

Report to Planning Committee

11 May 2022

Application Reference	DC/21/66444
Application Received	17 December 2021
Application Description	Proposed demolition of existing industrial buildings and development of 34 No. dwellings with access, parking and landscaping.
Application Address	Land North Of Woods Lane/Cradley Road Cradley Heath B64 7AW
Applicant	Keon Homes Limited
Ward	Cradley Heath & Old Hill
Contact Officer	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;
- (vi) Drainage;
- (vii) Energy statement;




- (viii) Boundary treatments;
- (ix) Landscaping;
- (x) Electric vehicle charging;
- (xi) Low NOx boilers;
- (xii) External lighting;
- (xiii) Construction method statement;
- (xiv) Restriction on construction hours (8am – 6pm weekdays, 8am – 2pm Saturdays, no working on Sundays or bank holidays);
- (xv) Employment and skills plan;
- (xvi) Removal of permitted development rights; and
- (xvii) 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 The application is being reported to your Planning Committee because the applicant must enter into a s106 agreement to ensure affordable housing.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Woods Lane, Cradley Heath](#)



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.
- 7.2

DC/21/65149	Proposed demolition of existing industrial buildings and construction	Refused - 27.08.2021
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	of 35 No. dwellings with associated parking and landscaping.	
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 Health (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 and mitigation measures. 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

Resources:	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.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	Condition would ensure jobs and apprenticeships during construction.

16. Appendices

Site Plan
Context Plan

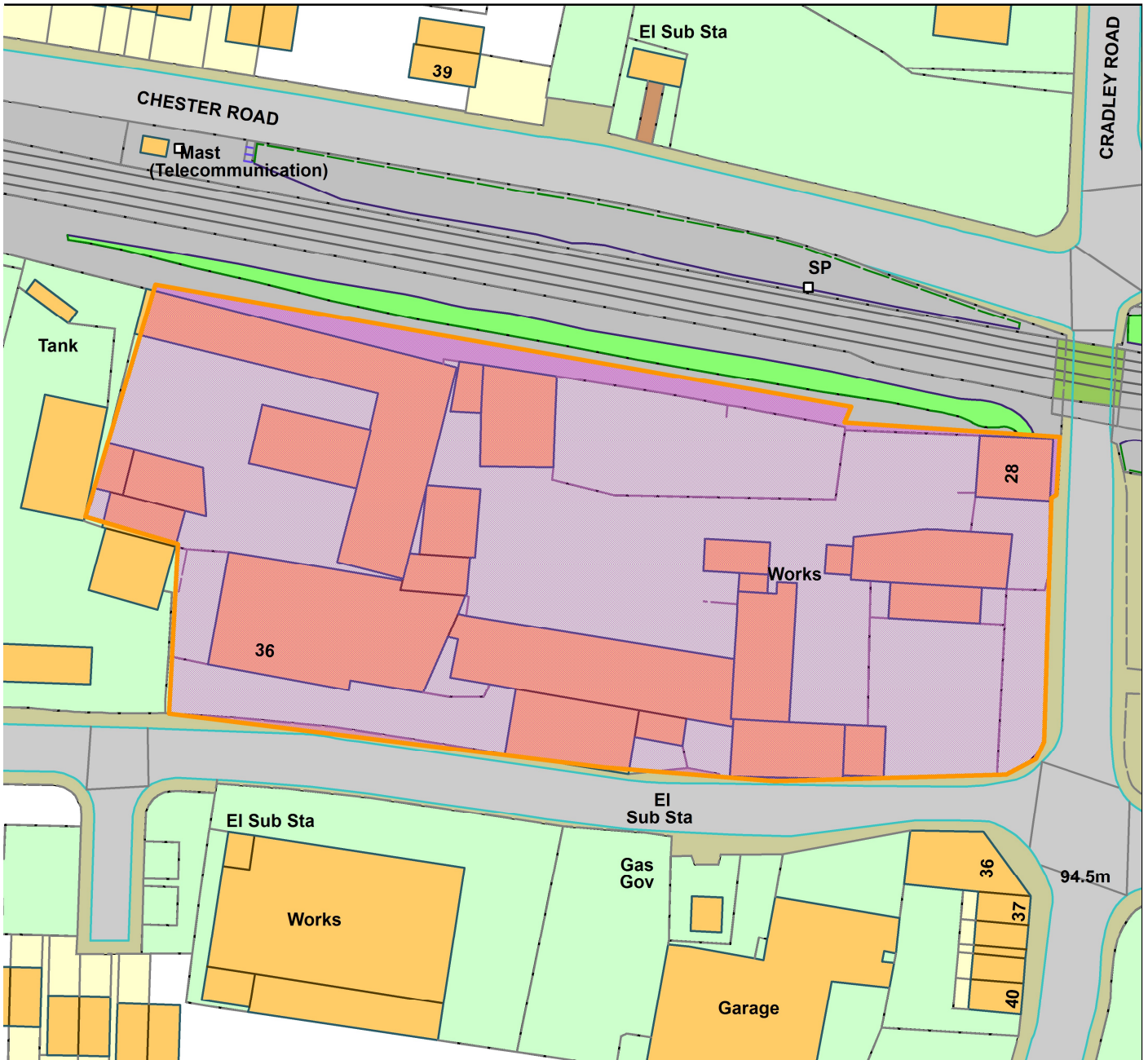


01194-03-003 Rev D

01194-03-020 Rev A

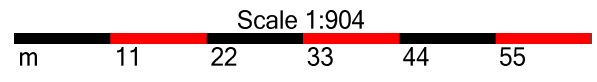


DC/21/66444
Land North Of Woods Lane/Cradley Road



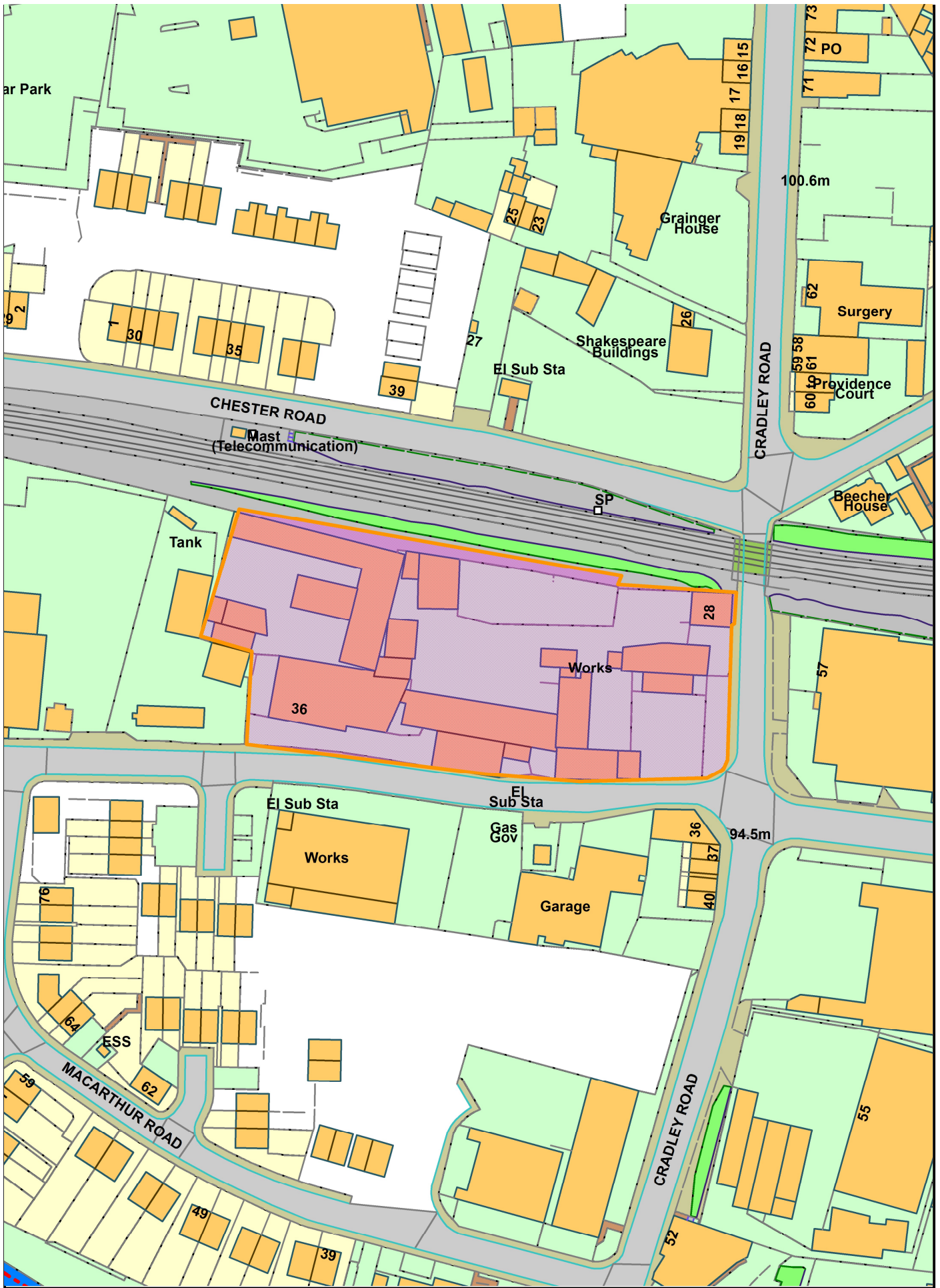
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	21 April 2022
OS Licence No	



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KEY

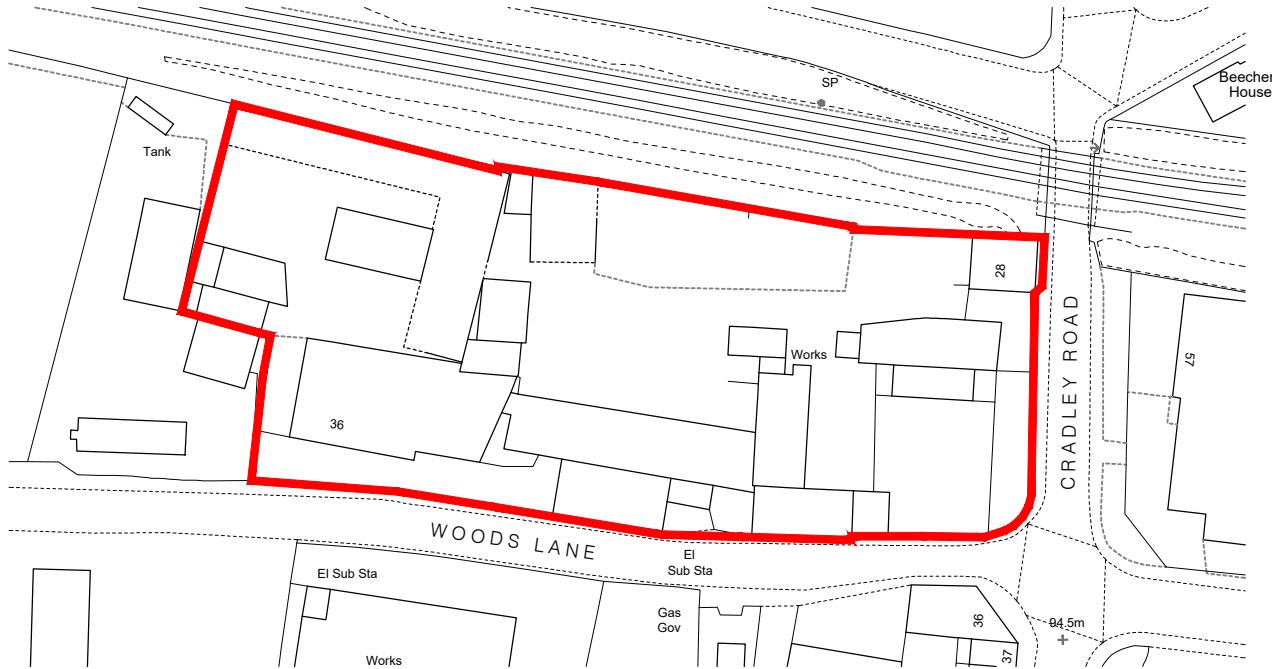
 SITE BOUNDARY
 TOTAL AREA = 0.73 ha / 1.78 acres

NOTES

- OS PLAN EXTRACT COPYRIGHT REF. 100053143

REVISION HISTORY

REV	DATE	DESCRIPTION	DRAWN	CHECKD
-	25.11.21	DRAFT ISSUE	MD	MD
-	01.12.21	PLANNING ISSUE	MD	MD



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 Jewellery Quarter, Birmingham, B3 1UD

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






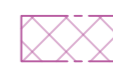
DRAWING NORTH 

SITE LOCATION PLAN

1:1250

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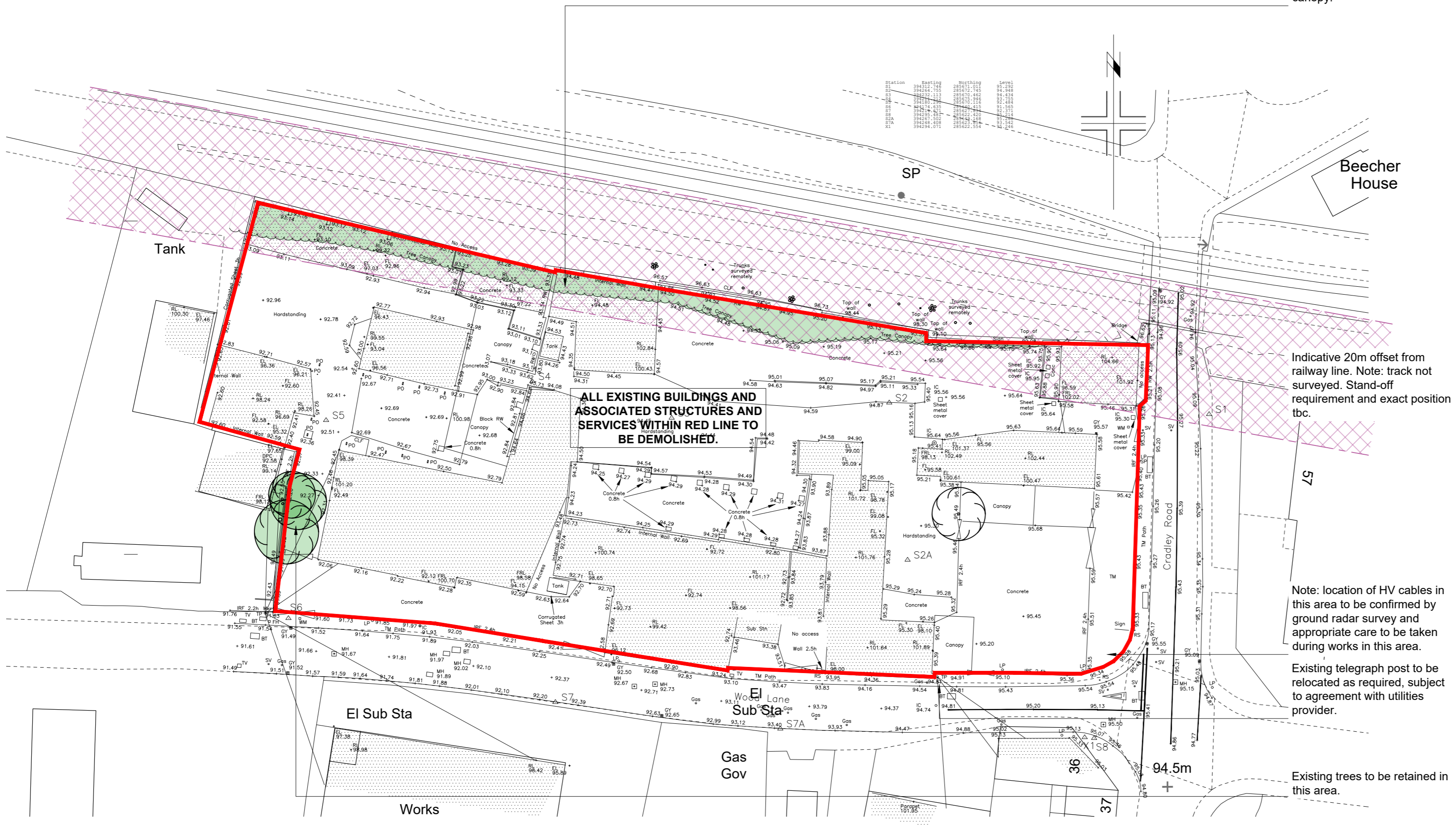
KEY

-  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

Note: existing trees to embankment are outside of the site and unaffected by proposals. Shaded area shows approx. area of overhanging canopy.



ALL EXISTING BUILDINGS AND ASSOCIATED STRUCTURES AND SERVICES WITHIN RED LINE TO BE DEMOLISHED.

Indicative 20m offset from railway line. Note: track not surveyed. Stand-off requirement and exact position tbc.

Note: location of HV cables in this area to be confirmed by ground radar survey and appropriate care to be taken during works in this area.

Existing telegraph post to be relocated as required, subject to agreement with utilities provider.

Existing trees to be retained in this area.

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



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ADDRESS
 LAND AT WOODS LANE
 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 

EXISTING SITE PLAN
 1:500

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%
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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:

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



Note: existing trees to embankment are outside of the site and unaffected by proposals. Shaded area shows approx. area of overhanging canopy.

Indicative 20m offset from railway line. Note: track not surveyed. Stand-off requirement and exact position tbc.

Note: location of HV cables in this area to be confirmed by ground radar survey and appropriate care to be taken during works in this area.

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-	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 0 5 10 15 20 25 DRAWING NORTH

PROPOSED SITE PLAN

1:500

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	Build (gross GIA)		Sales (nett GIA)	
	(m ²)	(ft ²)	(m ²)	(ft ²)
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



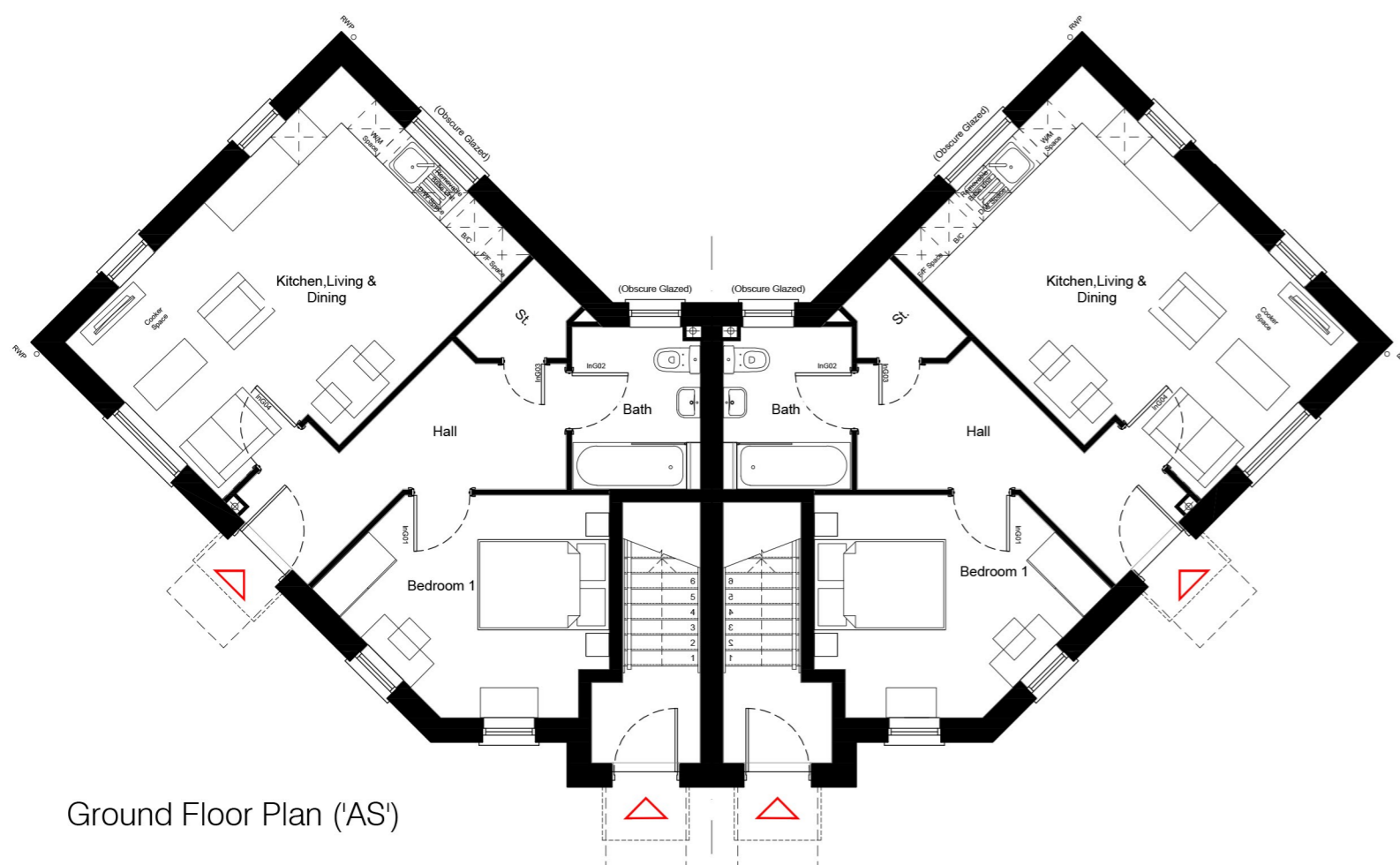
Rear Elevation
1:100



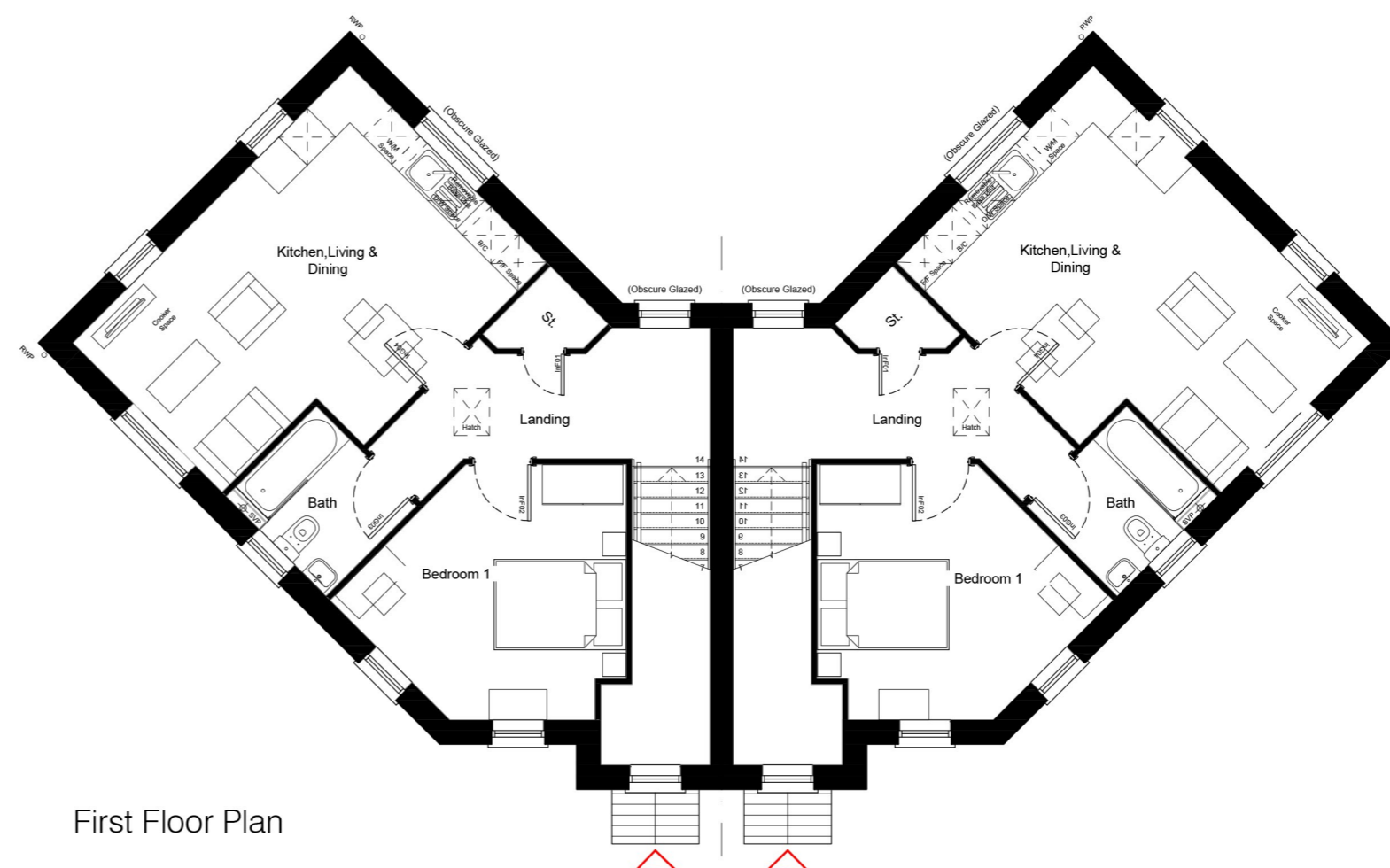
Side Elevation
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REVISION HISTORY

REV	DATE	DESCRIPTION	DRAWN	CHECKD
-	17.11.21	FIRST ISSUE	FN	MD
-	01.12.21	PLANNING ISSUE	KL	MD
A	04.01.21	FRONT ELEVATION WINDOWS ADDED TO FIRST FLOORPLAN	FN	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: 01194 STG: 03 DWG: 010 REVISION: 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 m² / 723 ft²

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SCHEDULE AND NOTES

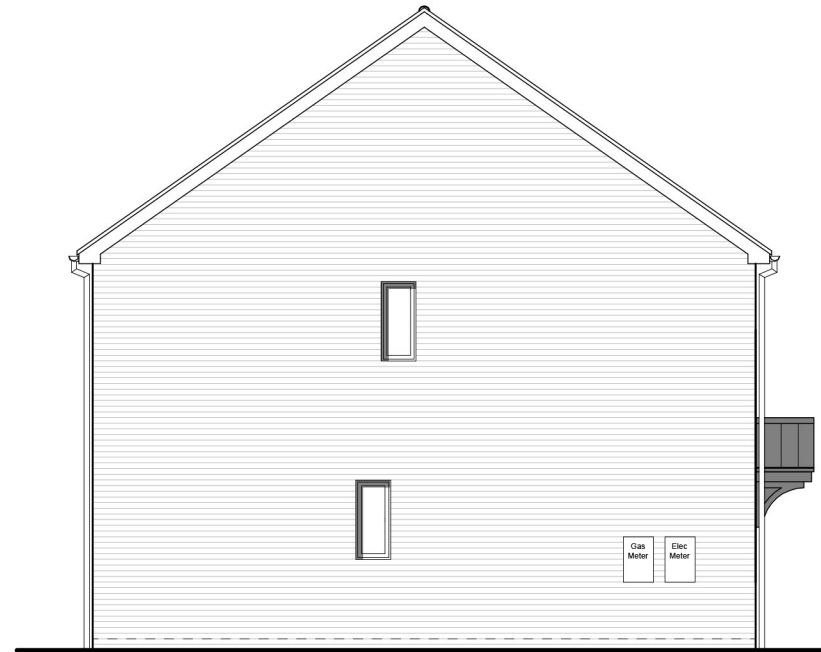
FLOOR	FLOOR AREAS (GIA)			
	Build (gross GIA)		Sales (nett GIA)	
	(m ²)	(ft ²)	(m ²)	(ft ²)
GROUND	34.20	368	33.60	362
FIRST	34.20	368	33.60	362
TOTAL	68.40	736	67.20	723

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.



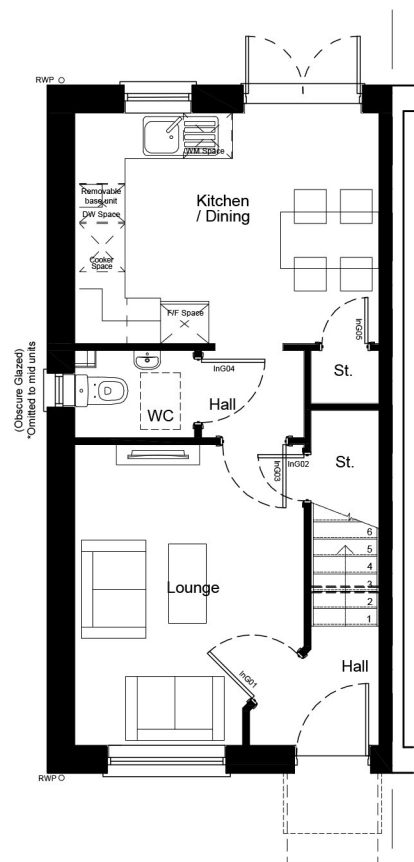
Front Elevation ('AS')
1:100



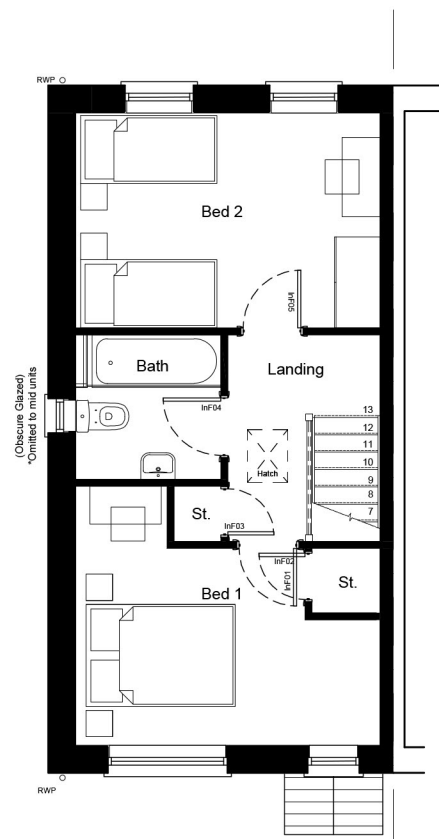
Typical Side Elevation ('AS')
1:100



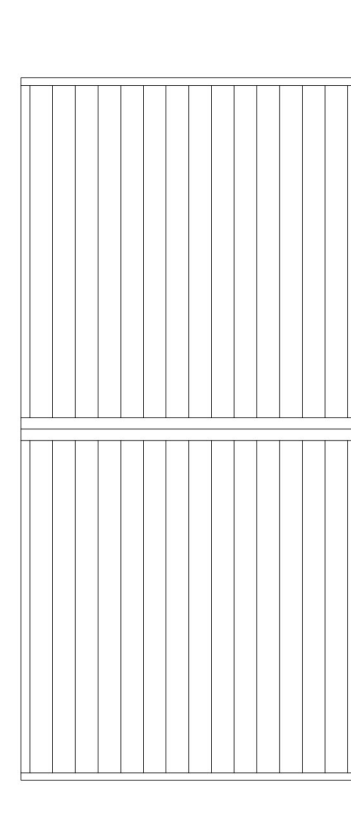
Rear Elevation ('AS')
1:100



Ground Floor Plan ('AS')



First Floor Plan ('AS')



Roof Plan ('AS')

REV	DATE	DESCRIPTION	DRAWN	CHECKD
-	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
1:100
SHEET SIZE
A3
DATE
17.11.21
DRAWING STATUS
PLANNING

INDICATIVE SCALE IN METRES
0 1 2 3 4 5
DRAWING NORTH
NORTH

HOUSE TYPE 'C'

3 BED 5 PERSON (End / Mid unit)
Total Sales Area: 80 m² / 861 ft²

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SCHEDULE AND NOTES

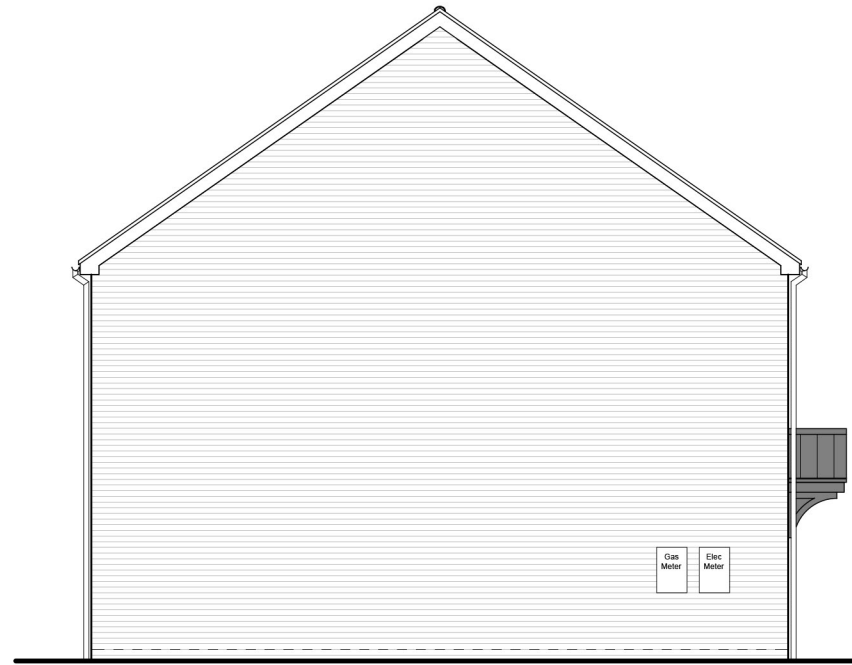
FLOOR	FLOOR AREAS (GIA)			
	Build (gross GIA)		Sales (nett GIA)	
	(m ²)	(ft ²)	(m ²)	(ft ²)
GROUND	40.90	440	40.00	431
FIRST	40.90	440	40.00	431
TOTAL	81.80	880	80.00	861

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.



Front Elevation ('AS')
1:100

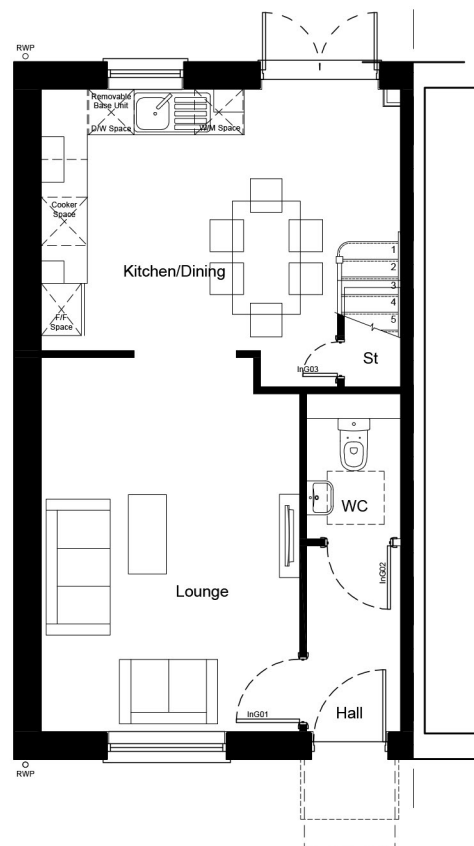


Typical Side Elevation ('AS')
1:100

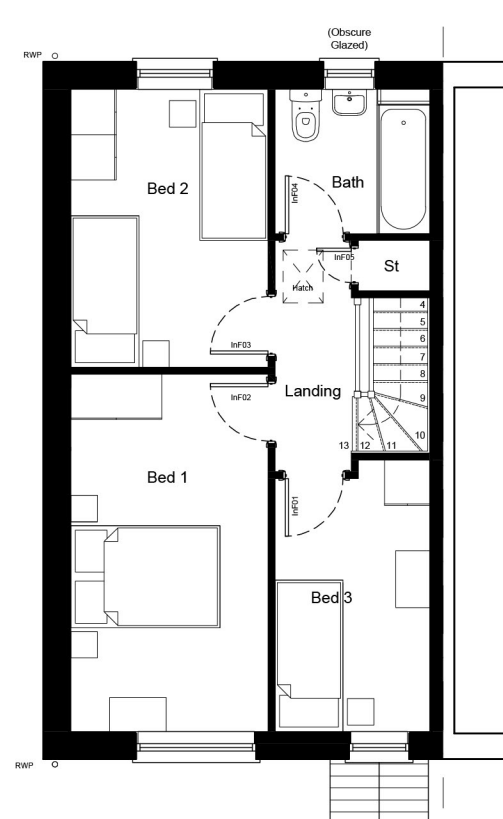


Rear Elevation ('AS')
1:100

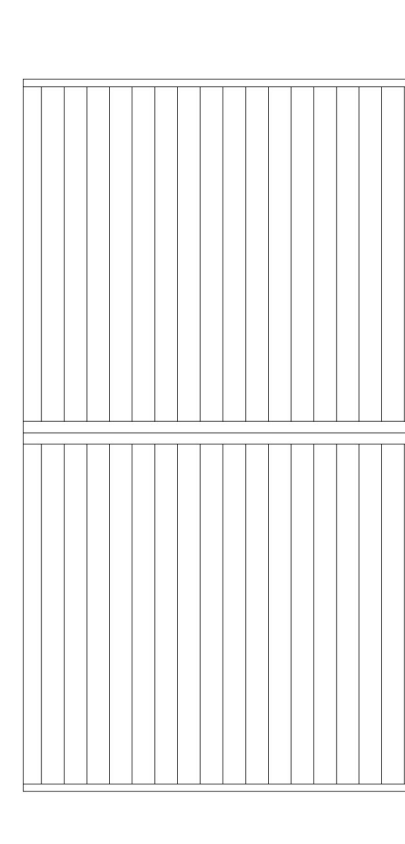
REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD



Ground Floor Plan ('AS')



First Floor Plan ('AS')



Roof Plan ('AS')



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Jewellery Quarter, Birmingham, B3 1UD

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 DRAWING STATUS: **PLANNING**

INDICATIVE SCALE IN METRES: 0 1 2 3 4 5 DRAWING NORTH:

HOUSE TYPE 'C1'

3 BED 5 PERSON (Dual aspect corner turner)
Total Sales Area: 80 m² / 861 ft²

NOTES:
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SCHEDULE AND NOTES

FLOOR	Build (gross GIA)		Sales (nett GIA)	
	(m ²)	(ft ²)	(m ²)	(ft ²)
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.



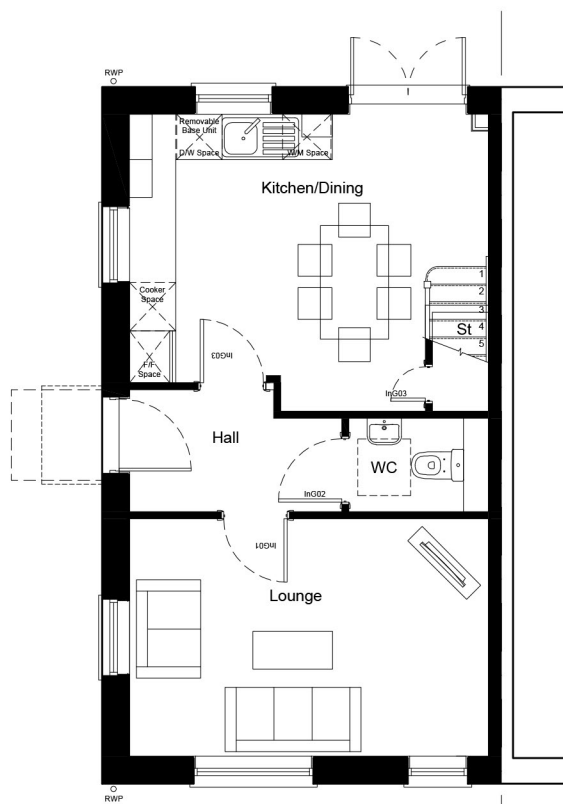
Front Elevation ('AS')
1:100



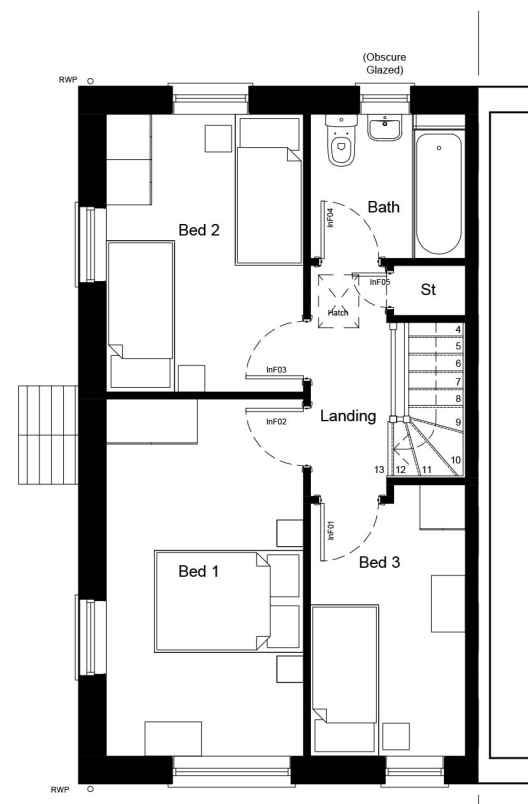
Side (Facing) Elevation ('AS')
1:100



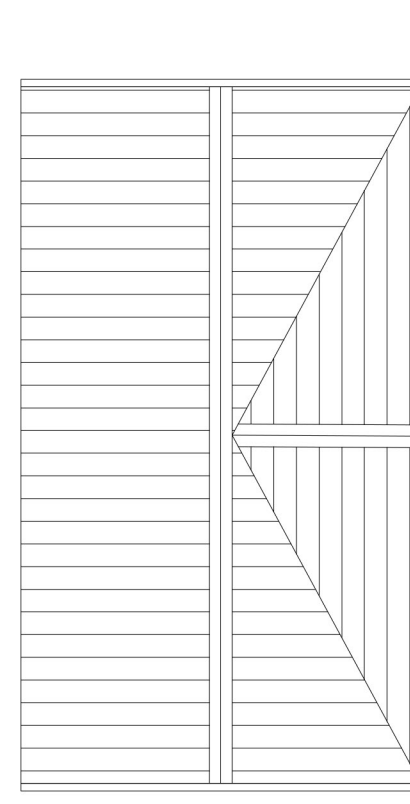
Rear Elevation ('AS')
1:100



Ground Floor Plan ('AS')



First Floor Plan ('AS')



Roof Plan ('AS')
1:100

REV	DATE	DESCRIPTION	DRAWN	CHECKD
-	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 1:100 SHEET SIZE A3 DATE 17.11.21 DRAWING STATUS **PLANNING**

INDICATIVE SCALE IN METRES 0 1 2 3 4 5 DRAWING NORTH

HOUSE TYPE 'C2'

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

NOTES:
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SCHEDULE AND NOTES

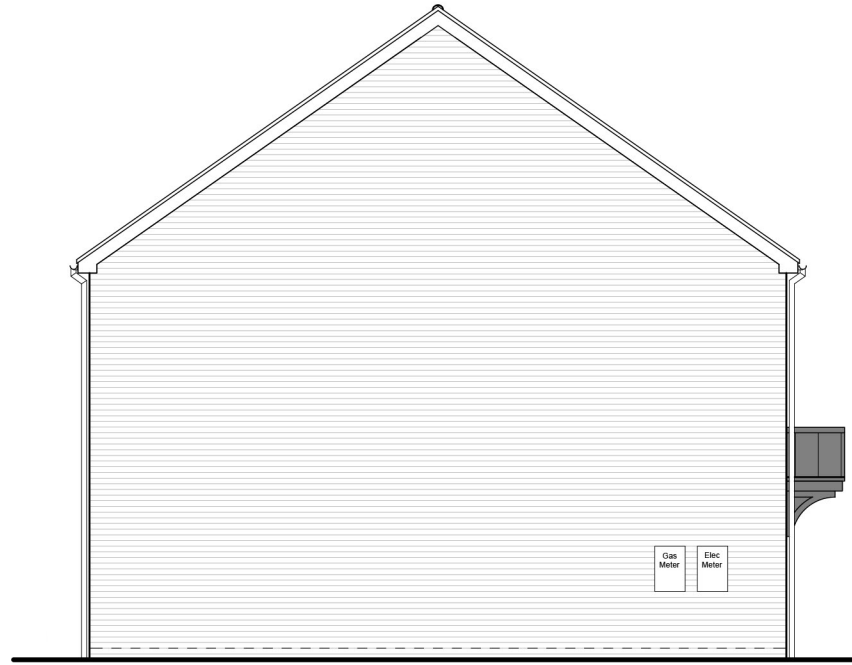
FLOOR	Build (gross GIA)		Sales (nett GIA)	
	(m ²)	(ft ²)	(m ²)	(ft ²)
GROUND	45.80	493	45.10	485
FIRST	45.80	493	45.10	485
TOTAL	91.60	986	90.20	971

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.



Front Elevation ('AS')
1:100

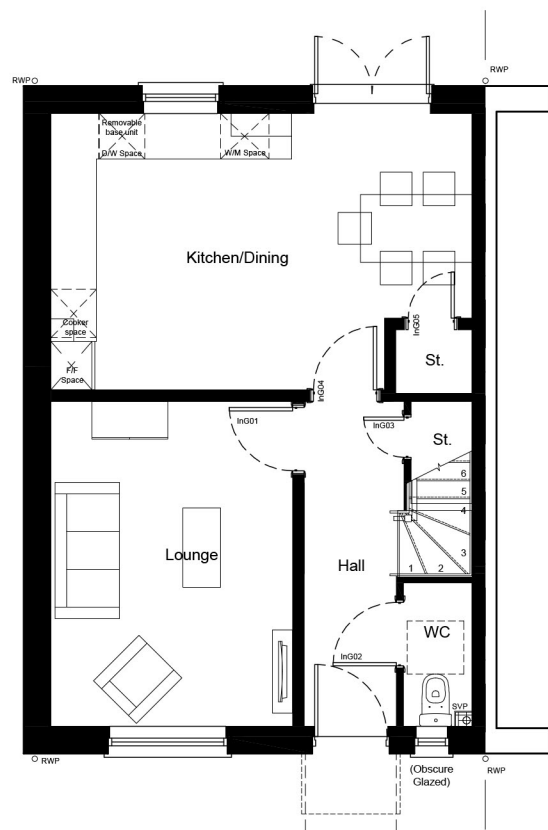


Typical Side Elevation ('AS')
1:100

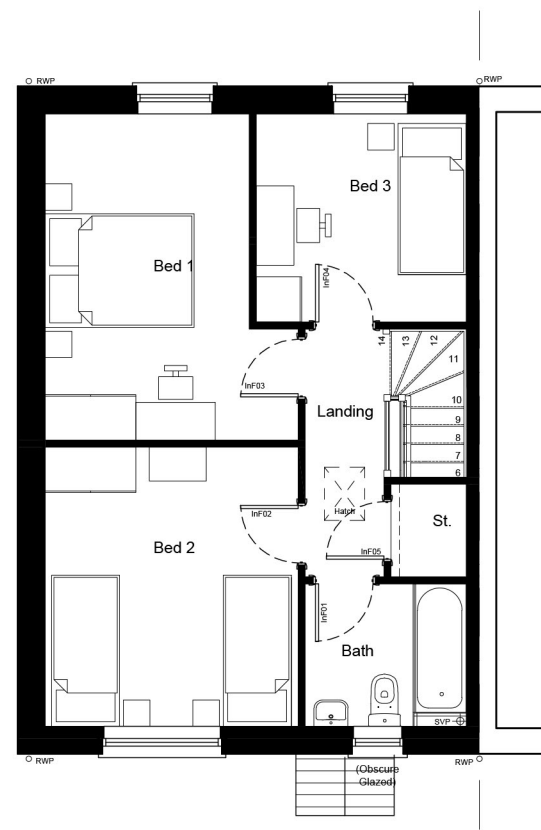


Rear Elevation ('AS')
1:100

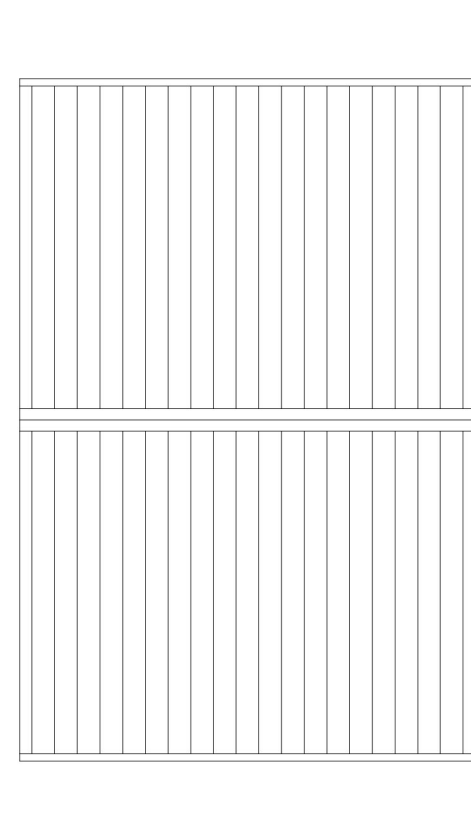
REV	DATE	DESCRIPTION	DRAWN	CHECKD
-	25.11.21	DRAFT ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD



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 C2
TYPICAL PLANS AND ELEVATIONS

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

SCALE 1:100 SHEET SIZE A3 DATE 17.11.21

DRAWING STATUS
PLANNING

INDICATIVE SCALE IN METRES
0 1 2 3 4 5


DRAWING NORTH
NORTH

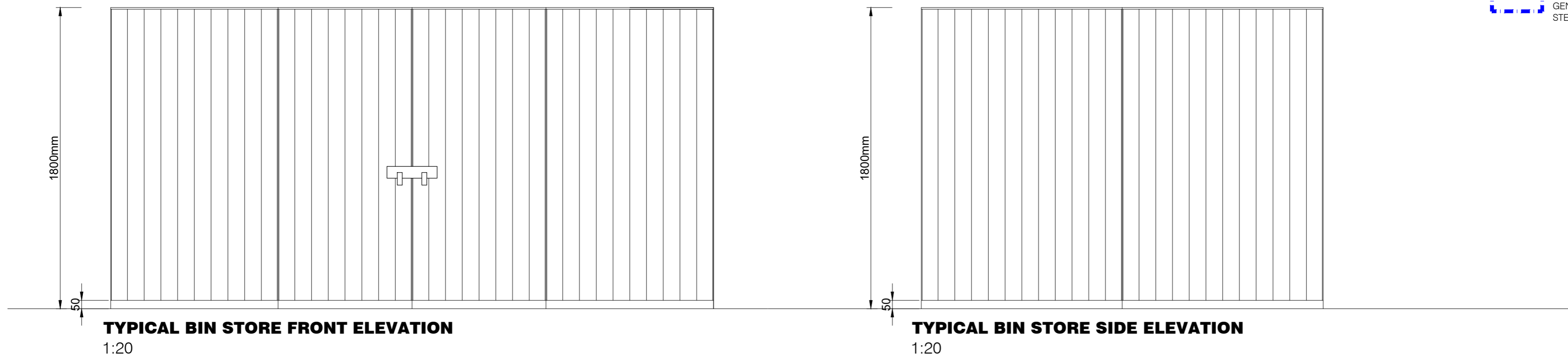
NOTES:
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KEY

BOUNDARY TREATMENT DETAILS

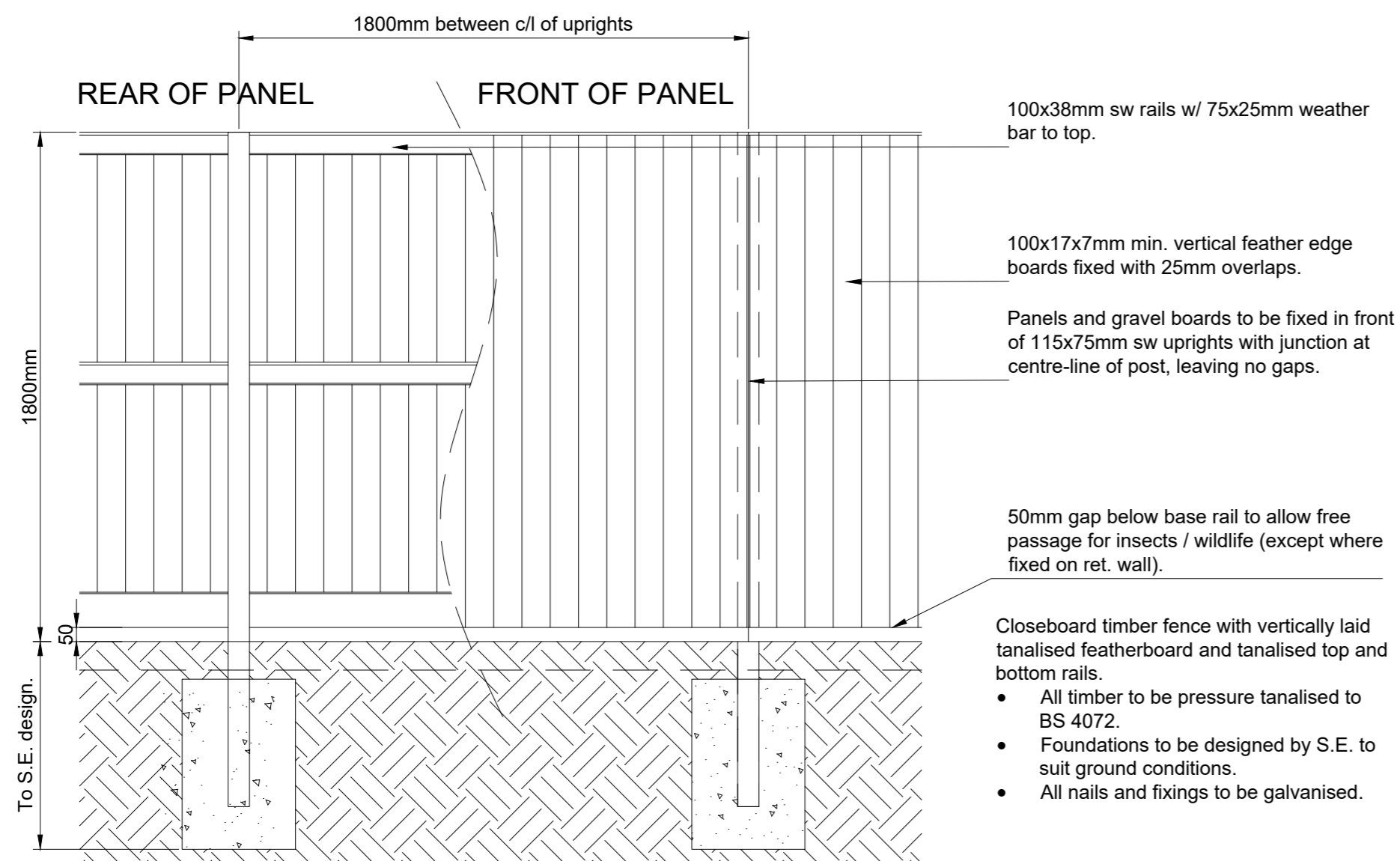
NOTE: READ IN ACCORDANCE WITH BOUNDARY TREATMENTS PLAN REF. 01194-03-004.

 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



- Closeboard timber fence with vertically laid tanalised featherboard and tanalised top and bottom rails.
- All timber to be pressure tanalised to BS 4072.
 - Foundations to be designed by S.E. to suit ground conditions.
 - All nails and fixings to be galvanised.

 **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





SECTION A-A

1:200



SECTION B-B

1:200



SECTION C-C

1:200



REFERENCE PLAN
 NTS

REV	DATE	DESCRIPTION	DRAWN	CHECKED
-	25.11.21	FIRST ISSUE	AL	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: STREETScape ELEVATIONS

PROJECT REF: 01194
 STG: -03
 DWG: -020
 REVISION: -

SCALE: 1:200
 SHEET SIZE: A1
 DATE: 18.11.21
 DRAWING STATUS: PLANNING

INDICATIVE SCALE IN METRES: 0 2 4 6 8 10
 DRAWING NORTH: NORTH

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

OTHER MATERIALS

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

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
 MATERIALS DISTRIBUTION

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

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

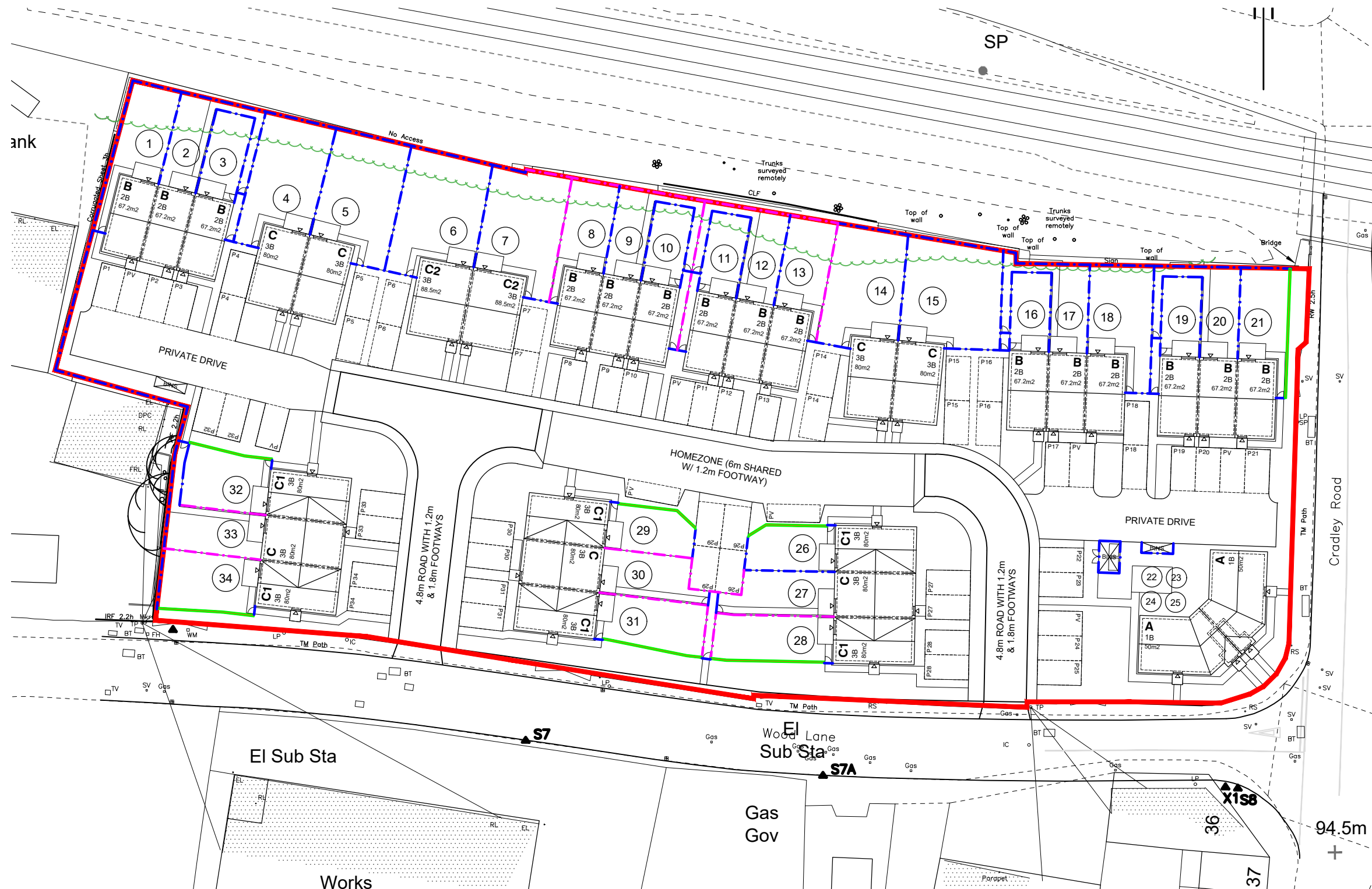
MATERIALS DISTRIBUTION

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.



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

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

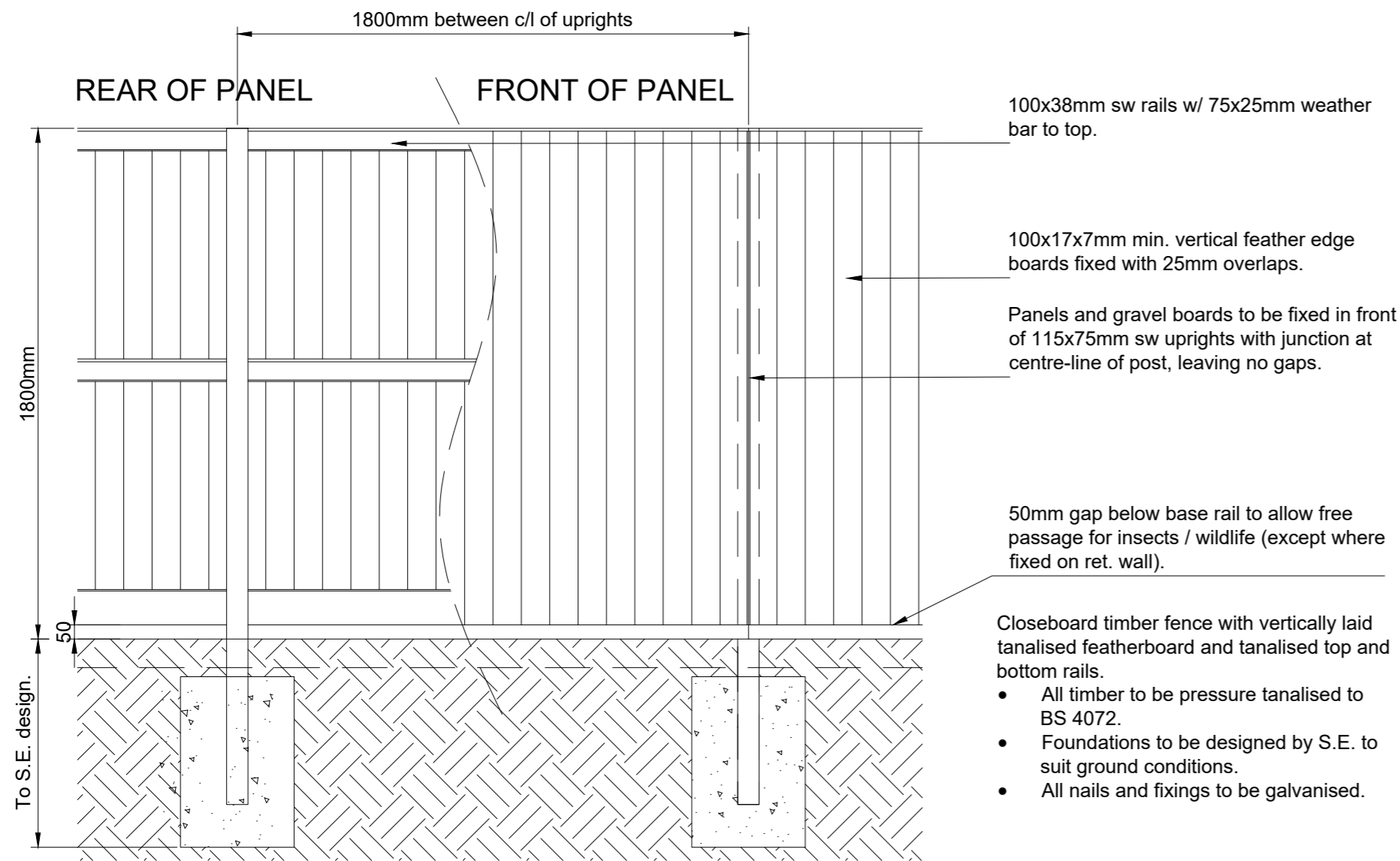
BOUNDARY TREATMENTS
 1:500

KEY

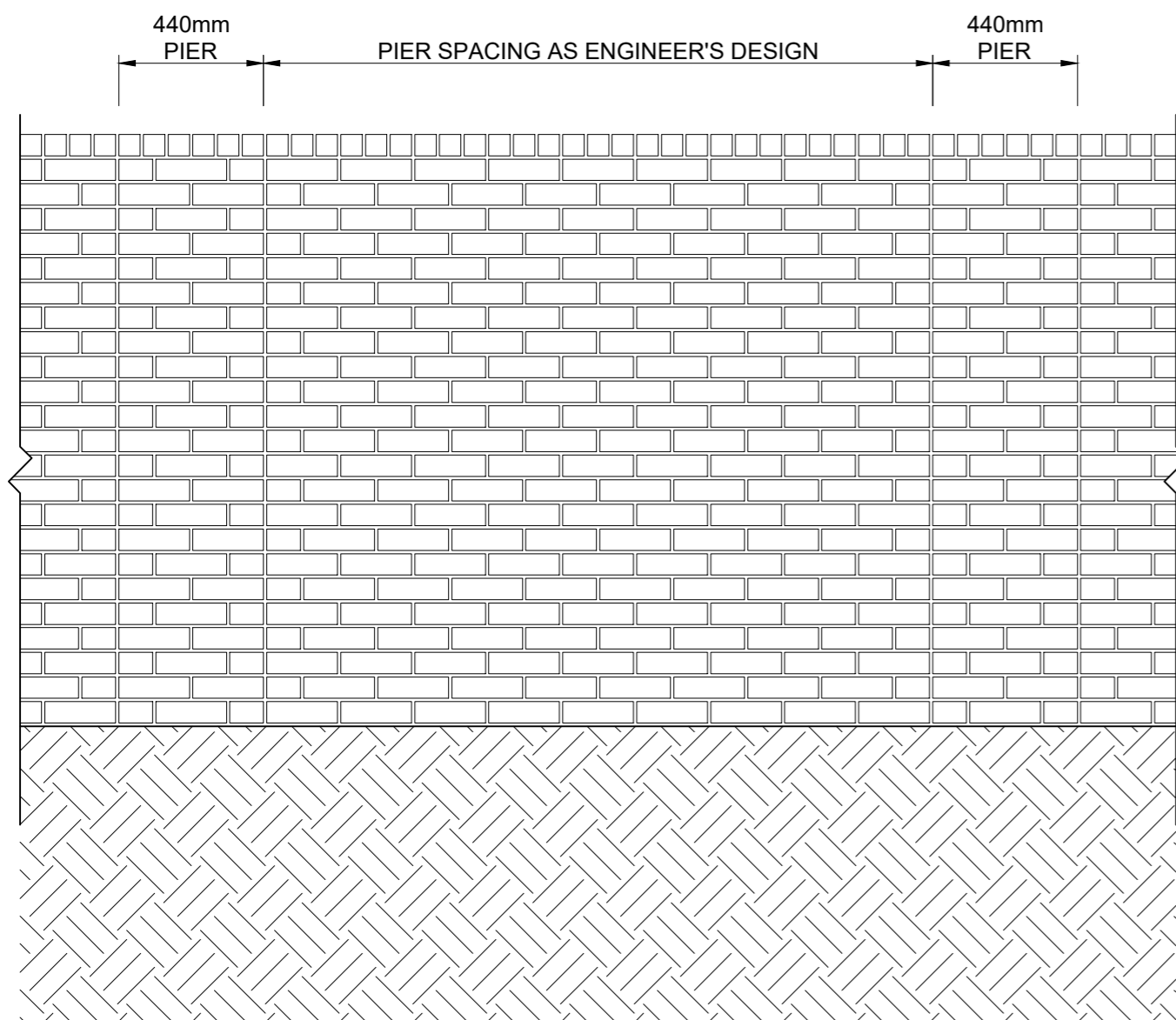
BOUNDARY TREATMENT DETAILS

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

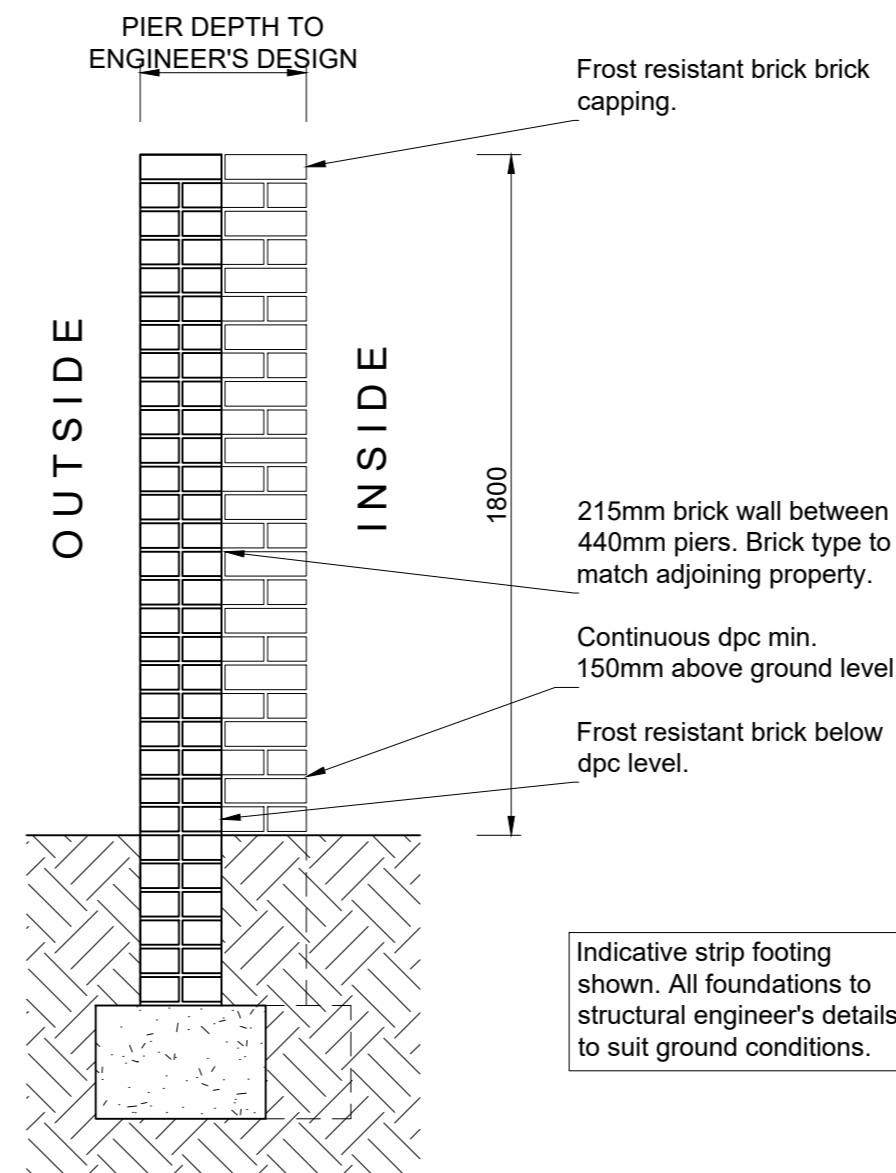
-  TIMBER CLOSEBOARD FENCE, 1.8m HIGH. GENERALLY AS DETAIL BELOW. WHERE FENCES FALL ON STEPS OR RET. WALL, FENCE TO BE FIXED ON TOP OF WALL.
-  BRICK GARDEN WALL WITH FEATHER-EDGE BOARDING BETWEEN PIERS, 1.8m TOTAL HEIGHT AS DETAIL BELOW. BRICK TYPE TO MATCH ADJOINING PROPERTY.



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



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



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

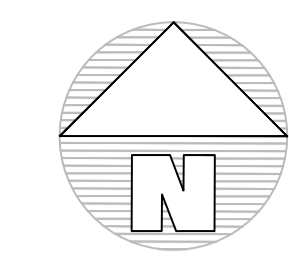
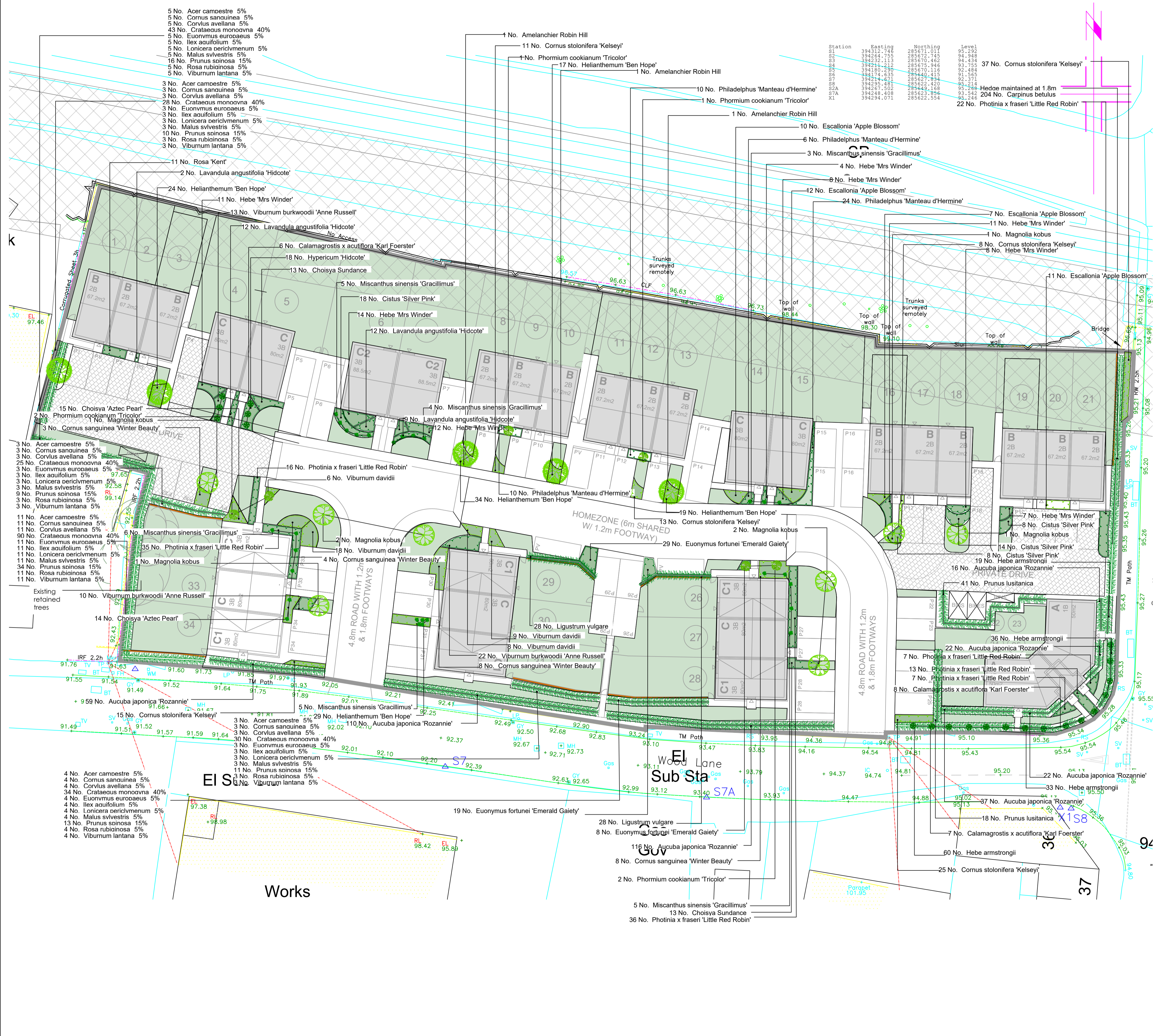
ADDRESS
 LAND AT WOODS LANE
 CRADLEY HEATH

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





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KEY

	Soft Landscape
	Shrubs and herbaceous planting

Plant Schedule

Trees	No.	Species Name	Specification	Density	Height	Pot Size	
	29 -	Acer campestre	0.3Ctr Double Staggered at 0.5m offset	5L	30-40cm	2L	
	3 -	Amelanchier Robin Hill	Counted	8-10cm		50L	
	204 -	Carpinus betulus	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm	2L	
	250 -	Crataegus monogyna	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm	2L	
	8 -	Malus sylvestris	Counted	12-14cm		50L	
	29 -	Malus sylvestris	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm	2L	
	93 -	Prunus spinosa	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm	2L	
	Total :616 -						

Shrubs

No.	Species Name	Specification	Density	Pot Size	Height	
382 -	Aucuba japonica 'Rozannie'	0.5Ctr Double Staggered at 0.5m offset	5L	30-40cm		
29 -	Choisya 'Aztec Pearl'	3/m ²	3L	30-40cm		
26 -	Choisya Sundance	3/m ²	3L	30-40cm		
59 -	Cistus 'Silver Pink'	3/m ²	3L	30-40cm		
29 -	Cornus sanguinea	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
23 -	Cornus sanguinea 'Winter Beauty'	1/m ²	10L	40-60cm		
109 -	Cornus stolonifera 'Kelsey'	5/m ²	2L	20-30cm		
29 -	Corylus avellana	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
40 -	Escallonia 'Apple Blossom'	3/m ²	3L	30-40cm		
29 -	Euonymus europaeus	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
56 -	Euonymus fortunei 'Emerald Gaiety'	5/m ²	3L	20-30cm		
75 -	Hebe 'Mrs Winder'	3/m ²	3L	30-40cm		
148 -	Hebe armstrongii	0.5Ctr Double Staggered at 0.5m offset	5L	20-30cm		
123 -	Helianthemum 'Ben Hope'	5/m ²	2L	20-30cm		
18 -	Hypericum 'Hidcote'	Counted	3L	30-40cm		
29 -	Ilex aquifolium	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
35 -	Lavandula angustifolia 'Hidcote'	4/m ²	3L	20-30cm		
56 -	Ligustrum vulgare	3/m ²	2L	60-80cm		
50 -	Philadelphus 'Manteau d'Hermine'	3/m ²	2L	30-40cm		
6 -	Phormium cookianum 'Tricolor'	Counted	10L	60-80cm		
136 -	Photinia x fraseri 'Little Red Robin'	3/m ²	3L	30-40cm		
59 -	Prunus lusitanica	2/m ²	10L	60-80cm		
11 -	Rosa 'Kent'	3/m ²	3L	20-30cm		
29 -	Rosa rubiginosa	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
45 -	Viburnum burkwoodii 'Anne Russell'	3/m ²	3L	30-40cm		
41 -	Viburnum davidii	3/m ²	3L	30-40cm		
29 -	Viburnum lantana	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
	Total :1701 -					

Climbers

No.	Species Name	Specification	Density	Pot Size	Height	
29 -	Lonicera periclymenum	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm		
	Total :29 -					

Herbaceous

No.	Species Name	Specification	Density	Pot Size	
28 -	Miscanthus sinensis 'Gracillimus'	Counted	10L		
	Total :28 -				

Grasses

No.	Species Name	Specification	Density	Pot Size	Height	
21 -	Calamagrostis x acutiflora 'Karl Foerster'	Counted	10L			
	Total :21 -					

REV DATE NOTES



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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 THE STUDIO, 46 Stretton Rd, Great Glen, Leicester LE8 9GN
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 www.kearydesign.co.uk

LANDSCAPE PROPOSALS WOODS LANE

NOTES:
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KEY

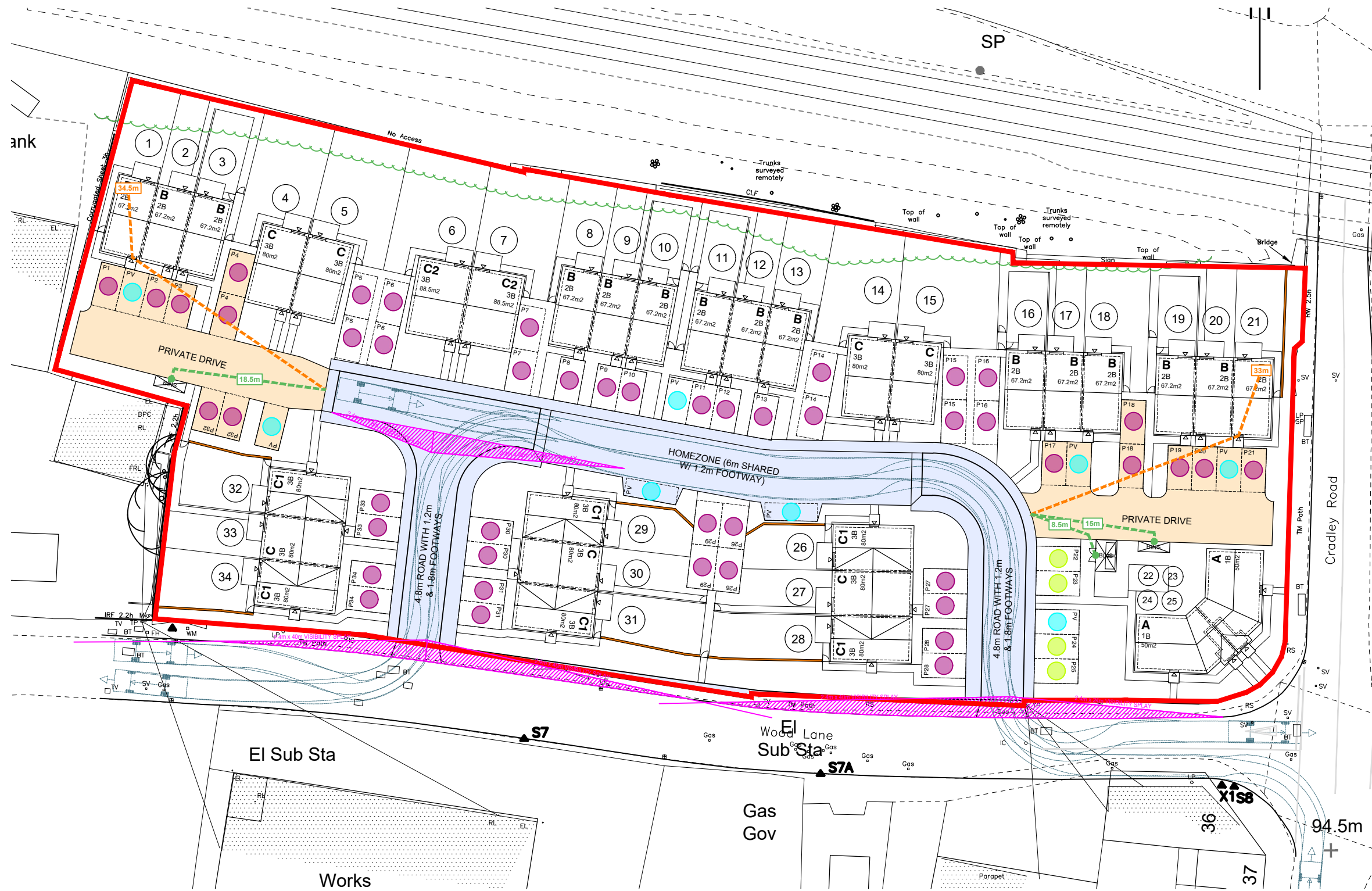
- SITE BOUNDARY
- PROPOSED S38 ADOPTED ROAD / FOOTWAY
- VIS. SPLAYS AS CIVIL ENGINEER'S PROPOSALS REF. 7846-351 P0
- REFUSE VEHICLE TRACKING AS CIVIL ENGINEER'S PROPOSALS REF. 7846-350 P0
- PROPOSED PRIVATE DRIVE
- INDICATIVE FIRE HOSE DISTANCE TO DEAD END
- INDICATIVE REFUSE COLLECTION DISTANCES

PARKING SCHEDULE

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

REVISION HISTORY

REV	DATE	DESCRIPTION	DRAWN	CHECKD
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.	STG.	DWG.	REVISION
01194	-03	-006	-

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

HIGHWAYS AND PARKING LAYOUT

1:500