

# Report to Planning Committee

**22 June 2022**

<b>Application Reference</b>	DC/21/66444
<b>Application Received</b>	17 December 2021
<b>Application Description</b>	Proposed demolition of existing industrial buildings and development of 34 No. dwellings with access, parking and landscaping.
<b>Application Address</b>	Land North Of Woods Lane/Cradley Road Cradley Heath B64 7AW
<b>Applicant</b>	Keon Homes Limited
<b>Ward</b>	Cradley Heath & Old Hill
<b>Contact Officer</b>	Carl Mercer carl_mercer@sandwell.gov.uk

## 1 Recommendations

1.1 That, subsequent to the signing of a section 106 agreement to ensure affordable housing, planning permission is granted subject to the following conditions relating to:

- (i) External materials;
- (ii) Desk-based archaeological assessment;
- (iii) Finished floor levels;
- (iv) Contamination;
- (v) Updated noise survey/implementation of mitigation measures;
- (vi) Drainage;
- (vii) Energy statement;




- (viii) Boundary treatments;
- (ix) Landscaping;
- (x) Refuse storage;
- (xi) Electric vehicle charging;
- (xii) Low NOx boilers;
- (xiii) External lighting;
- (xiv) Construction method statement;
- (xv) Restriction on construction hours (8am – 6pm weekdays, 8am – 2pm Saturdays, no working on Sundays or bank holidays);
- (xvi) Employment and skills plan;
- (xvii) Removal of permitted development rights; and
- (xviii) Retention of parking.

## 2 Reasons for Recommendations

- 2.1 The proposal raises no significant concerns from a policy, design or highway safety perspective and would deliver affordable housing in a sustainable location.

## 3 How does this deliver objectives of the Corporate Plan?

	<p>Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.</p>
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## 4 Context

- 4.1 At its last meeting Planning Committee members resolved to visit the site.
- 4.2 The application is being reported to Planning Committee because the applicant must enter into a s106 agreement to ensure affordable housing.
- 4.3 To assist members with site context, a link to Google Maps is provided below:



## 5 Key Considerations

- 5.1 The site is allocated for housing in the development plan.
- 5.2 The material planning considerations which are relevant to this application are:

Government policy (NPPF);  
Layout and density of buildings;  
Design, appearance and materials;  
Access, highway safety, parking and servicing;  
Contamination by a previous use;  
Noise;  
Archaeology;  
Flood risk; and  
Planning gain (affordable housing).

## 6. The Application Site

- 6.1 The application relates to a parcel of land in Cradley Heath bordered by a railway line to the north, Cradley Road to the east, Woods Lane to the south and a haulage yard to the west. The character of the area is a mixture of industrial, commercial and residential. A major housing scheme is nearing completion on the opposite side of Woods Lane.

## 7. Planning History

- 7.1 An application for housing was refused in 2021 on design grounds and failure to demonstrate a mechanism for delivering affordable housing. The approvals for housing on the site opposite are included below for completeness.



DC/21/65149	Proposed demolition of existing industrial buildings and construction of 35 No. dwellings with associated parking and landscaping.	Refused - 27.08.2021
DC/18/62535	Reserved matters application for access, appearance, landscaping, layout and scale for proposed 135 dwellings with associated roads, parking and landscaping.	Approved - 05.04.2019
DC/15/58907	Hybrid planning application - outline application (all matters reserved) for proposed residential development, and a full application for access link road from MacArthur Road to Woods Lane.	Approved - 23.03.2016

## 8. Application Details

- 8.1 The applicant proposes to demolish all industrial buildings on site and deliver 34 houses comprising 4no. one bed, 15no. two bed and 15no. three bed units.
- 8.2 Two accesses from Woods Lane would serve the development.
- 8.3 Amended plans have been received which address minor layout issues raised by both Urban Design and Highways.





## 9. Publicity

9.1 The application has been publicised by neighbour notification letter and press notice.

## 9.2 Objections

One objection has been received on the following grounds:

- (i) We are an industrial, manufacturing site and carry out works quite often out of normal working hours (evenings and weekends) which involve a certain amount of noise. We feel that the proximity of the houses, could result in numerous complaints from the residents, which then restricts our ability to work as and when required.

Immaterial objections have been raised regarding damage during construction work and issues with contractors working on the larger site. Dust suppression can be addressed by condition.

## 9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) The concerns are noted and covered under the 'agent of change principle', which encapsulates the position that a person or business introducing a new land use is responsible for managing the impact of that change. The applicant has submitted a noise impact assessment and mitigation, which will be discussed below.

## 10. Consultee responses

### 10.1 Planning and Transportation Policy

No objection.



## 10.2 Highways

No objection.

## 10.3 Urban Design

No objection.

## 10.4 Lead local flood authority

Further detail required. It is considered that surface flood matters are not insurmountable and will be addressed by the submission of further detail before the decision is issued or can be reserved by condition. The previously refused scheme addressed this matter, so it is evident that the issue can be resolved.

## 10.5 Severn Trent

No objection subject to condition.

## 10.6 Public Health (Air Quality)

No objection. Electric vehicle charging, low NOx boilers and construction method statement required by condition.

## 10.7 Public Health (Contaminated Land)

No objection subject to condition.

## 10.8 Public Heath (Noise)

The officer is cautious regarding the existing noise climate and its potential impact on residents. However, given the regeneration of the immediate area to residential, and mindful of its land allocation as residential, it appears that these issues are not insurmountable and can be addressed by the submission of further information regarding noise



climate or mitigation measures. It is recommended the consultant provide additional justification as to why further assessment is not required or amend the mitigation scheme where necessary to account for the impact of noise from such sources. This can be ensured by condition.

## **10.9 West Midlands Police**

No objection.

## **10.10 Network Rail**

No objection. Standard advice provided for contractors working within proximity of NR's assets.

## **11. National Planning Policy**

- 11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

## **12. Local Planning Policy**

- 12.1 The following policies of the council's development plan are relevant:

### **BCCS**

CSP4 – Place Making

DEL1 – Infrastructure Provision

HOU1 - Delivering Sustainable Housing Growth

HOU2 – Housing Density, Type and Accessibility

HOU3 – Delivering Affordable Housing

EMP5 - Improving Access to the Labour Market

TRAN2 – Managing Transport Impacts of New Developments

TRAN4 - Creating Coherent Networks for Cycling and for Walking

ENV2 – Historic Character and Local Distinctiveness



ENV3 – Design Quality

ENV5 – Flood Risk, Sustainable Drainage Systems / Urban Heat Island

ENV7 – Renewable Energy

ENV8 – Air Quality

## **SADD –**

SAD H1 – Housing Allocations

SAD H3 – Affordable Housing

SAD HE 5 – Archaeology & Development Proposals

SAD EMP 2 - Training and Recruitment

SAD EMP 4 – Relationship between Industry and Sensitive Uses

SAD EOS 9 – Urban Design Principles

- 12.2 In respect of CSP4 the design of the development is influenced by the context of the local area and would enhance the attributes the area offers in terms of its local character.
- 12.3 Infrastructure provision, in this case EVC bays, would be ensured by condition (DEL1).
- 12.4 Land is identified and allocated in the development plan to meet the borough's sustainable housing growth as recognised under policy HOU1. This proposal would assist in providing much needed housing within the borough.
- 12.5 The proposal meets the requirements of policy HOU2 in that it proposes a range of types and sizes of accommodation which would be accessible by sustainable transport to residential services. The proposal would also achieve high quality design with minimal amenity impact.
- 12.6 The scheme would be 100% affordable housing (HOU3 and SAD H3), ensured by s106.
- 12.7 Training and recruitment opportunities should be provided as part of any new development (EMP5 and SAD EMP 2). In this instance a skills and



employment plan has been proposed by the council to secure apprenticeships and local employment opportunities as part of the construction process. This can be ensured by condition.

- 12.8 Highways raise no objection to the traffic generation attributed to this development (TRAN2).
- 12.9 Sufficient amenity space is provided to allow for cycle parking provision (TRAN4).
- 12.10 The site is situated in a wider area that is designated as an Area of Potential Archaeological Importance on the SAD Policy Map. Therefore, policy ENV2 and policy SAD HE 5 is applicable. The council would require a desktop based archaeological evaluation prior to commencement of development. This can be ensured by condition.
- 12.11 The proposal raises no significant concerns in respect of design and is therefore compliant with policy ENV3 and SAD EOS 9.
- 12.12 Drainage can be addressed by the submission of further information and/or a compliance condition (ENV5).
- 12.13 It is likely that the requirements of policy ENV7 can be met by a 'fabric first' approach, which aims to minimise the need for energy consumption through building design and is generally considered to be more sustainable than relying on energy saving technology, or renewable energy generation. A statement is required by condition to this effect.
- 12.14 In respect of air quality (ENV8), electric vehicle charging points and low NOx boilers can be ensured by condition.
- 12.15 The site is allocated for residential development in the SAD Policies Map and the proposal would realise the allocation (SAD H1),
- 12.16 With regards to SAD EMP 4, conditions should be applied to address noise concerns. It is worthy of note that the principal for residential use



has been established by the allocation of the site and by the approval of residential applications on nearby sites.

- 12.17 As discussed above, the proposal raises no significant concerns in respect of design and is therefore compliant with policy SAD EOS 9.

### **13. Material Considerations**

- 13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. With regards to the other material considerations, these are highlighted below:

#### **13.2 Layout and density of buildings / Design, appearance and materials**

The Urban Design officer has confirmed that the layout of the proposal is broadly in line with the council's residential design guidance. The scale of the development would be two storey, and the proposal acknowledges the architecture of the surrounding area and incorporates a largely red brick and grey tiled colour scheme for the external materials, which would assimilate into the area.

#### **13.3 Access, highway safety, parking and servicing**

The development meets with the approval of the highway department and parking spaces are in accordance with the requirements of council design guidance.

#### **13.4 Contamination by a previous use**

No significant issues anticipated. The matter can be addressed by condition.

#### **13.5 Noise**

As discussed above.



## 13.6 Archaeology

Can be addressed by condition.

## 13.7 Flood risk

Further information awaited but can be addressed by condition.

## 13.8 Planning gain (affordable housing)

The delivery of affordable housing can be ensured by s106 agreement.

## 14 Alternative Options

- 14.1 Refusal of the application is an option if there are material planning reasons for doing so. Given that no significant objections are raised to the proposal, it is considered that refusal of the application would not be defensible at appeal.

## 15 Implications

<b>Resources:</b>	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.
<b>Equality:</b>	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
<b>Health and Wellbeing:</b>	None.
<b>Social Value</b>	Condition would ensure jobs and apprenticeships during construction.





## 16. Appendices

Site Plan

Context Plan

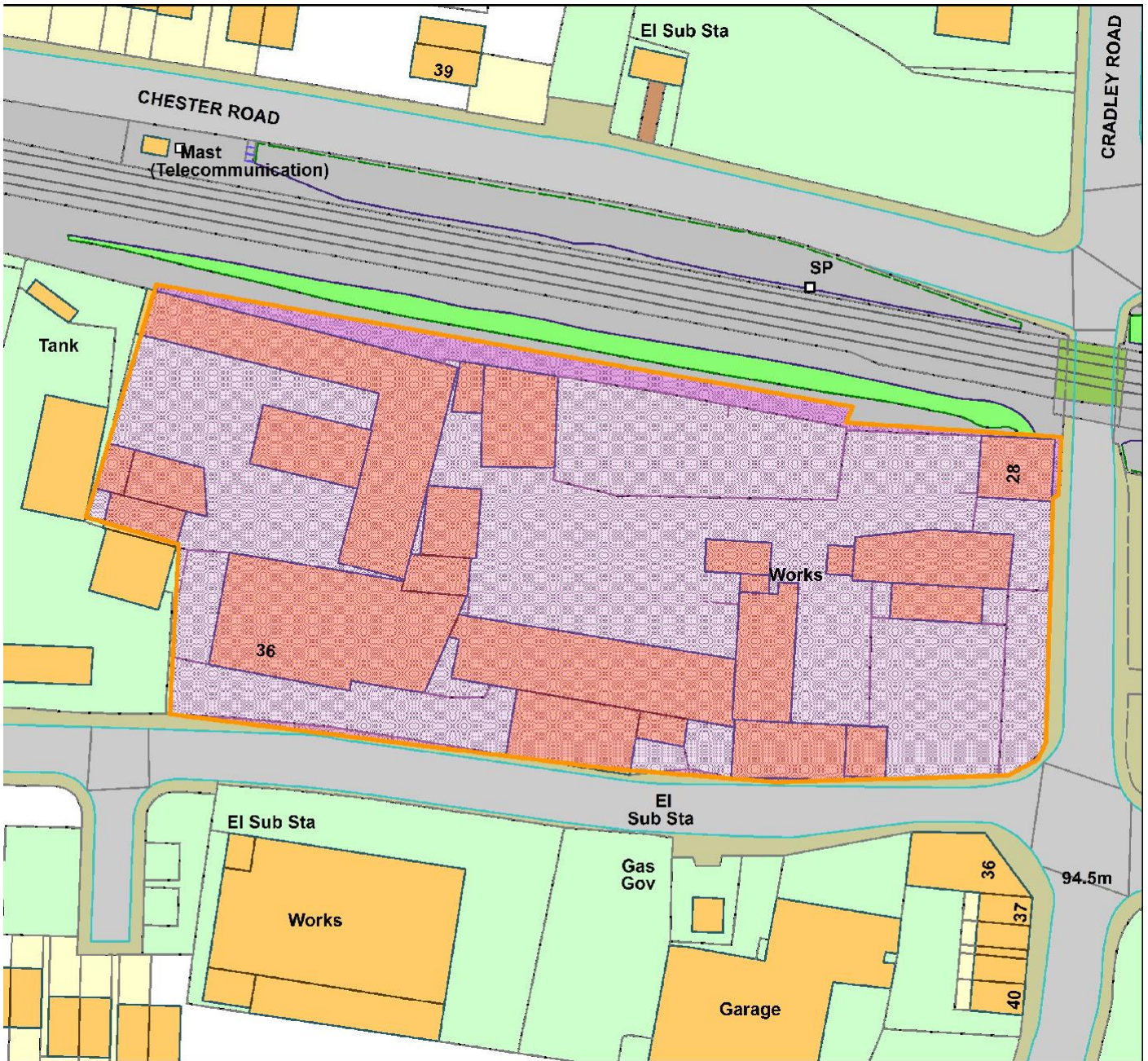
01194-03-003 Rev D

01194-03-020 Rev A

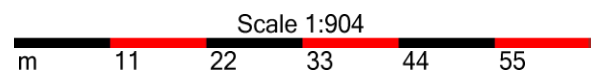


DC/21/66444

Land North Of Woods Lane/Cradley Road



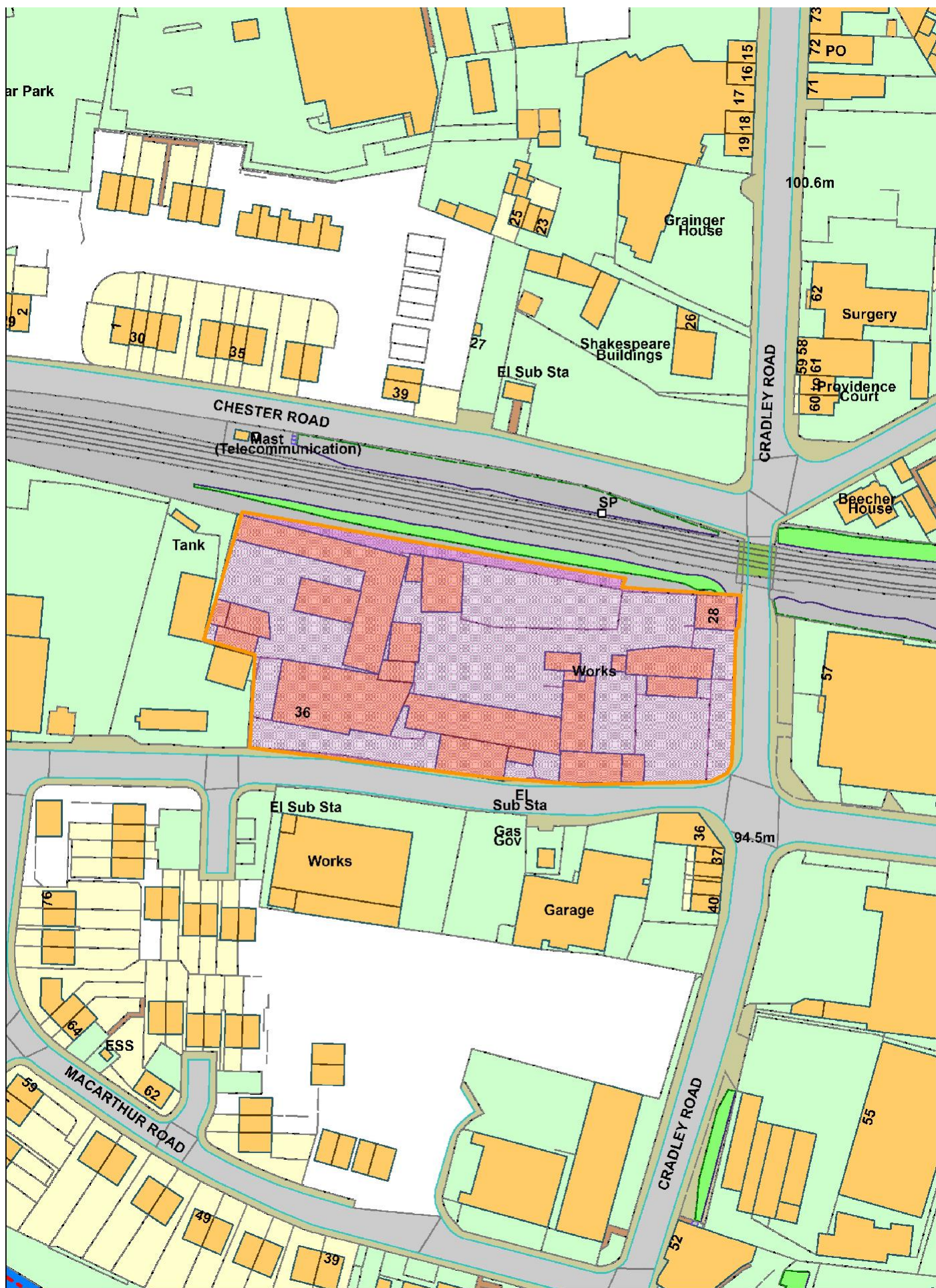
Legend	
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	21 April 2022
OS Licence No	





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## KEY

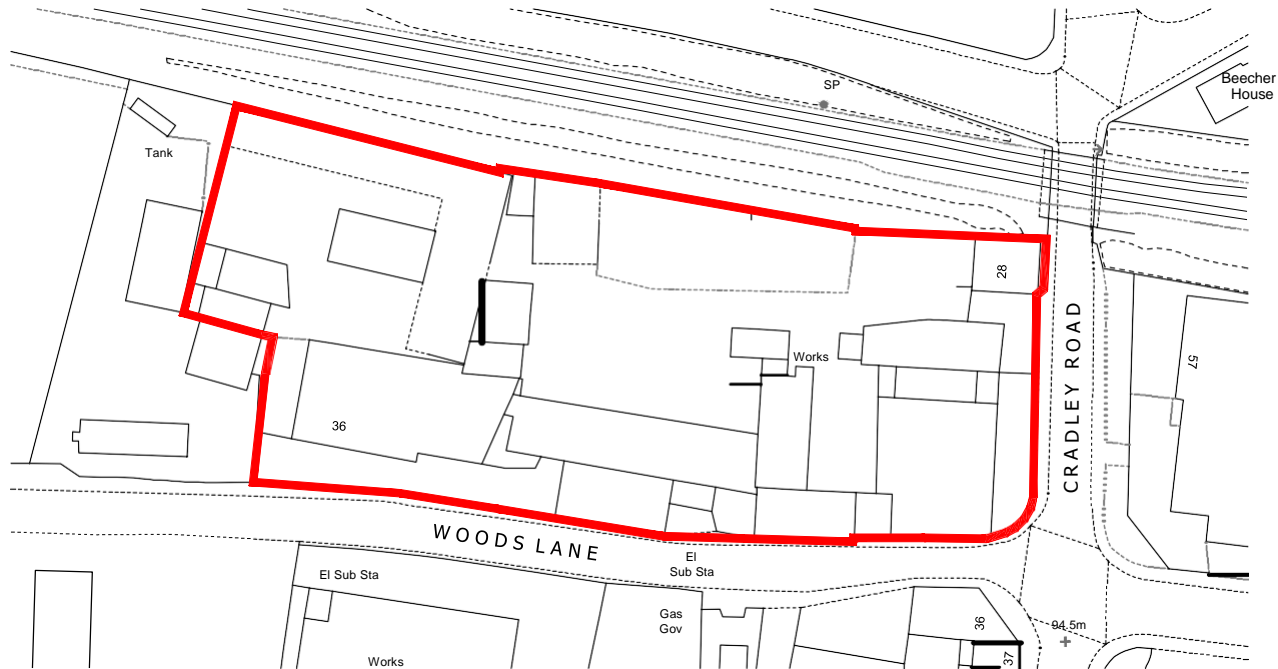
 SITE BOUNDARY  
TOTAL AREA = 0.73 ha / 1.78 acres

## NOTES

- OS PLAN EXTRACT COPYRIGHT REF. 100053143

## REVISION HISTORY

REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	MD	MD
-	01.12.21	PLANNING ISSUE	MD	MD



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
SITE LOCATION PLAN

PROJECT REF.	STG.	DWG.	REVISION
01194	-03	-001	-

SCALE	SHEET SIZE	DATE	DRAWING STATUS
1:1250	A4	25.11.21	PLANNING

INDICATIVE SCALE IN METRES  
0 25 50

DRAWING NORTH  
NORTH

# SITE LOCATION PLAN

1:1250



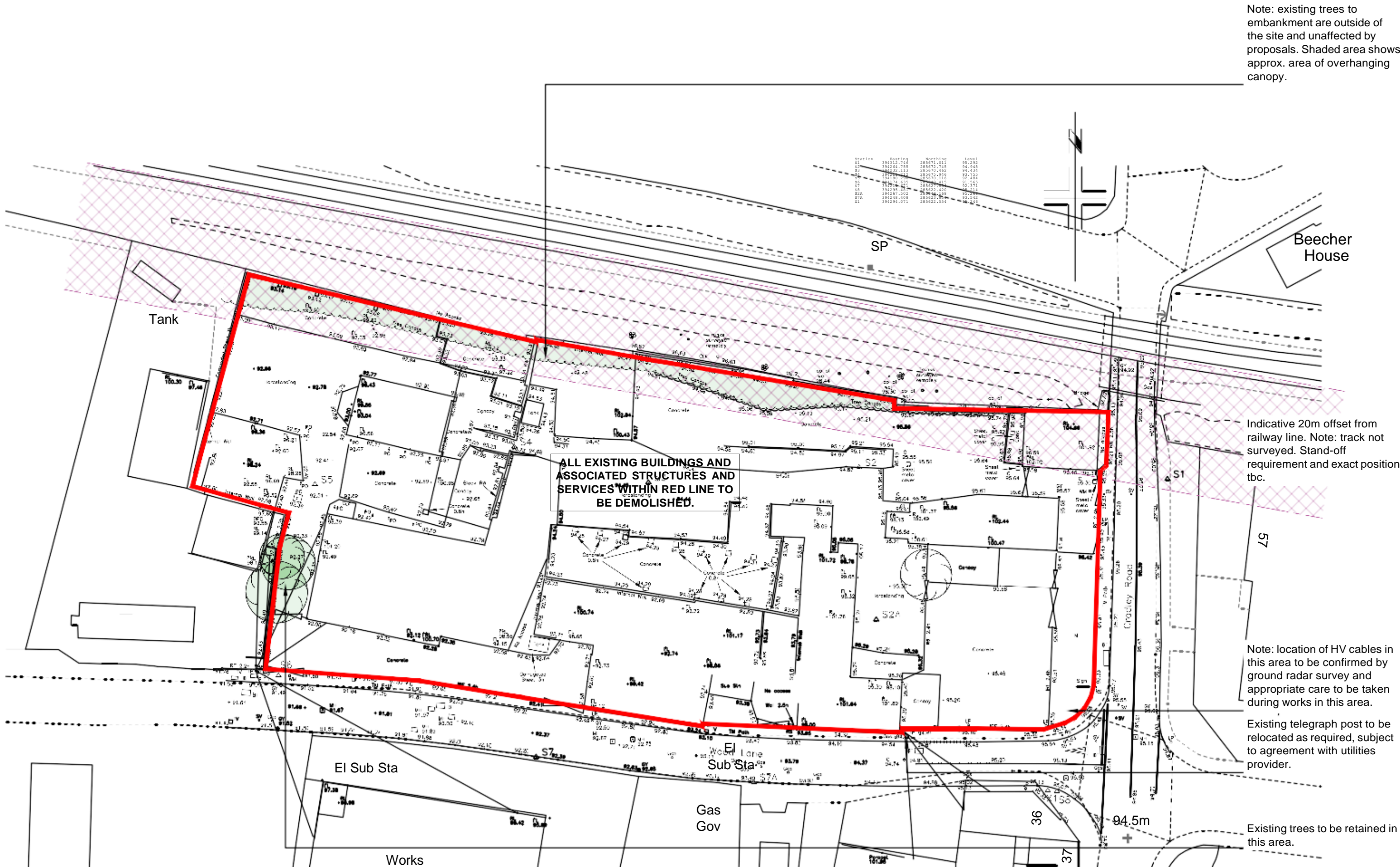
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KEY

- SITE BOUNDARY
- ALL EXISTING BUILDINGS AND ASSOCIATED STRUCTURES AND SERVICES WITHIN RED LINE TO BE DEMOLISHED.
- EXISTING TREES TO BE RETAINED
- INDICATIVE 20m STAND-OFF TO RAILWAY LINE (TBC)

NOTES

- AMALGAM PLAN:
- Topo survey data by GP Surveying, drawing ref. S219-1069
  - OS plan extract copyright ref. 100053143



EXISTING SITE PLAN  
1:500

REVISION HISTORY					
REV	DATE	DESCRIPTION	DRAWN	CHECK'D	
-	25.11.21	FIRST ISSUE	MD	MD	
-	01.12.21	PLANNING ISSUE	MD	MD	

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CRADLEY HEATH

DRAWING TITLE  
EXISTING SITE PLAN

PROJECT REF.	STG.	DWG.	REVISION
01194	-03	-002	-
SCALE 1:500	SHEET SIZE A2	DATE 25.11.21	DRAWING STATUS PLANNING
INDICATIVE SCALE IN METRES			
0 5 10 15 20 25			
DRAWING NORTH			



SCHEDULE									
	Ref.	Area (ft²)	Area (m²)	HOUSE TYPE	STOREY	TOTAL	TOTAL AREA (ft²)	TOTAL AREA (m²)	Tenure mix%
	A	538.0	50.0	1B Maisonette	1	4	2152	200	11.8
	B	723.0	67.2	2B House	2	15	10845	1008	44.1
	C	861.0	80.0	3B House	2	7	6027	560	44.1
	C1	861.0	80.0	3B House	2	6	5166	480	
	C2	953.0	88.5	3B House	2	2	1906	177	
TOTAL					34	26096	2424	100	
PARKING									
CAR PARKING (including unallocated)							59	174%	
SITE AREA SUMMARY									
Total units							34		
Gross site area (Acres)							1.78		
Undeveloped area (Acres) - open space							0.07		
Net site Developed area (Acres)							1.71		
Total gross coverage area (ft²)							26096		
Site net Density (units/ Acre)							19.88		
Site net coverage (ft²/Acre)							15260.82		

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KEY

- SITE BOUNDARY
- EXISTING TREES / HEDGEROWS (INDICATIVE)
- NEW TREES AND LANDSCAPING (INDICATIVE - REFER TO SOFT LANDSCAPE PLAN FOR DETAIL)
- PRIVATE DRIVE
- INDICATIVE 20m STAND-OFF TO RAILWAY LINE (TBC)
- VIS. SPLAYS AS CIVIL ENGINEER'S PROPOSALS REF. 7846-351 P0
- REFUSE VEHICLE TRACKING AS CIVIL ENGINEER'S PROPOSALS REF. 7846-350 P0

NOTES

- AMALGAM PLAN:
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PROPOSED SITE PLAN  
1:500

REVISION HISTORY					
REV	DATE	DESCRIPTION	DRAWN	CHECK'D	
-	25.11.21	FIRST ISSUE	MD	MD	
-	01.12.21	PLANNING ISSUE	MD	MD	

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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
PROPOSED SITE PLAN

PROJECT REF.	STG.	DWG.	REVISION
01194	-03	-003	-

SCALE 1:500	SHEET SIZE A2	DATE 17.11.21	DRAWING STATUS PLANNING
INDICATIVE SCALE IN METRES			DRAWING NORTH



HOUSE TYPE 'A'

1 BED 2 PERSON MAISONETTE

Total Sales Area (all 4 units): 111.4 m² / 1199 ft²

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SCHEDULE AND NOTES

FLOOR AREAS (GIA)				
FLOOR	Build (gross GIA)		Sales (nett GIA)	
	(m²)	(ft²)	(m²)	(ft²)
GROUND	51.00	549	50.10 *	539
FIRST	62.40	672	61.30 *	660
TOTAL	113.40	1221	111.40	1199

\* Note: Sales areas split as unit boundaries. First floor sales includes ground floor entry & stairs.

MATERIALS:  
Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascias, windows and doors as materials distribution plan and to Local Authority Approval.  
SHOWN INDICATIVE ONLY ON THIS PLAN.



Front Elevation  
1:100



Side Elevation  
1:100

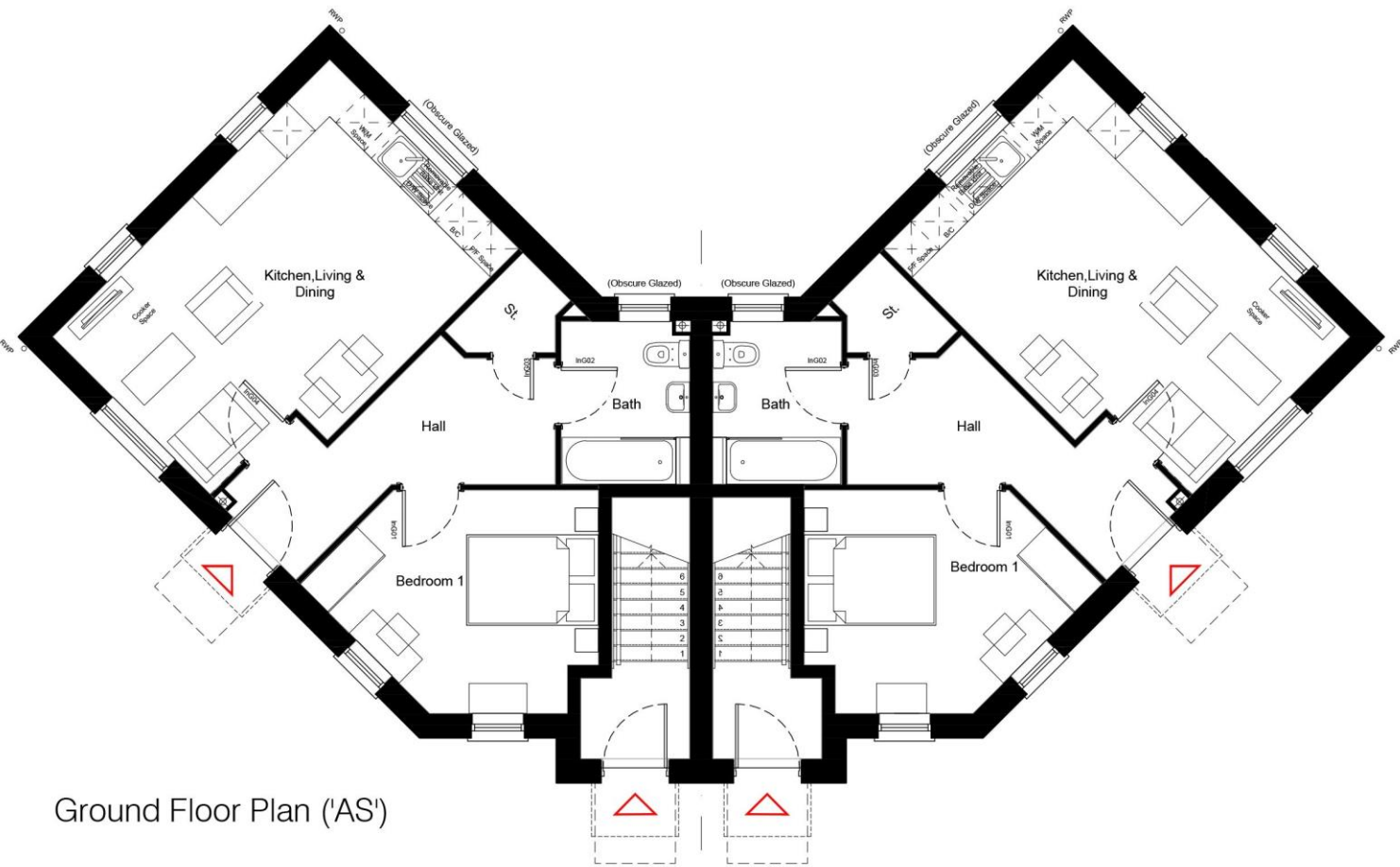


Rear Elevation  
1:100

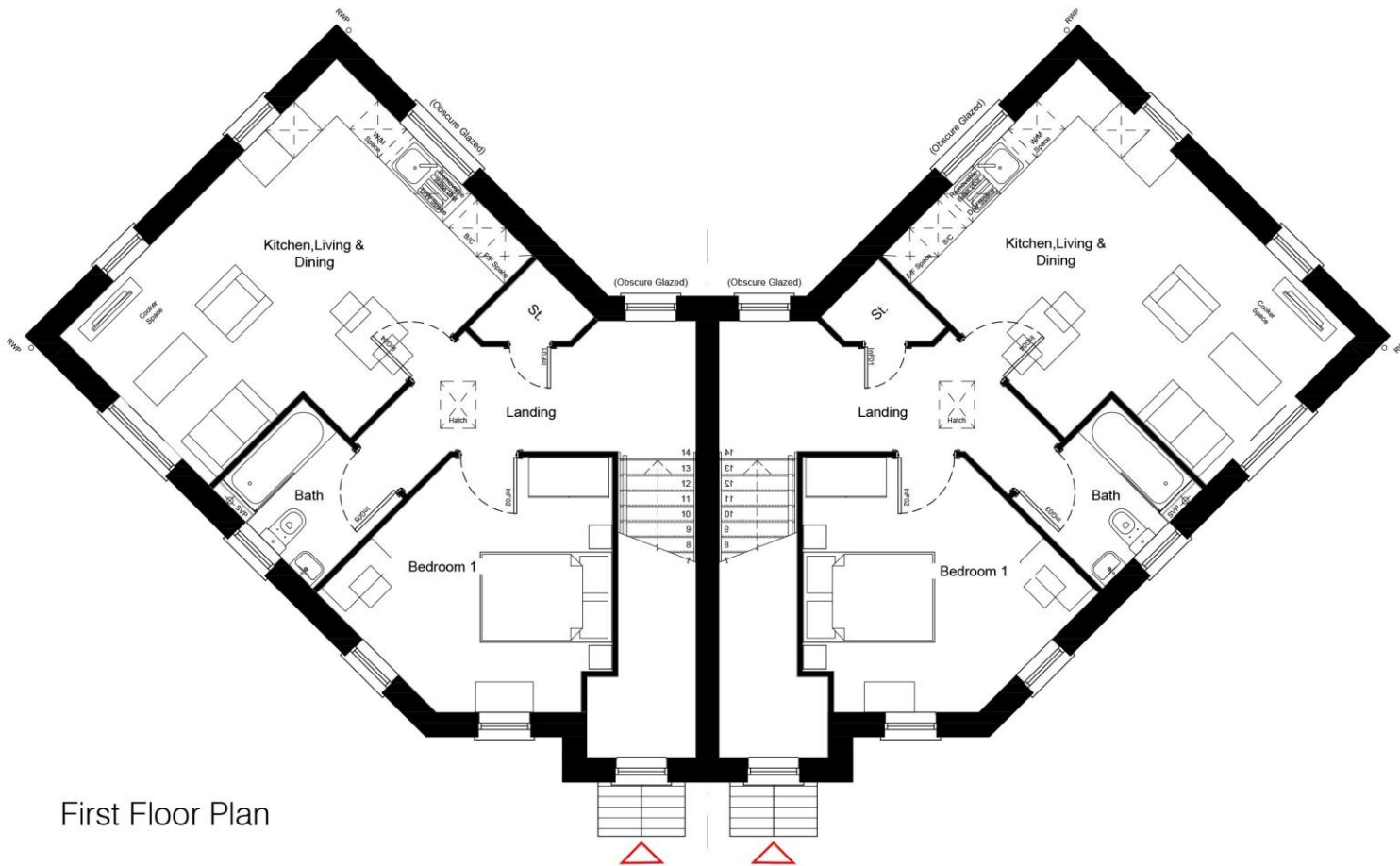


Side Elevation  
1:100

REVISION HISTORY				
REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	17.11.21	FIRST ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD
A	04.01.21	FRONT ELEVATION WINDOWS ADDED TO FIRST FLOORPLAN	RN	ZK



Ground Floor Plan ('AS')



First Floor Plan



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
HOUSE TYPE A  
TYPICAL PLANS AND ELEVATIONS

PROJECT REF.	STG.	DWG.	REVISION
01194	03	010	A

SCALE  
1:100

SHEET SIZE  
A2

DATE  
17.11.21

DRAWING STATUS  
PLANNING

INDICATIVE SCALE IN METRES  
0 1 2 3 4 5

DRAWING NORTH  
NORTH



HOUSE TYPE 'B'

2 BED 4 PERSON (End / Mid unit)  
Total Sales Area: 67.2 m<sup>2</sup> / 723 ft<sup>2</sup>



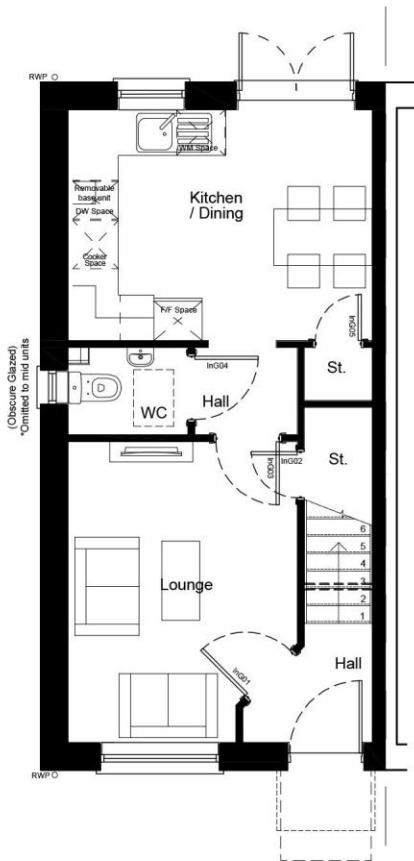
Front Elevation ('AS')  
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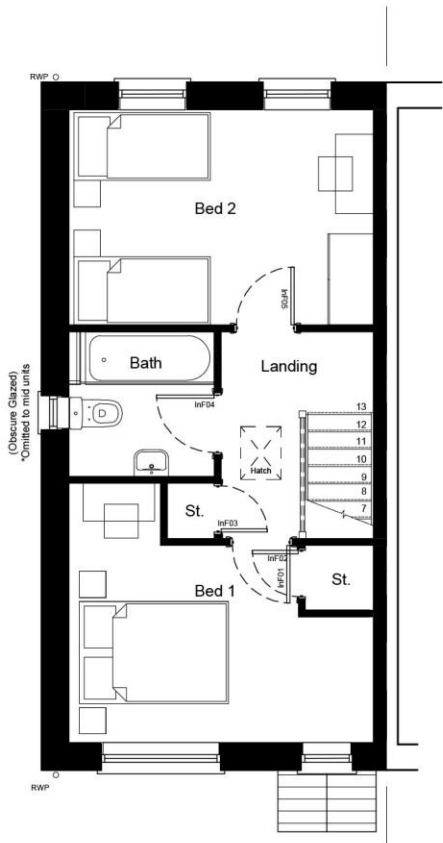
Typical Side Elevation ('AS')  
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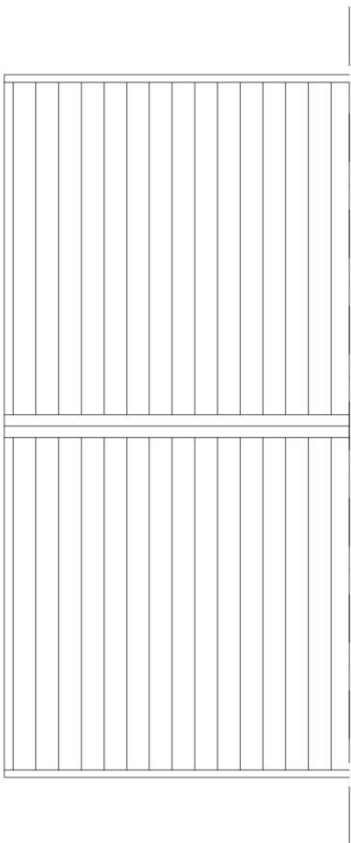
Rear Elevation ('AS')  
1:100



Ground Floor Plan ('AS')



First Floor Plan ('AS')



Roof Plan ('AS')

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SCHEDULE AND NOTES

FLOOR AREAS (GIA)				
FLOOR	Build (gross GIA)		Sales (nett GIA)	
	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )
GROUND	34.20	368	33.60	362
FIRST	34.20	368	33.60	362
TOTAL	68.40	736	67.20	723

MATERIALS:  
Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascias, windows and doors as materials distribution plan and to Local Authority Approval.  
SHOWN INDICATIVE ONLY ON THIS PLAN.

REVISION HISTORY				
REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
HOUSE TYPE B  
TYPICAL PLANS AND ELEVATIONS

PROJECT REF.	STG.	DWG.	REVISION
01194	03	-011	-

SCALE	SHEET SIZE	DATE	DRAWING STATUS
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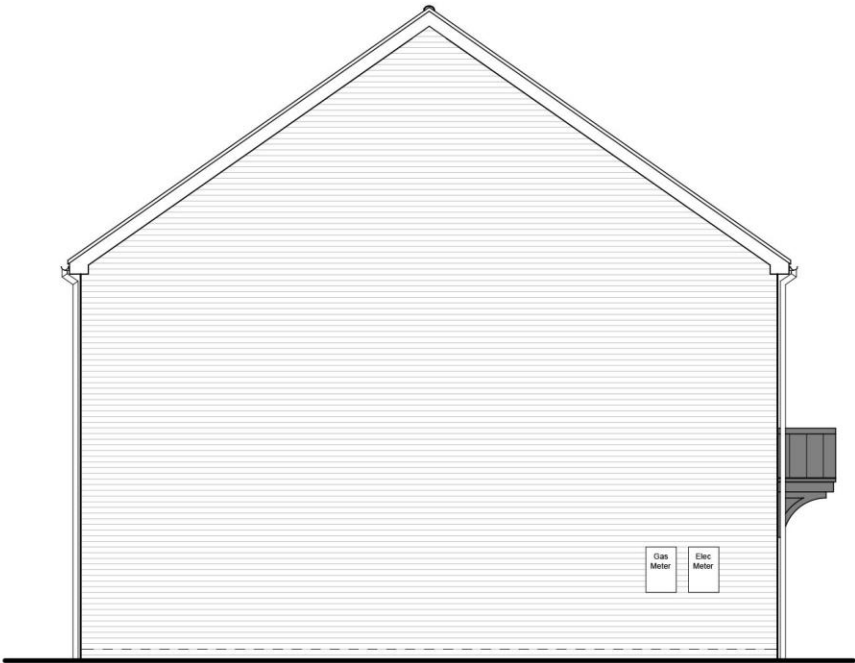
HOUSE TYPE 'C'

3 BED 5 PERSON (End / Mid unit)

Total Sales Area: 80 m<sup>2</sup> / 861 ft<sup>2</sup>



Front Elevation ('AS')  
1:100



Typical Side Elevation ('AS')  
1:100



Rear Elevation ('AS')  
1:100

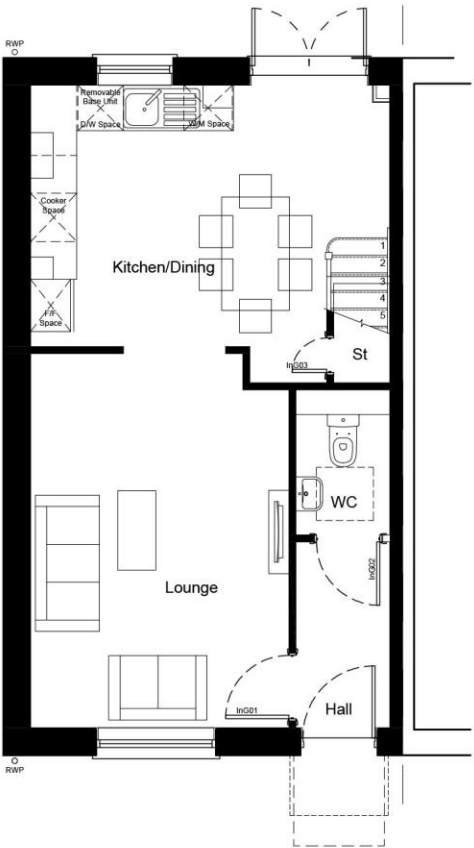
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SCHEDULE AND NOTES

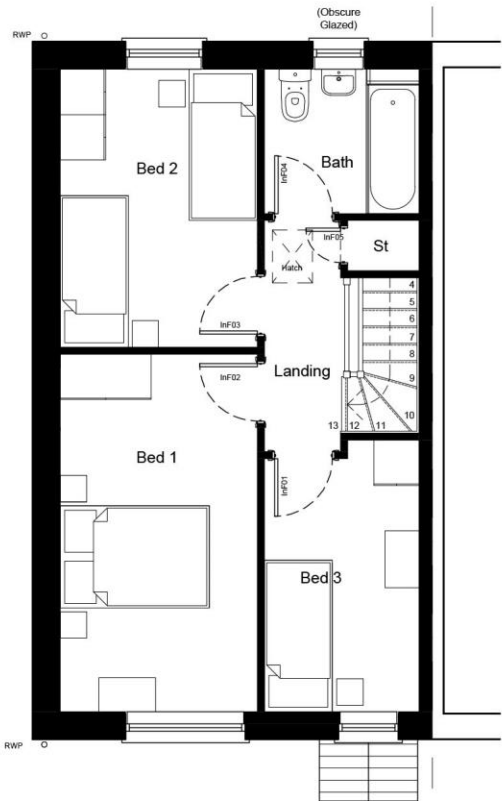
FLOOR	FLOOR AREAS (GIA)			
	Build (gross GIA)		Sales (nett GIA)	
	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )
GROUND	40.90	440	40.00	431
FIRST	40.90	440	40.00	431
TOTAL	81.80	880	80.00	861

MATERIALS:  
Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascias, windows and doors as materials distribution plan and to Local Authority Approval.  
SHOWN INDICATIVE ONLY ON THIS PLAN.

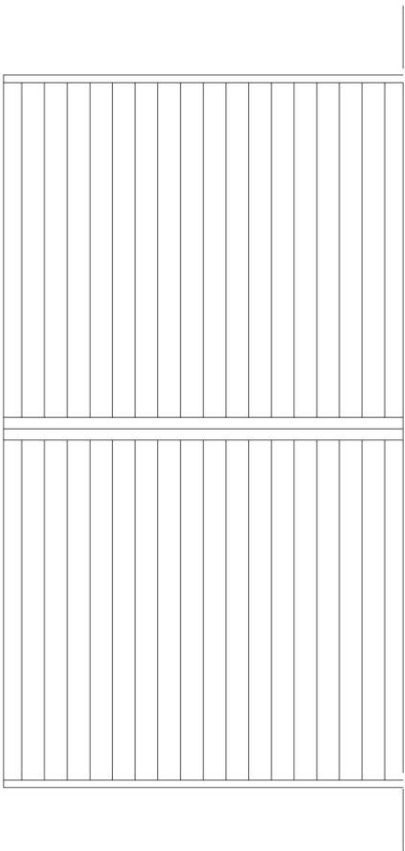
REVISION HISTORY				
REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD



Ground Floor Plan ('AS')



First Floor Plan ('AS')



Roof Plan ('AS')



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
HOUSE TYPE C  
TYPICAL PLANS AND ELEVATIONS

PROJECT REF.	STG.	DWG.	REVISION
01194	03	-012	-

SCALE  
1:100

SHEET SIZE  
A3

DATE  
17.11.21

INDICATIVE SCALE IN METRES  
0 1 2 3 4 5

DRAWING STATUS  
PLANNING

DRAWING NORTH  
NORTH



# HOUSE TYPE 'C1'

3 BED 5 PERSON (Dual aspect corner turner)

Total Sales Area: 80 m<sup>2</sup> / 861 ft<sup>2</sup>



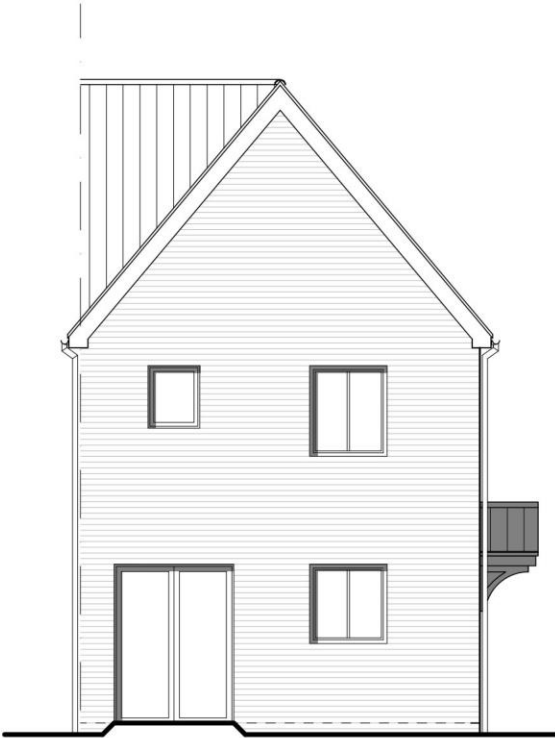
Front Elevation ('AS')

1:100



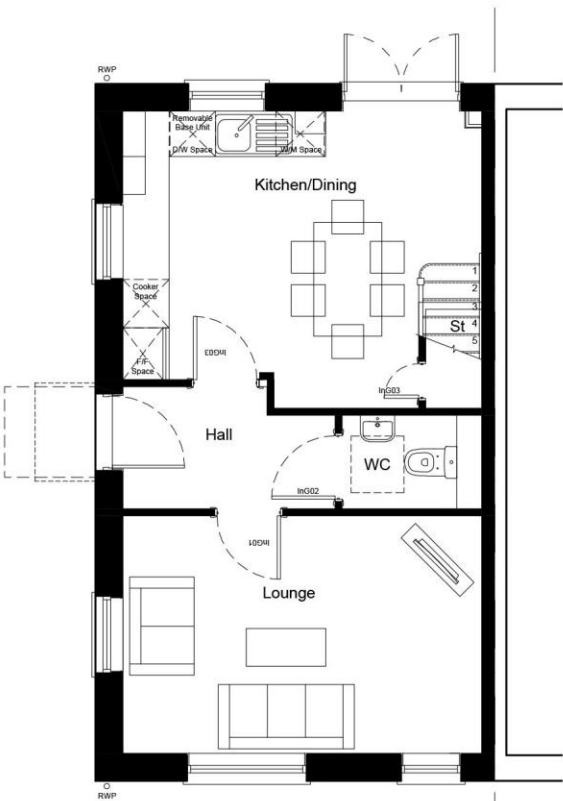
Side (Facing) Elevation ('AS')

1:100

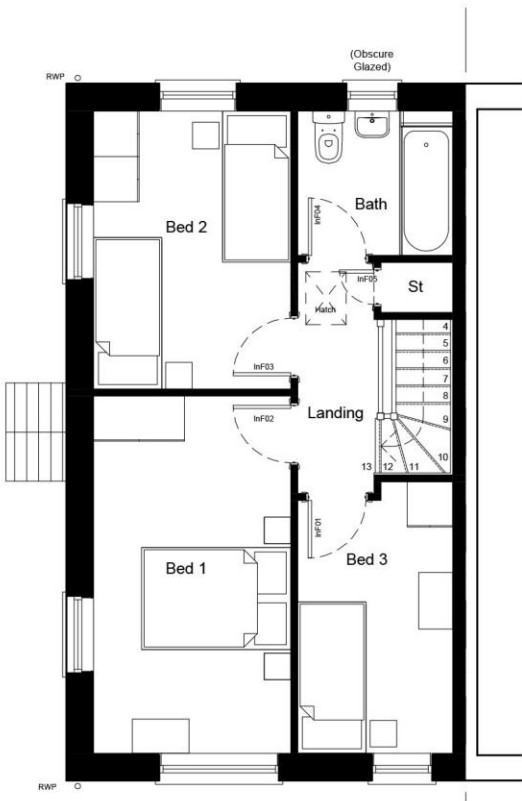


Rear Elevation ('AS')

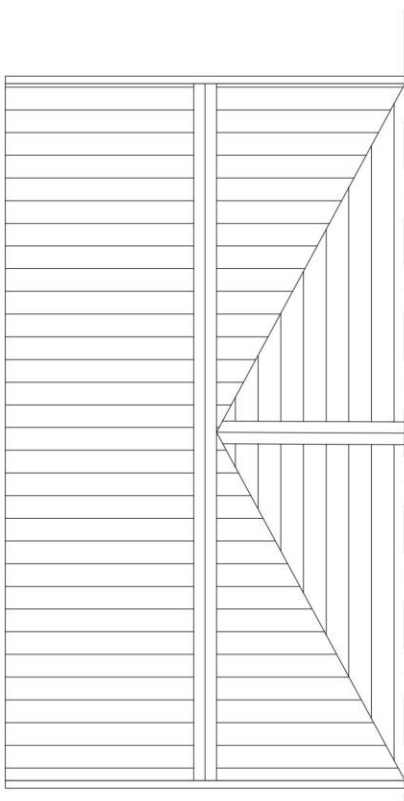
1:100



Ground Floor Plan ('AS')



First Floor Plan ('AS')



Roof Plan ('AS')

1:100

NOTES:  
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SCHEDULE AND NOTES

FLOOR AREAS (GIA)				
FLOOR	Build (gross GIA)		Sales (nett GIA)	
	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )
GROUND	40.90	440	40.00	431
FIRST	40.90	440	40.00	431
TOTAL	81.80	880	80.00	861

MATERIALS:  
Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascias, windows and doors as materials distribution plan and to Local Authority Approval.  
SHOWN INDICATIVE ONLY ON THIS PLAN.

REVISION HISTORY				
REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
HOUSE TYPE C1  
TYPICAL PLANS AND ELEVATIONS

PROJECT REF.	STG.	DWG.	REVISION
01194	03	-013	-

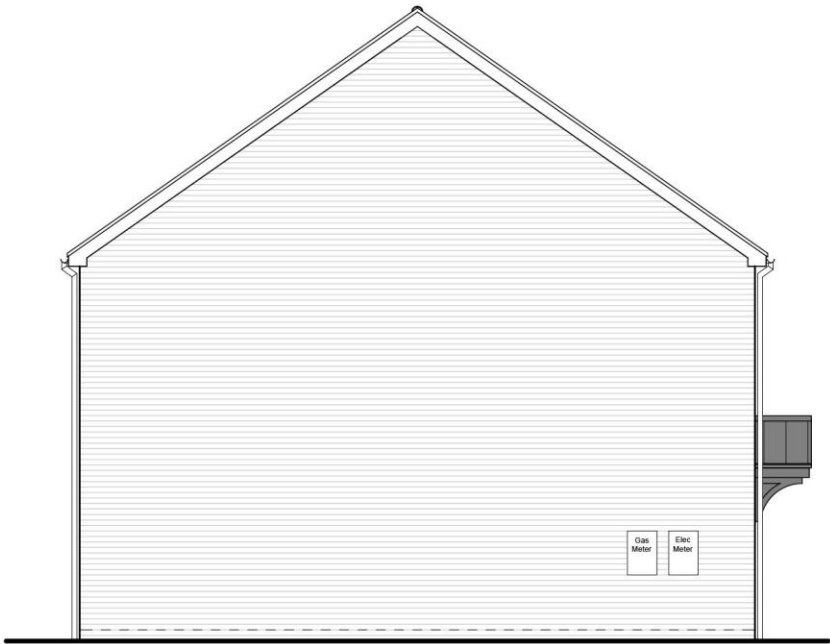
SCALE	SHEET SIZE	DATE	DRAWING STATUS
1:100	A3	17.11.21	PLANNING
INDICATIVE SCALE IN METRES			DRAWING NORTH

HOUSE TYPE 'C2'

3 BED 5 PERSON (End semi)  
Sales Area (Ground): 90.2 m² /971 ft²



Front Elevation ('AS')  
1:100



Typical Side Elevation ('AS')  
1:100



Rear Elevation ('AS')  
1:100

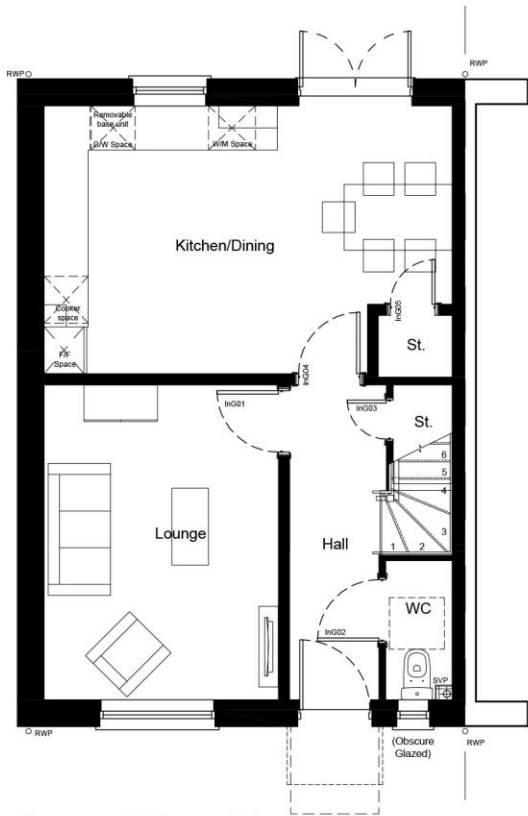
NOTES:  
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SCHEDULE AND NOTES

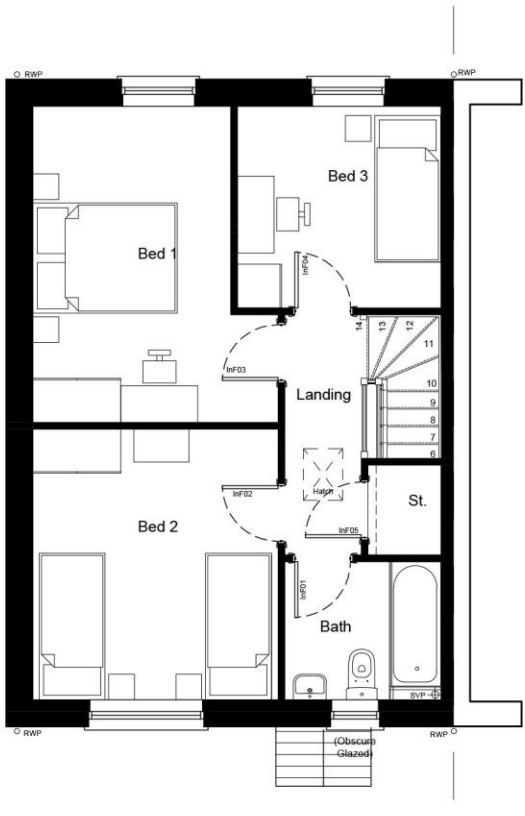
FLOOR AREAS (GIA)				
FLOOR	Build (gross GIA)		Sales (nett GIA)	
	(m²)	(ft²)	(m²)	(ft²)
GROUND	45.80	493	45.10	485
FIRST	45.80	493	45.10	485
TOTAL	91.60	986	90.20	971

MATERIALS:  
Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascias, windows and doors as materials distribution plan and to Local Authority Approval.  
SHOWN INDICATIVE ONLY ON THIS PLAN.

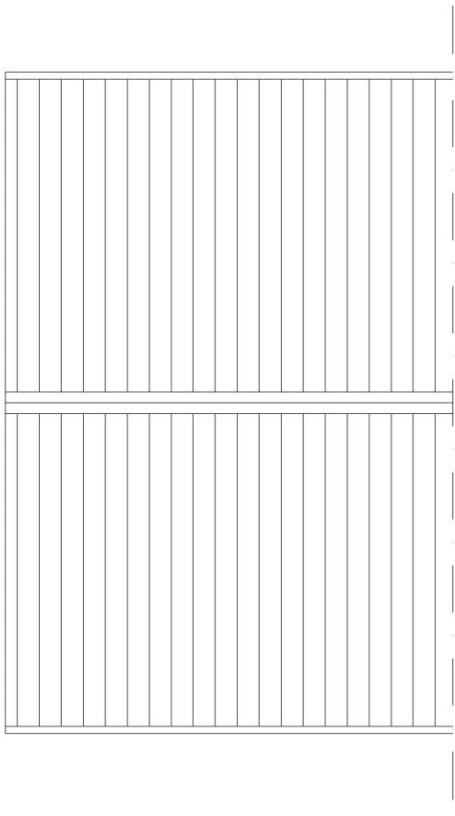
REVISION HISTORY				
REV	DATE	DESCRIPTION	DRAWN	CHECKED
-	25.11.21	DRAFT ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD



Ground Floor Plan ('AS')  
1:100



First Floor Plan ('AS')  
1:100



Roof Plan ('AS')  
1:100



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
HOUSE TYPE C2  
TYPICAL PLANS AND ELEVATIONS


PROJECT REF: 01194  
STG: 03  
DWG: -014  
REVISION: -

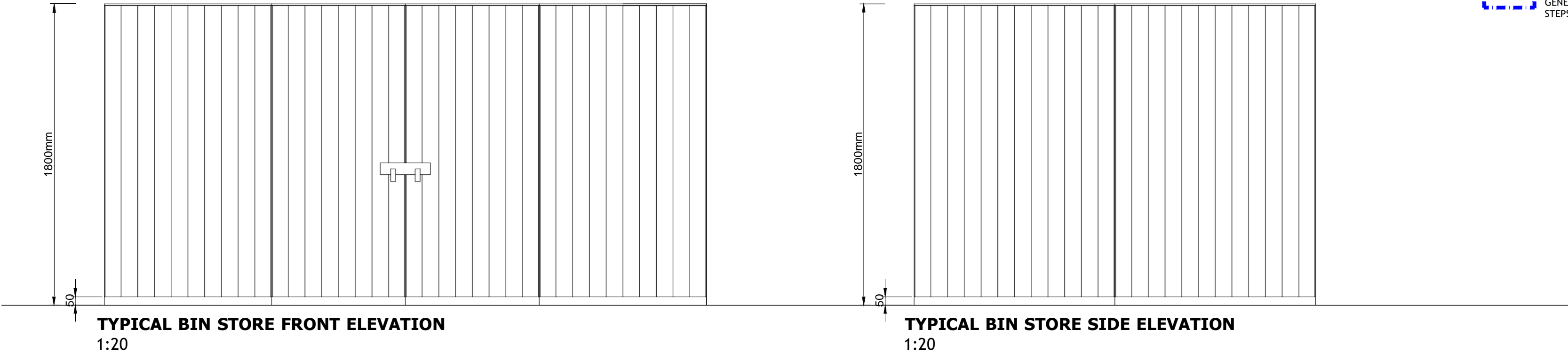
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SHEET SIZE: A3  
DATE: 17.11.21  
DRAWING STATUS: PLANNING  
INDICATIVE SCALE IN METRES: 0 1 2 3 4 5  
DRAWING NORTH: NORTH

KEY

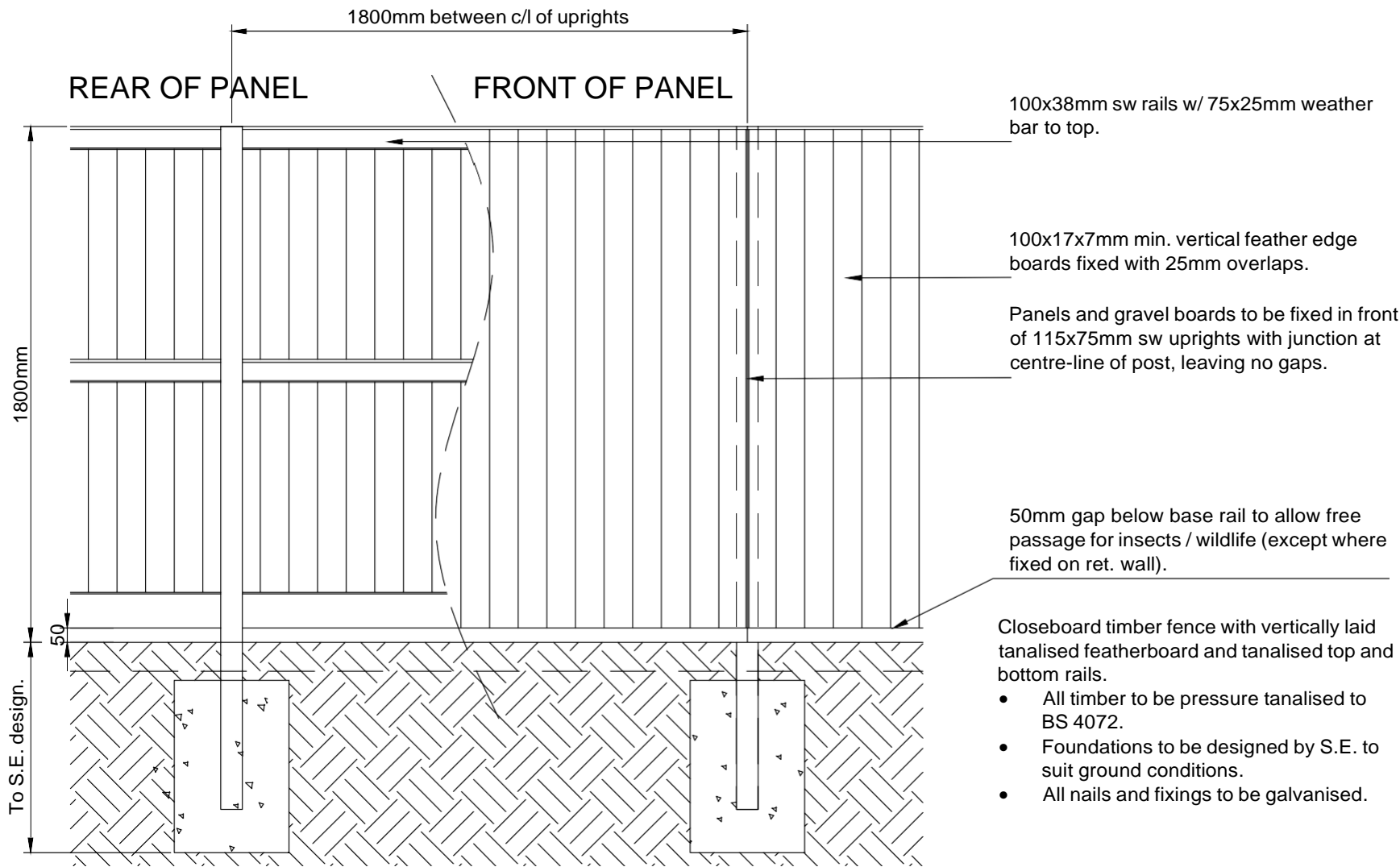
BOUNDARY TREATMENT DETAILS

NOTE: READ IN ACCORDANCE WITH BOUNDARY TREATMENTS PLAN REF. 01194-03-004.

 TIMBER CLOSEBOARD FENCE, 1.8m HIGH. GENERALLY AS DETAIL BELOW. WHERE FENCES FALL ON STEPS OR RET. WALL, FENCE TO BE FIXED ON TOP OF WALL.



REVISION HISTORY					
REV	DATE	DESCRIPTION	DRAWN	CHECK'D	
-	04.01.22	PLANNING ISSUE	RN	ZK	



 **BIN STORE - TYPICAL CLOSE BOARD TIMBER FENCE ON GRAVEL BOARDS, 1800mm HIGH.**  
1:20



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PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**

ADDRESS  
**LAND AT WOODS LANE  
CRADLEY HEATH**

DRAWING TITLE  
**BIN STORE ELEVATION AND DETAILS**

PROJECT REF. | STG. | DWG. | REVISION  
**01194 -03 -031** | -

SCALE | SHEET SIZE | DATE | DRAWING STATUS  
**1:20 | A2 | 04.01.2021 | PLANNING**

INDICATIVE SCALE IN METRES | DRAWING NORTH  
0 0.2 0.4 0.6 0.8 10  
NORTH





SECTION A-A  
1:200



SECTION B-B  
1:200



SECTION C-C  
1:200



REFERENCE PLAN  
NTS

REVISION HISTORY					
REV	DATE	DESCRIPTION	DRAWN	CHECKED	
1	26.11.21	FIRST ISSUE	KL	MD	
2	01.12.21	PLANNING ISSUE	MD	MD	



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE		STREETSCAPE ELEVATIONS	
PROJECT REF	01194	STG	-03
SCALE	1:200	SHEET SIZE	A1
INDICATIVE SCALE IN METRES	0 2 4 6 8 10	DATE	18.11.21
DRAWING STATUS	PLANNING	REVISION	-
DRAWING NORTH	NORTH		



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MATERIALS KEY

WALL FINISH

- BRICK TYPE 1:
  - IBSTOCK WELBECK AUTUMN ANTIQUE
- BRICK TYPE 2: LIGHT BROWN MULTI
  - IBSTOCK WELBECK RED MIXTURE

NOTE: ALL GARDEN WALL BRICKWORK TO BE OF TYPE TO MATCH ADJOINING PROPERTY

ROOF TILE FINISH

- TILE TYPE 1:
  - RUSSELL GRAMPIAN 'SLATE GREY'
- TILE TYPE 2:
  - RUSSELL GRAMPIAN 'COTTAGE RED'

ACOUSTIC GLAZING SPEC

- SPEC 1:
  - Living Rooms (day):  $28dB R_w + C_{tr} / 34dB D_{ne,w} + C_{tr}$
  - Bedrooms (night):  $43dB R_w + C_{tr} / 49dB D_{ne,w} + C_{tr}$
- SPEC 2:
  - Living Rooms (day):  $33dB R_w + C_{tr} / 39dB D_{ne,w} + C_{tr}$
  - Bedrooms (night):  $30dB R_w + C_{tr} / 36dB D_{ne,w} + C_{tr}$

OTHER MATERIALS

- DOORS:COMPOSITE, BLACK
- WINDOWS:PVCU, WHITE
- FASCIAS AND SOFFITS:PVCU, WHITE
- RAINWATER GOODS:PVCU, BLACK

REVISION HISTORY					DRAWN	CHECK'D
REV	DATE	DESCRIPTION			MD	MD
-	25.11.21	DRAFT ISSUE			MD	MD
-	01.12.21	PLANNING ISSUE			MD	MD



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
MATERIALS DISTRIBUTION

PROJECT REF: 01194 STG. -03 DWG. -005 REVISION -

SCALE 1:500 SHEET SIZE A3 DATE 17.11.21 DRAWING STATUS PLANNING

INDICATIVE SCALE IN METRES 0 5 10 15 20 25

DRAWING NORTH



MATERIALS DISTRIBUTION

1:500



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BOUNDARY TREATMENTS

- SITE BOUNDARY.  
NOTE: WHERE NO FENCE OR WALL SPECIFIED BOUNDARY TO REMAIN OPEN OR AS EXISTING.
- TIMBER CLOSEBOARD FENCE, 1.8m HIGH. GENERALLY AS DETAIL. WHERE FENCES FALL ON STEPS OR RET. WALL, FENCE TO BE FIXED ON TOP OF WALL TO GIVE MINIMUM HEIGHT AS NOTED ABOVE.
- TIMBER CLOSEBOARD FENCE, 1.8m HIGH ON GRAVEL BOARD / LOW LEVEL RETAINING WALL AS ENGINEER'S PROPOSALS.
- BRICK GARDEN WALL WITH PIERS AS REQUIRED FOR STABILITY, 1.8m TOTAL HEIGHT AS DETAIL. BRICK TYPE TO MATCH ADJOINING PROPERTY.

REVISION HISTORY					
REV	DATE	DESCRIPTION	DRAWN	CHECK'D	
1	25.11.21	DRAFT ISSUE	MD	MD	
2	01.12.21	PLANNING ISSUE	MD	MD	



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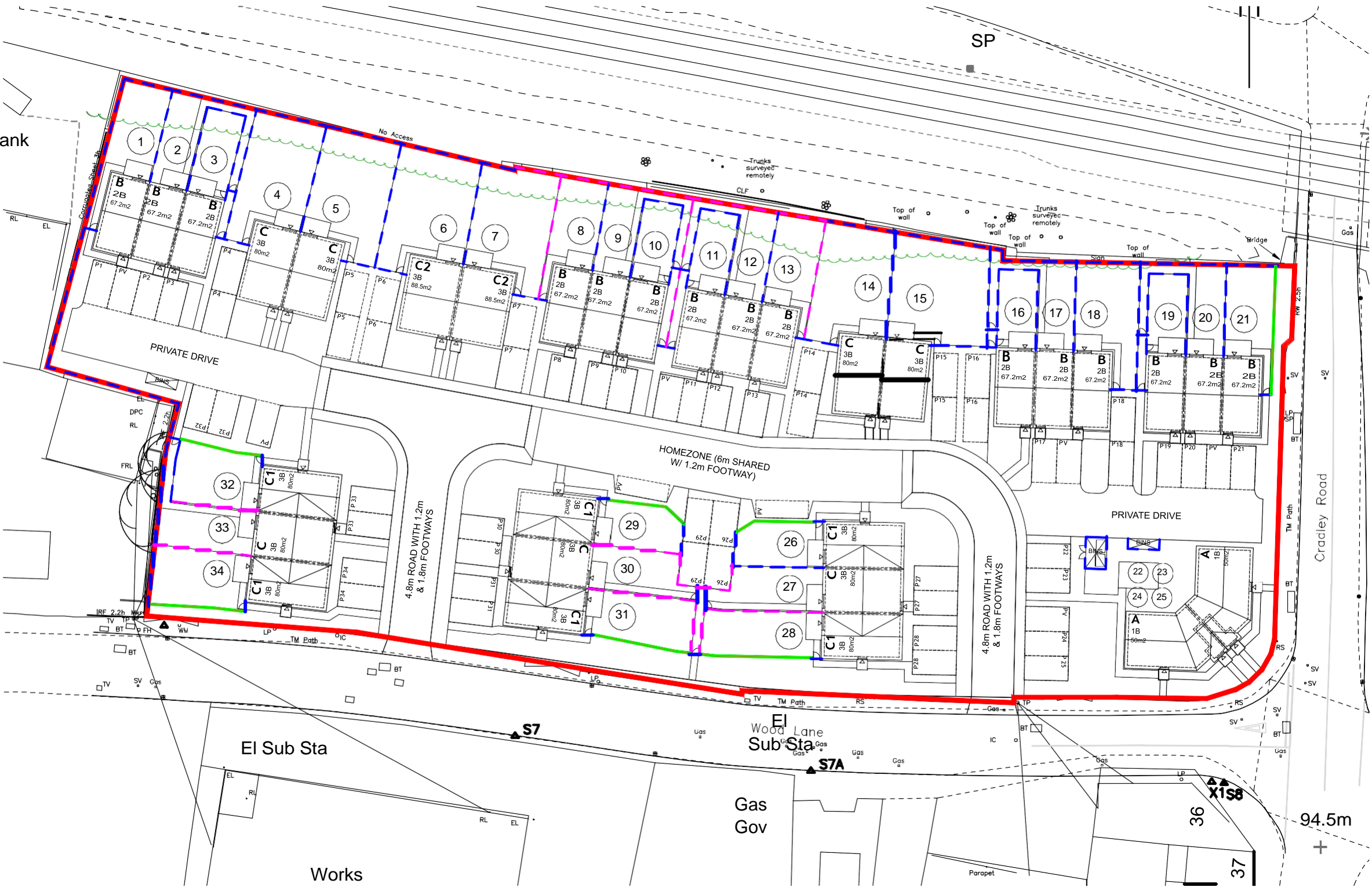
PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
BOUNDARY TREATMENTS

PROJECT REF. 01194  
STG. -03  
DWG. -004  
REVISION -

SCALE 1:500  
SHEET SIZE A3  
DATE 17.11.21  
DRAWING STATUS PLANNING  
INDICATIVE SCALE IN METRES 0 5 10 15 20 25  
DRAWING NORTH





BOUNDARY TREATMENTS

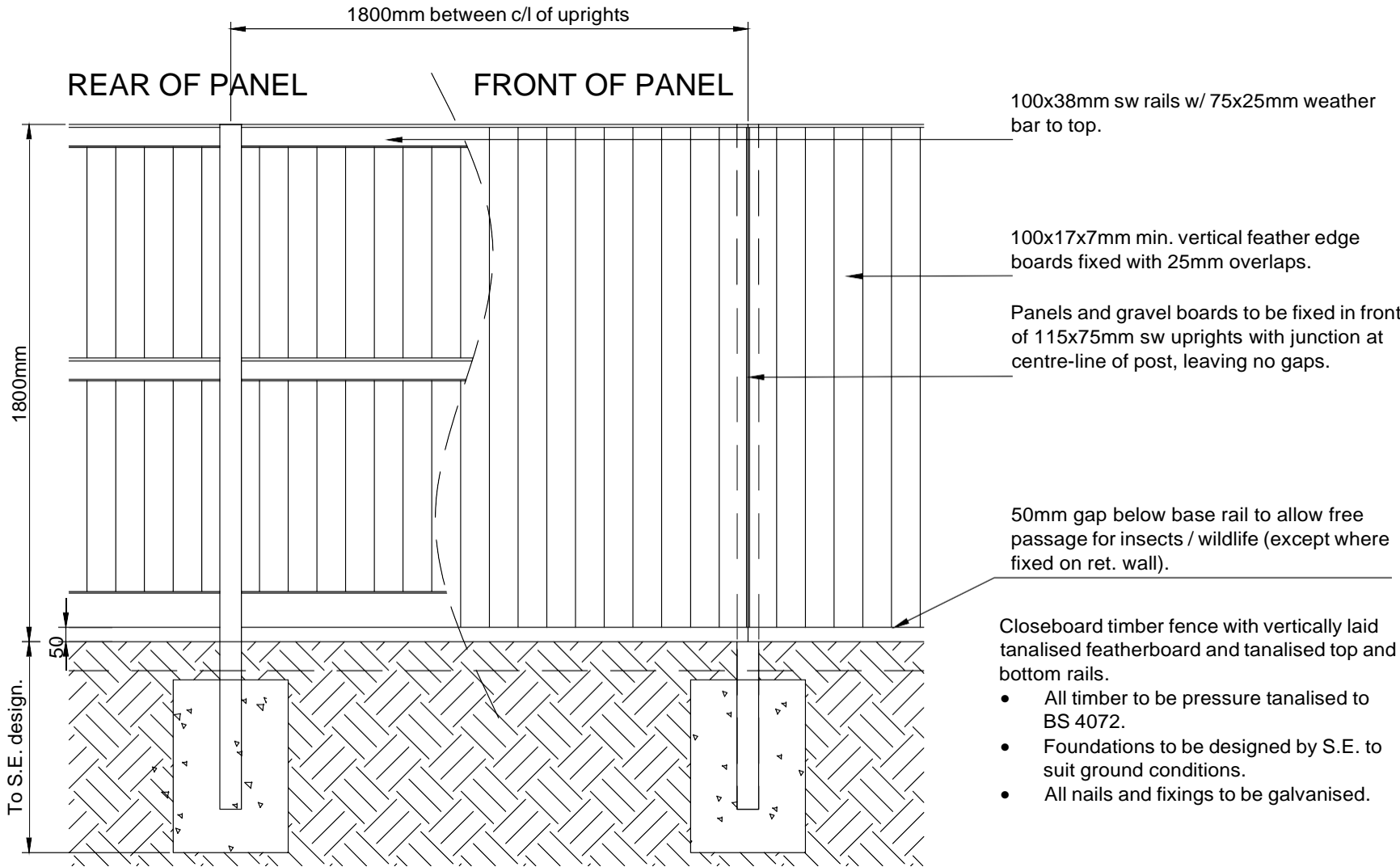
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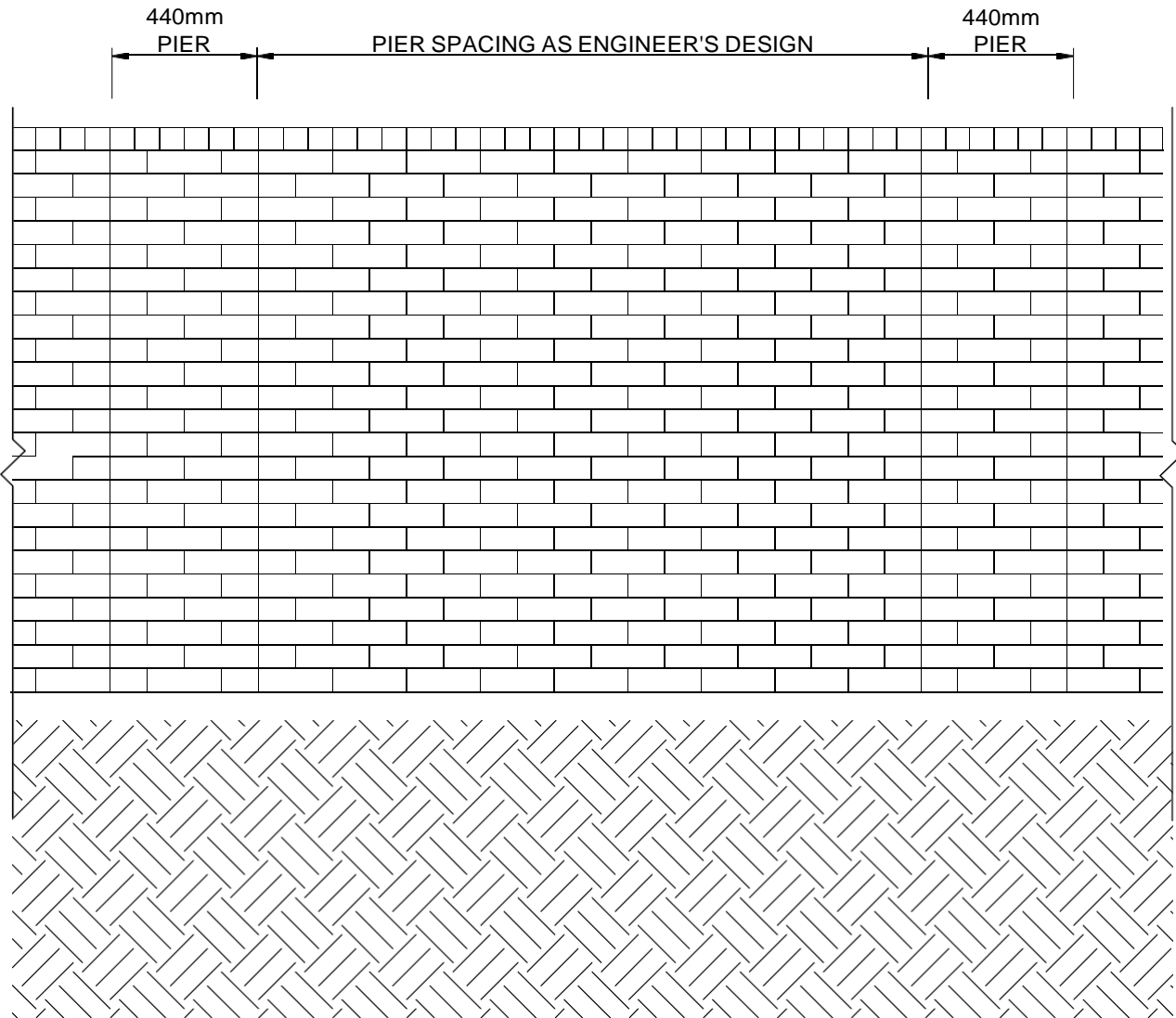
BOUNDARY TREATMENT DETAILS

NOTE: READ IN ACCORDANCE WITH BOUNDARY TREATMENTS PLAN REF. 01194-03-004.

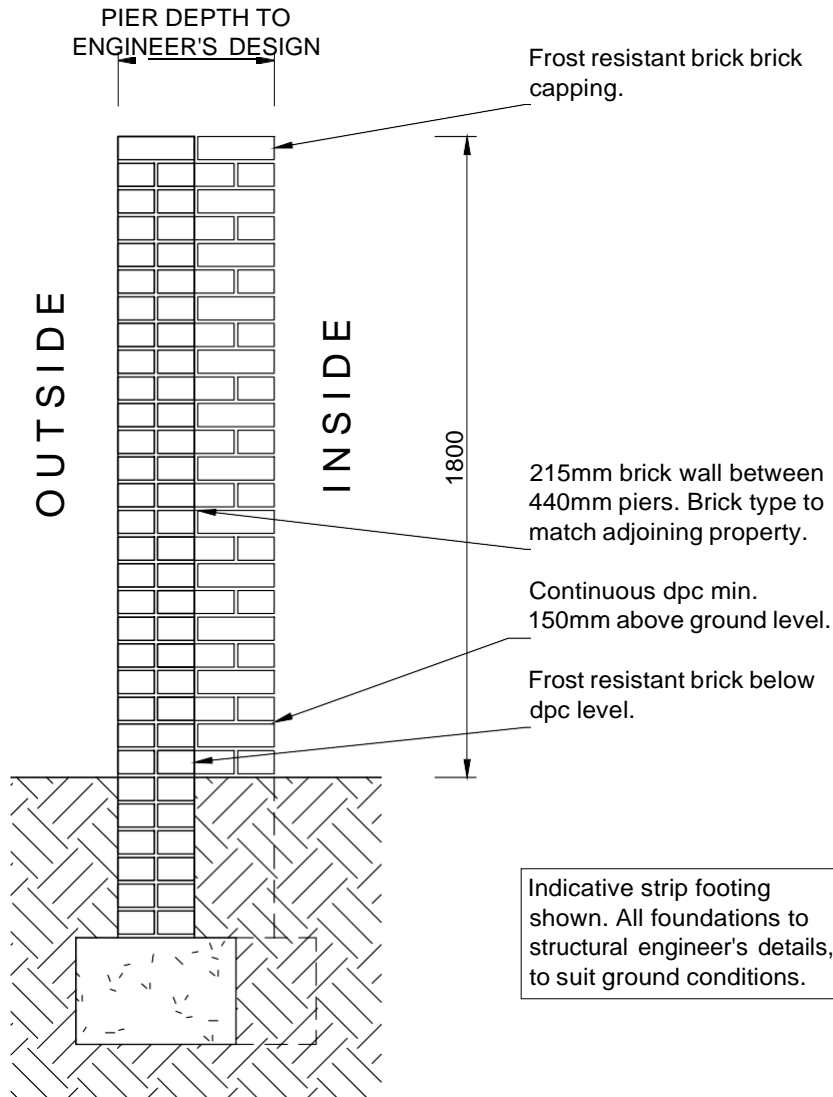
-  TIMBER CLOSEBOARD FENCE, 1.8m HIGH. GENERALLY AS DETAIL BELOW. WHERE FENCES FALL ON STEPS OR RET. WALL, FENCE TO BE FIXED ON TOP OF WALL.
-  BRICK GARDEN WALL WITH FEATHER-EDGE BOARDING BETWEEN PIERS, 1.8m TOTAL HEIGHT AS DETAIL BELOW. BRICK TYPE TO MATCH ADJOINING PROPERTY.



 **TYPICAL CLOSE BOARD TIMBER FENCE ON GRAVEL BOARDS, 1800mm HIGH.**  
1:20



 **TYPICAL BRICK WALL, 1800mm HIGH. BRICKWORK TO MATCH ADJOINING HOUSE**  
1:20



REVISION HISTORY					
REV	DATE	DESCRIPTION	DRAWN	CHECK'D	
-	25.11.21	DRAFT ISSUE	IB	MD	
-	01.12.21	PLANNING ISSUE	MD	MD	



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

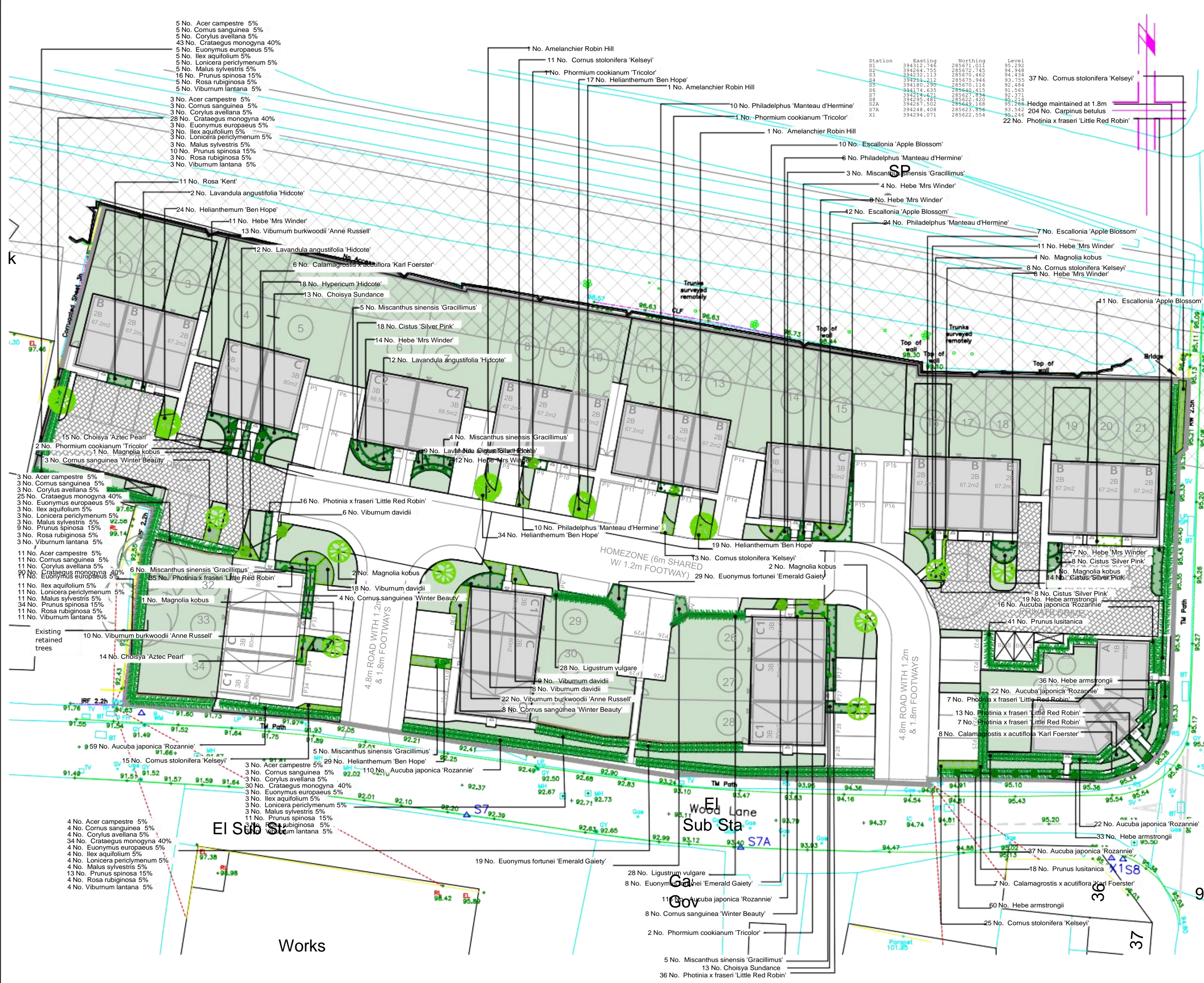
DRAWING TITLE  
BOUNDARY TREATMENT DETAILS

PROJECT REF.	STG.	DWG.	REVISION
01194	-03	-030	-

SCALE	SHEET SIZE	DATE	DRAWING STATUS
1:20	A2	24.11.2021	PLANNING







KEY

Soft Landscape

Shrubs and herbaceous planting

Plant Schedule						
No.	Species Name	Specification	Density	Birth	Height	Pot Size
29 -	Acer campestre	0.3Ctr Double Staggered at 0.5m offset	5L	60-80cm	2L	
3 -	Amelanchier Robin Hill	Counted		8-10cm	50L	
204 -	Carpinus betulus	0.3Ctr Double Staggered at 0.5m offset	5L	60-80cm	2L	
250 -	Crataegus monogyna	0.3Ctr Double Staggered at 0.5m offset	5L	60-80cm	2L	
8 -	Magnolia kobus	Counted		12-14cm	50L	
29 -	Malus sylvestris	0.3Ctr Double Staggered at 0.5m offset	5L	60-80cm	2L	
93 -	Prunus spinosa	0.3Ctr Double Staggered at 0.5m offset	5L	60-80cm	2L	
Total : 616 -						
Shrubs						
No.	Species Name	Specification	Density	Birth	Height	Pot Size
382 -	Aucuba japonica 'Rozannie'	0.5Ctr Double Staggered at 0.5m offset	5L	30-40cm		
29 -	Choisya 'Aztec Pearl'	3/m <sup>2</sup>		3L	30-40cm	
26 -	Choisya Sundance	3/m <sup>2</sup>		3L	30-40cm	
59 -	Cistus 'Silver Pink'	3/m <sup>2</sup>		3L	30-40cm	
29 -	Cornus sanguinea	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
23 -	Cornus sanguinea 'Winter Beauty'	1/m <sup>2</sup>		10L	40-60cm	
109 -	Cornus stolonifera 'Kelsey'	5/m <sup>2</sup>		2L	20-30cm	
29 -	Corylus avellana	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
40 -	Escallonia 'Apple Blossom'	3/m <sup>2</sup>		3L	30-40cm	
29 -	Euonymus europaeus	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
56 -	Euonymus fortunei 'Emerald Gaiety'	3/m <sup>2</sup>		3L	20-30cm	
75 -	Hebe 'Mrs Winder'	3/m <sup>2</sup>		3L	30-40cm	
148 -	Hebe armstrongii	0.5Ctr Double Staggered at 0.5m offset	5L	20-30cm		
123 -	Helianthemum 'Ben Hope'	5/m <sup>2</sup>		2L	20-30cm	
18 -	Hypericum 'Hidcote'	3/m <sup>2</sup>		2L	30-40cm	
29 -	Ilex aquifolium	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
35 -	Lavandula angustifolia 'Hidcote'	4/m <sup>2</sup>		3L	20-30cm	
56 -	Ligustrum vulgare	3/m <sup>2</sup>		2L	30-80cm	
50 -	Philadelphus 'Manteau d'Hermine'	3/m <sup>2</sup>		3L	30-40cm	
6 -	Phormium cookianum 'Tricolor'	Counted		10L	50-80cm	
136 -	Photinia x fraseri 'Little Red Robin'	3/m <sup>2</sup>		3L	30-40cm	
59 -	Prunus lusitanica	2/m <sup>2</sup>		10L	50-80cm	
11 -	Rosa 'Kent'	3/m <sup>2</sup>		3L	20-30cm	
29 -	Rosa rubiginosa	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
45 -	Viburnum burkwoodii 'Anne Russell'	3/m <sup>2</sup>		3L	30-40cm	
41 -	Viburnum davidii	3/m <sup>2</sup>		3L	30-40cm	
29 -	Viburnum lantana	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
Total : 1701 -						
Herbaceous						
No.	Species Name	Specification	Density	Pot Size	Height	
29 -	Lonicera periclymenum	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
Total : 29 -						
Grasses						
No.	Species Name	Specification	Density	Pot Size	Height	
21 -	Calamagrostis x acutiflora 'Karl Foerster'	Counted		10L		
Total : 21 -						

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REV

DATE

NOTES

KearyDesign Associates

Landscape Architects

Client

Keon Homes

Project

Woods Lane

Drawing Title

Soft Landscape Proposals

Drawn

Scale

Paper Size

DK

1:250

A1

Date

Drawing No.

Revision

Dec 2020

2015-PL2

-



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KEY

- SITE BOUNDARY
- PROPOSED S38 ADOPTED ROAD / FOOTWAY
- VIS. SPLAYS AS CIVIL ENGINEER'S PROPOSALS REF. 7846-351 P0
- REFUSE VEHICLE TRACKING AS CIVIL ENGINEER'S PROPOSALS REF. 7846-350 P0
- PROPOSED PRIVATE DRIVE
- INDICATIVE FIRE HOSE DISTANCE TO DEAD END
- INDICATIVE REFUSE COLLECTION DISTANCES

PARKING SCHEDULE

PARKING SPACE TYPE	TOTAL	%
ALLOCATED WITHIN CURTILAGE PARKING	47	27%
ALLOCATED OFF-PLOT PARKING	4	10%
UNALLOCATED SPACE (VISITORS AND SHARED)	8	14%
TOTAL RESIDENTIAL	59	100%

REV	DATE	DESCRIPTION	DRAWN	CHECK'D
1	25.11.21	DRAFT ISSUE	MD	MD
2	01.12.21	PLANNING ISSUE	MD	MD



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

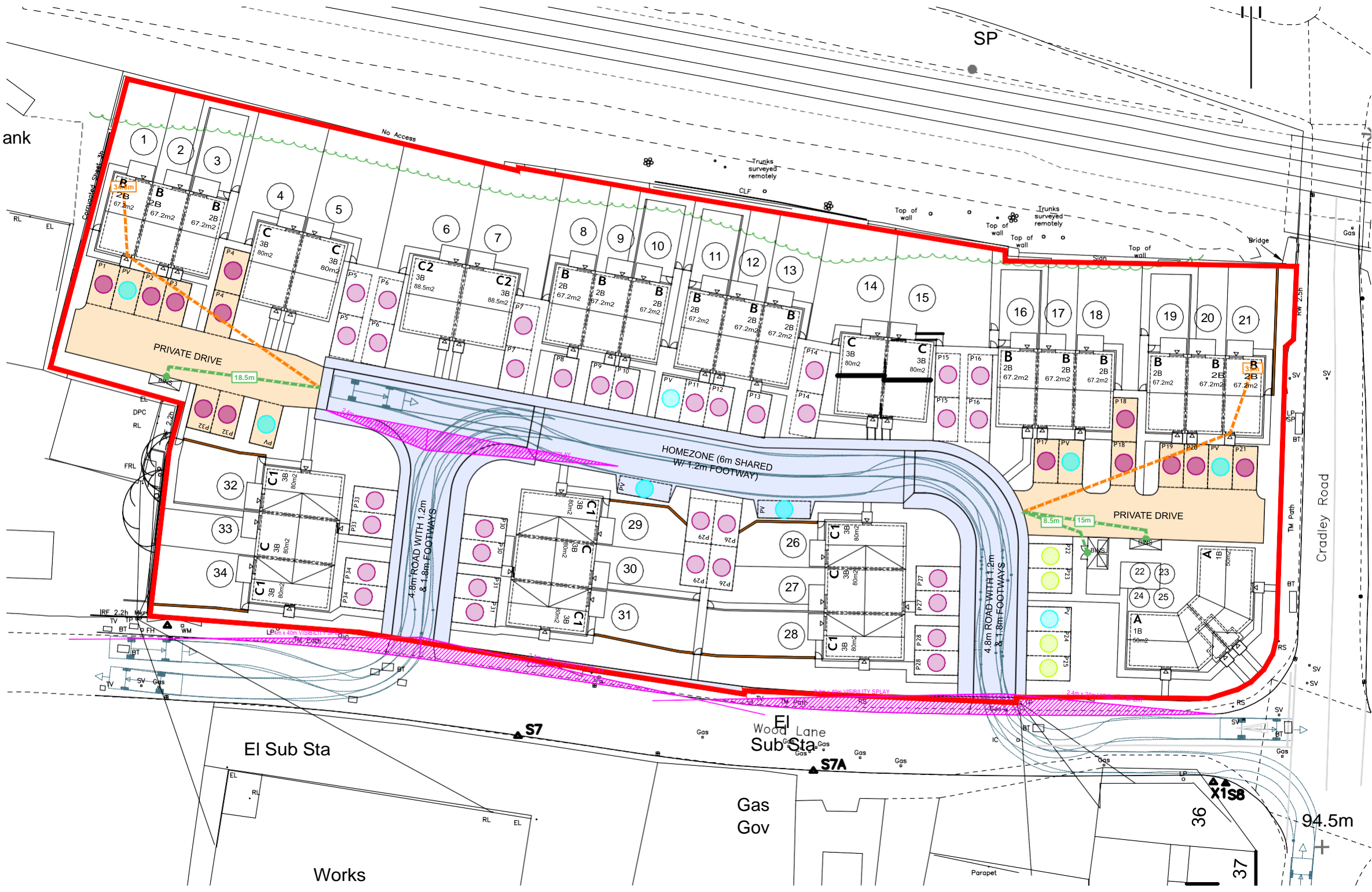
ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
HIGHWAYS AND PARKING LAYOUT

PROJECT REF. 01194  
1STG. -03  
1DWG. -006  
REVISION -

SCALE 1:500  
SHEET SIZE A3  
DATE 17.11.21  
DRAWING STATUS PLANNING  
DRAWING NORTH

INDICATIVE SCALE IN METRES  
0 5 10 15 20 25



HIGHWAYS AND PARKING LAYOUT

1:500