

This matter is being dealt with by
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FAO Development Management
Redditch Borough Council
The Town Hall
Walter Stranz Square
Worcestershire
B98 8AH

Our ref: 2511401.3
Your ref: PP-12930600

22nd April 2024

Dear Sir/Madam,

RE: Former GKN Offices, Ipsley House, Ipsley Church Lane, Redditch, B98 0TJ, Prior Approval for Change of Use from Use Class E to Use Class C3 to provided up to 80 residential units under the 2015 Town and Country Planning General Permitted Development Order, Schedule 2, Part 3, Class MA

On behalf of our client, Rainier Real Estate (Ipsley) Limited, we have now submitted the above application via the Planning Portal.

To support the request we have submitted the following documents.

- Prior approval form.
- Transport Technical Note (24140-JUBB-XX-XX-TN-H-0002_P02) (March 2024)
- Flood Risk Assessment (24131-FRA-01_v3) (March 2024)

Plans

- Site Boundary Plan (P22-0295_DE _0002)
- Existing Ground Floor Plan (24170-201-P-00)
- Existing First Floor Plan (24170-202-P-00)
- Existing Second Floor Plan (24170-203-P-00)
- Proposed Ground Floor Plan (24170-301-P-01)
- Proposed First Floor Plan (24170-302-P-01)
- Proposed Second Floor Plan (24170-303-P-01)

- Ground Floor Demolition Plan (24170-2010-P-00)
- First Floor Demolition Plan (24170-2011-P-00)
- Second Floor Demolition Plan (24170-2012-P-00)
- Elevations (24170-304-P-00)
- Ipsley House Design Statement (24170-8000-00)
- Area Schedule (24170-8000-P-02)

The application fee of £10,064.00 has been paid through the planning portal. We trust the enclosed is sufficient for you to register this request.

The Site is to the north of Ipsley Church Lane, west of the B4497. Characterised by vacant office blocks and associated car parking the Site sits within a predominantly residential area to the north and east. To the west and south lies Arrow Valley Country Park. This includes public rights of way links to the south and east, including off-road links on to the B4497 Icknield Street Drive.

Notably, the former GKN Offices, which have remained vacant for a minimum of three years, are still owned by GKN, and notice has been issued to them.

The change of use of the office buildings is being sought as permitted development under Part 3, Class MA of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), via the submission of an application to determine whether the prior approval of the local planning authority is required. The description of development is as follows:

Change of use of Ipsley House from office (Use Class E) to residential use (Use Class C3) to provide up to 80 residential units.

The proposed development does not fall within any of the criteria listed in MA.1 of the regulations.

With respect to MA.2 it is important to note the following.

(a) Transport Impacts

As demonstrated by submitted document 24140-TN-02, upon comparing the anticipated trip generation of the existing office unit with that of the proposed residential development, a notable decrease in trip generation is expected with the residential development. Consequently, the impact on traffic within the highway network is deemed insignificant and would not yield any material consequences. The plan entails utilising the current vehicular access from Ipsley Church Lane. Moreover, visibility splays measuring 2.4m x 43m will be established and upheld at this junction, aligning with the standards outlined in the Manual for Streets for a 30mph speed limit.

(b) Contamination risks in relation to the building

There are no known contamination risks affecting the building.

(c) Flood risks in relation to the building

The site is located in Flood Zone 1 so there is low probability of tidal and fluvial flooding. As demonstrated in submitted document 24131-FRA-01_v3, there is no significant flood risk to the site from overland flows, surface water, groundwater, sewers or artificial waterbodies.

(d) Impacts of noise from commercial premises

There are no sources of noise from commercial premises which are likely to impact on the intended occupiers of the development.

(e) Conservation Areas

The development is not within a Conservation Area.

(f) Provision of adequate natural light in all habitable rooms

This is achievable as demonstrated on the enclosed plans. All habitable rooms of the proposed residential units will incorporate existing window provisions, ensuring adequate natural light.

(g) Impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry etc.

This does not apply to the proposed development.

(h) Loss of services (nursery or health centre)

This does not apply, no such services are to be lost.

Overall, the proposal fully accords with the requirements of General Permitted Development Order as described above.

We look forward to hearing from you.

Yours sincerely,

David Fovargue
Planning Director

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