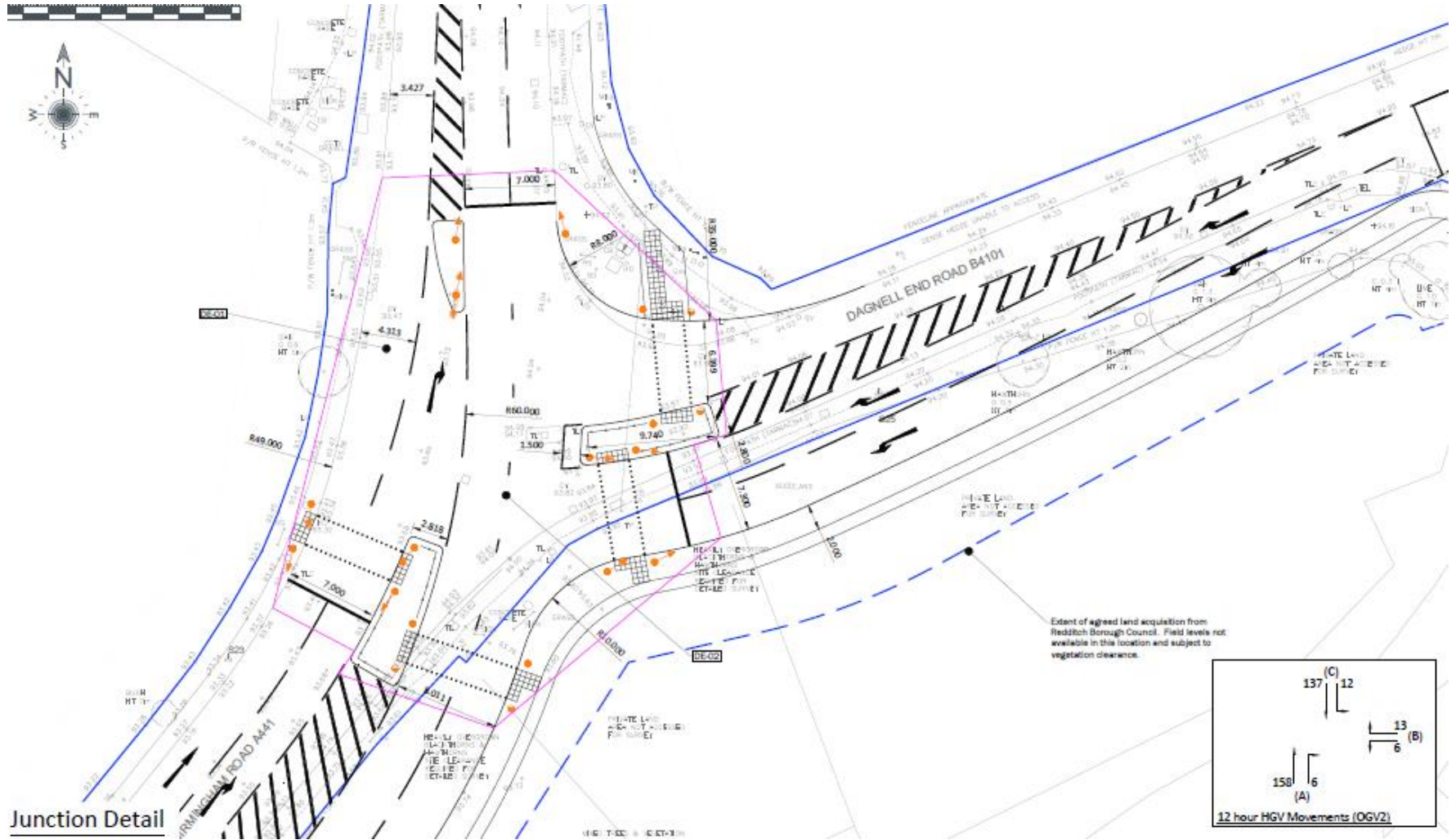
# Weights Lane Improvement Scheme (S278)



Extract from PJA Drawing Ref: 02809 TR  
03 Rev P6



# Weights Lane Improvement Scheme (S278)



Extract from PJA Drawing Ref: 02809 TR 03  
Rev P6