



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 15TH AUGUST 2022
AT 6.00 P.M.

PARKSIDE SUITE - PARKSIDE, MARKET STREET, BROMSGROVE,
WORCESTERSHIRE, B61 8DA

MEMBERS: Councillors H. J. Jones (Chairman), A. D. Kriss (Vice-Chairman), A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, M. Glass, J. E. King, P. M. McDonald, M. A. Sherrey and C. J. Spencer

AGENDA

1. To receive apologies for absence and notification of substitutes
2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. Minutes (Pages 1 - 6)
4. Updates to planning applications reported at the meeting
5. 22/00255/REM - Fourth Phase of Persimmon Brockhill Development, Weights Lane, Redditch, Worcestershire (Pages 7 - 52)

K. DICKS
Chief Executive

Parkside

Market Street
BROMSGROVE
Worcestershire
B61 8DA

3rd August 2022

If you have any queries on this Agenda please contact
Pauline Ross
Democratic Services Officer

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GUIDANCE ON FACE-TO-FACE MEETINGS

At the current time, seating at the meeting will be placed in such a way as to achieve as much space as possible for social distancing to help protect meeting participants.

If you have any questions regarding the agenda or attached papers, please do not hesitate to contact the officer named above.

GUIDANCE FOR ELECTED MEMBERS ATTENDING MEETINGS IN PERSON

Members and Officers who still have access to lateral flow tests (LFTs) are encouraged to take a test on the day of the meeting. Meeting attendees who do not have access to LFTs are encouraged not to attend a Committee if they have if they have common cold symptoms or any of the following common symptoms of Covid-19 on the day of the meeting; a high temperature, a new and continuous cough or a loss of smell and / or taste.

The meeting venue will be fully ventilated, and Members and officers may need to consider wearing appropriate clothing in order to remain comfortable during proceedings.

PUBLIC SPEAKING

The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments. For further details a copy of the amended Planning Committee Procedure Rules can be found on the Council's website.

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair), as summarised below:-

- 1) Introduction of application by Chair
- 2) Officer presentation of the report
- 3) Public Speaking - in the following order:-
 - a. objector (or agent/spokesperson on behalf of objectors);
 - b. applicant, or their agent (or supporter);
 - c. Parish Council representative (if applicable);
 - d. Ward Councillor

Each party will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Officer and will be invited to unmute their microphone and address the Committee face-to-face or via Microsoft Teams.

- 4) Members' questions to the Officers and formal debate / determination.

Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Officer on 01527 881406 or by email to p.ross@bromsgroveandredditch.gov.uk before 12 noon on Thursday 11th August 2022.
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those registered to speak will be invited to participate face-to-face or via a Microsoft Teams invitation. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting via Microsoft Teams, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by 12 noon on Thursday 11th August 2022.

- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues, the case officer's presentation and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website www.bromsgrove.gov.uk**
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Bromsgrove District Plan (the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.**
- 5) Although this is a public meeting, there are circumstances when the Committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded.**



INFORMATION FOR THE PUBLIC

Access to Information

The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000 has further broadened these rights, and limited exemptions under the 1985 Act.

- You can inspect agenda and public reports at least five days before the date of the meeting.
- You can inspect minutes of the Council, Cabinet and its Committees/Boards for up to six years following a meeting.
- You can have access, upon request, to the background papers on which reports are based for a period of up to six years from the date of the meeting. These are listed at the end of each report.
- An electronic register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc. is available on our website.
- A reasonable number of copies of agendas and reports relating to items to be considered in public will be made available to the public attending meetings of the Council, Cabinet and its Committees/Boards.
- You have access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned, as detailed in the Council's Constitution, Scheme of Delegation.

You can access the following documents:

- Meeting Agendas
- Meeting Minutes
- The Council's Constitution

at www.bromsgrove.gov.uk

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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 4TH JULY 2022, AT 6.00 P.M.

PRESENT: Councillors A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, M. Glass, H. J. Jones, J. E. King, A. D. Kriss, P. M. McDonald, M. A. Sherrey and C. J. Spencer

Officers: Ms. C. Flanagan, Mr. D. M. Birch, Ms. J. Chambers, Mr. G. Nock, Jacobs (via Microsoft Teams) and Mrs. P. Ross

1/22 **ELECTION OF CHAIRMAN**

RESOLVED that Councillor H.J. Jones be elected as Chairman of the Committee for the ensuing municipal year.

The Chairman informed all those present that the meeting was being Live Streamed on the Council's YouTube channel; and requested that Members and Officers remembered to use their microphones and to speak clearly.

2/22 **ELECTION OF VICE-CHAIRMAN**

RESOLVED that Councillor A. D. Kriss be elected as Vice-Chairman of the Committee for the ensuing municipal year.

3/22 **TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

There were no apologies for absence.

4/22 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

5/22 **MINUTES**

The minutes of the Planning Committee meeting held on 16th May 2022 were received.

That it be noted that Councillor A. B. L. English was in attendance at the meeting for Minute Numbers 93/21 and 94/21.

RESOLVED that, subject to the amendment, as detailed in the preamble above, that the minutes of the Planning Committee meeting held on 16th May 2022, be approved as a correct record.

6/22

UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING

The Chairman announced that a Committee Update had been circulated to all Planning Committee Members and asked all Members if they had received and read the Committee Update.

All Members agreed that they had received and read the Committee Update.

7/22

22/00090/REM - RESERVED MATTERS (LAYOUT; SCALE; APPEARANCE AND LANDSCAPING) TO OUTLINE PLANNING PERMISSION 16/1132 (GRANTED ON APPEAL) APP/P1805/W/20/3245111) - FOR THE ERECTION OF 370 DWELLINGS WITH ASSOCIATED CAR PARKING, LANDSCAPING AND OTHER INFRASTRUCTURE WITHIN THE SOUTHERN SECTION OF SITE A - LAND AT WHITFORD ROAD, BROMSGROVE, WORCESTERSHIRE - MR R EARLEY

The Chairman asked Members to note, that as detailed in the officer's report;

That following the granting of outline planning permission and the approval of Access by the Planning Inspector, the application tonight sought consent for the remaining 4 Reserved Matters for the erection of 370 dwellings together with associated car parking, landscaping and other infrastructure on most of the southern 2 thirds of site A.

Therefore, the issues for consideration by Members tonight were limited to matters of the internal vehicular access, layout, scale, appearance and landscaping.

The following would not be discussed:-

- the release of this site for housing provision.
- air quality.
- traffic and highway issues external to the site.
- schools, doctors and dentists.
- drainage, flood risk and wildlife issues.

As the principle of development on this site had already been established by the outline planning permission.

It was also noted that prior to the meeting being held and in the absence of a Chairman being elected, it was agreed by the Proper Officer, that the public speaking time would be extended to ten minutes per party.

Agenda Item 3

Planning Committee
4th July 2022

Officers drew Members' attention to the Committee Update, which detailed additional comments on pages 1 and 2, from:-

- Councillor L. C. R. Mallett
- Whitford Vale Voice
- The Bromsgrove Society
- Highways Authority
- North Worcestershire Water Management (NWWM)
- Ecology Matters

Officers further drew Members' attention to the Amended Conditions, as detailed on page 2, of the Committee Update, copies of which were provided to Committee Members and published on the Council's website prior to the commencement of the meeting.

Officers presented the report and in doing so drew Members' attention to the presentation slides, as detailed in the supplementary agenda pack, pages 1 to 16.

Officers further informed the Committee that the Reserved Matters to be considered under this application were:-

- Layout
- Scale
- Appearance
- Landscaping

As detailed on page 11 of the main agenda report.

Officers referred to the 'Site and its Surroundings', as detailed on page 9 of the main agenda report and commented that the height of retaining structures shown on parts 1 and 2 of the plans would vary and would include gabion baskets, as detailed on page 7 and 8 of the supplementary agenda pack. The boundary treatments would be a mixture of close boarded fences, decorative fences and existing retained hedgerow, as detailed on page 13 of the supplementary agenda pack.

The site was a greenfield site approximately 17.5 hectares in size. It formed most of the southern 2 thirds of the Bromsgrove Town Expansion Site BROM3 and was allocated for development in the District Plan.

The layout included pedestrian/cycle routes separate from vehicular traffic leading through the site. There was a pathway looping between the areas of public open space which would lead to a new toucan crossing point over Whitford Road, linking directly into Sanders Park, as detailed on page 5 of the supplementary agenda pack.

Housing officers had been consulted with and had agreed that the affordable housing provision, mix and cluster arrangements within the layout were acceptable; and that the pepper potting of units throughout the site was also acceptable.

Agenda Item 3

Planning Committee
4th July 2022

As shown in the report, the Arboricultural Officer had no objection subject to conditions regarding recommendations in the Arboricultural report relating to tree protection and mitigation.

In conclusion, officers stated that this was an allocated development site. Outline planning permission with the Reserved Matter of Access was allowed on appeal last year. Whilst it was acknowledged that some of the plots would be impacted by sizable retaining walls, the Inspector did not restrict this; and given the site topography, it was not unexpected. Similarly, some of the private rear gardens were less than the spacing standard set out in the High Quality Design SPD, for example some plots measured 50m² instead of 70m².

However, when assessed holistically against the policies of the District Plan the proposal was considered to comply. The 4 reserved matters under consideration were found to comply with the relevant conditions imposed by the Planning Inspector and to adhere to the masterplan, the principles of the Design and Access Statement and to the NPPF. In the planning balance and taking account of material planning considerations, the development was a whole considered to be acceptable.

At the invitation of the Chairman, Mr. B. Powell, on behalf of The Bromsgrove Society and Whitford Vale Voice and Mr. C. Cooke, addressed the Committee in objection to the application. Ms. D. Farrington, on behalf of the applicant addressed the Committee. Councillor L. C. R. Mallett, Ward Councillor (via Microsoft Teams), also addressed the Committee in objection to the application.

Councillor Mallett raised a question and referred to an email he had received from The Badgers Trust and asked if this information had been received by Planning Committee Members. Councillor Mallett also referred to the comments made by Ms. D. Farrington, the applicant's representative, about badger related matters.

With the agreement of the Chairman, the meeting stood adjourned from 18:43pm to 18:51pm whilst officers sought legal advice.

Having reconvened, the Development Management Manager stated that firstly, the issues raised by The Badger Trust, which had been received earlier in the day, had not been submitted officially, it had been received by a third party. Secondly, the information was partly sensitive information, as it had included the location of the badgers. Therefore, the information had not been released into the public domain as it was not in the public interest to do so. Members were further referred to the Ecology comment on page 21 of the main agenda pack.

Members then considered the reserved matters application, which officers had recommended be granted.

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Planning Committee
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Members raised questions and some concern, with regard to the following:-

- Refuse collection.
- Private amenity space for some properties being sub-standard.
- The protection of young children around the pond area at the north east corner.
- Footways not being provided along Whitford Road adjoining the site boundary.
- Speeding and incorrect speeding data being provided to the Planning Inspector.
- Badger Site and access to water.
- Suds conditions and water drainage into Battlefield Brook.
- Bus routes.
- The future adoption (by the Council) of public open space.

In response officers clarified that, as detailed on page 17 of the main agenda report, that concerns had been raised and discussed with the developer and that the applicant was preparing amended plans. It was anticipated that the layout of the site, which had been discussed, could use the system of kerbside refuse collection as carried out within the District.

With regard to smaller private amenity space, there were some smaller gardens, which did not comply with the High Quality Design SPD. The development needed to be considered in its entirety and on balance was acceptable as a whole.

Officers further clarified that Condition 16, Site A: Water Management and Flood Risk on granted outline planning permission 16/1132, would deal with safety protection of the attenuation pond, this was not yet determined; but discussions were taking place with North Worcestershire Water Management (NWWM); and that the comments made by Members during the course of tonight's meeting in respect of SuDs arrangement and Battlefield Brook would be included in future (officers) discussions with NWWM.

In response to questions in respect of Highways, Mr. G. Nock, Jacobs, who had acted on behalf of Worcestershire County Council (WCC), Highways Authority; commented that in terms of the outline planning permission granted that originally there were not footways connecting Whitford Road to the site. However, as referred to by officers and as detailed on page 20 in the main agenda report; the layout plans did show footways along Whitford Road adjoining the site boundary, with a new Toucan crossing point over Whitford Road, linking directly into Sanders Park.

Members were further informed that the S106 agreement had captured and secured funds for an integrated public transport strategy, into Bromsgrove Town Centre and Bromsgrove train station; this may be

Agenda Item 3

Planning Committee
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provided by smaller fleets of smaller buses, capable of navigating through the development site. This was under consideration as a separate matter by relevant officers at WCC.

Officers further responded to questions in respect of global warming and no conditions being included to install solar panels and air source heat pumps. With officers reiterating that this would come under the remit of Building Control Regulations.

In response to the concerns raised regarding speeding and the data provided to the Planning Inspector, Mr. G. Nock, Jacobs, who had acted on behalf of Worcestershire County Council (WCC), Highways Authority; stated this would be looked into by qualified, competent officers and county engineers, at Worcestershire County Council, Highways; he had nothing further to add.

Following questions from Members, officers provided information on the number and types of affordable rent and shared ownership properties, as agreed in the S106 agreement. The Council did not have a specific planning policy on the location / clustering of affordable houses on proposed development sites. Houses officers had been consulted with in respect of this development and had agreed that the affordable housing cluster arrangements within the layout of the development were acceptable.

Officers further suggested that, with regard to the badgers accessing water, this could be included in the Landscape Ecological Management Plan (LEMP).

With regard to the future management or adoption (by the Council) of open spaces this was addressed in S106 agreement.

On being put to the vote, it was

RESOLVED that the Reserved Matters of Layout, Scale, Appearance and Landscaping be approved subject to:-

- a) the Conditions as detailed on pages 21 and 22 of the main agenda report,
- b) the amended Conditions as detailed on page 2 of the Committee Update report; and
- c) an additional condition relating to landscape maintenance.

The meeting closed at 8.07 p.m.

Chairman

Agenda Item 5

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Persimmon Homes South Midlands Ltd	Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 72 dwellings and associated works and infrastructure, pursuant to the hybrid planning permissions 19/00976/HYB and 19/00977/HYB (Cross boundary application with Redditch BC 22/00359/REM). Fourth Phase of Persimmon Brockhill Development, Weights Lane, Redditch, Worcestershire		22/00255/REM

RECOMMENDATION: That the Reserved Matters Layout, Scale, Appearance and Landscaping be granted subject to conditions.

Consideration and Determination of Cross Boundary Application

Two identical applications have been submitted which include land within two LPA boundaries (Bromsgrove and Redditch).

The consideration of the impacts of a development proposal are not altered by political boundaries and cannot be considered in isolation. Members need to consider the application as a whole, (not just that part of the development within its own administrative boundary) and come to a decision based upon that consideration. However, Members will only be determining the application in so far as it relates to the administrative boundary of Bromsgrove.

Consultations

Tutnall And Cobley Parish Council

Tutnall and Cobley Parish Council has no reason to object as long as the infrastructure is capable of supporting the development proposed.

Worcestershire Archive and Archaeological Service

No Objection

Conservation Officer

No objection

North Worcestershire Water Management

No objection subject to drainage strategy plan.

WRS - Noise

No objection

Housing Strategy

Confirm that the percentage of affordable housing and the split between social rent and shared ownership is acceptable. Also, the location of units throughout the site is acceptable.

WRS - Contaminated Land

WRS have no adverse comments to make for contaminated land subject to a Import of soil and soil forming materials condition.

Highways - Bromsgrove

No objection following submission of amended plans and additional information. Conditions recommended regarding provision of turning/parking/visibility.

WRS - Air Quality

No objection

Waste Management

No objection

Arboricultural Officer

No objection subject to the tree protection measure set out in the FPCR Environmental and Design Ltd dated 2022

Severn Trent Water Ltd

No objection

Publicity

86 letters sent 18th March 2022

Site notices displayed 23rd March 2022

Press notice published 1st April 2022

5 representations received raising the following issues:

- Concern regarding site access/traffic/highway safety
- Construction traffic and noise
- Objection to further housing here and loss of greenfield
- Detrimental to trees and wildlife

Relevant Policies

Bromsgrove District Plan

RCBD1: Redditch Cross Boundary Development

BDP1 Sustainable Development Principles

BDP3 Future Housing and Employment Development

BDP7 Housing Mix and Density

BDP8 Affordable Housing

BDP12 Sustainable Communities

BDP16 Sustainable Transport

BDP19 High Quality Design
BDP20 Managing the Historic Environment
BDP21 Natural Environment
BDP22 Climate Change
BDP24 Green Infrastructure

Others

NPPF National Planning Policy Framework (2021) NPPG National Planning Practice
Guidance National Design Guide
High Quality Design Supplementary Planning Document (June 2019)

Relevant Planning History

The application site forms part of a larger site that was the subject of a cross boundary hybrid planning applications for the following proposal.

Hybrid applications 19/00976/HYB and 19/00977/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 access points 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.

This was approved at Bromsgrove Planning Committee on 1st February 2021 subject to the signing of s106 agreement. Following the signing of the s106 agreement, the Bromsgrove decision (19/00976/HYB) was issued on 1st November 2021. A copy of the decision notice is included in Appendix 1.

Condition requirements to be addressed as part of the Reserved Matters submission include the following:

- Condition 6 requires the development to be carried out in accordance with the Framework Plan 8506-L-02 J and the principles described in the Design and Access Statement. Any Reserved Matter application shall include a statement providing an explanation as to how the design of the development responds to the relevant Design and Access Statement.
- Condition 7 requires an external materials plan.
- Condition 16 requires the specification, extent and methodology of cut and fill works.
- Condition 17 requires details of the finished ground floor levels (shown on P4-1).
- Condition 24 requires details of the hard landscaping (shown on P-03)
- Condition 27 requires an Arboricultural Method Statement and Tree Protection Plan.
- Condition 28 requires details of the mix of type and size of market dwellings.
- Condition 29 requires a plan identifying the number and location of the affordable housing units.
- Condition 30: requires boundary treatment details (shown on P-03).
- Condition 31: requires refuse storage details.

- Condition 37: requires details of cycle parking (shown on P-02).

Other Planning History

- Phase 1 (2011/177/OUT): Mixed use development of 171 dwellings, public open space (no matters reserved) and outline application for 4,738 square metres of Class B1 (Business) floorspace and access. Planning consent was granted on 3rd October 2011.
- Phase 2 (2014/256/OUT): Mixed use development of 296 dwellings, play area, Community House and public open space and outline application for up to 3,100 square metres of Class B1 (Business) floorspace and access. Planning consent was granted on 29th March 2017.
- New School: (16/000007/REG3) New two-form entry First School with associated external areas including access road, hard play, grass pitches, forest schools area, and parking. County application planning consent was granted on 13th October 2016.
- Land at Weights Lane (2012/120/OUT) Mixed use development of up to 200 dwellings, 5,000 sqm (gross) Class B1 office floorspace with associated open space and access arrangements. Planning consent granted on 11th March 2014.
- Land at Weight Lane (reserved matters): (2015/265/RM) Layout, appearance, scale and landscaping for the erection of 200 no. dwellings with associated infrastructure and landscaping and the discharge of conditions 5, 9, 15 and 16 of the outline application reference 2012/120/OUT. Planning Permission was granted 16th December 2015.

Assessment of Proposal

The Site and Surroundings

The application site forms part of the Brockhill allocation, which is a greenfield site which extending to circa 56 hectares and is irregular in shape, comprising of heavily grazed improved grassland and large arable field parcels typically subdivided by fencing. The allocation site's boundaries extend adjacent to Brockhill Lane to the west, Weights Lane to the north, the Redditch/Birmingham railway line to the east; Phase I (Pointer's Way) and Phase II (Meadow View) to its south; and the recently started Phase 3. These phases have or are being built by Persimmon. A further phase by Bovis Homes is located off the Weights Lane roundabout. To the north of the application site off Weights Lane is an area of employment development known as Weights Farm Business Park.

Phase 4 covers 9.2ha and will be sited within the context of the above. Within Phase 4, the most relevant features are the existing woodland, trees and hedgerow cover, which are mainly set over a steep topography (1:3) and contain numerous trees protected by Tree Preservation Orders (TPOs).

Proposal

Following the granting of the hybrid application for up to 960 dwellings, this application seeks consent for the Phase 4 Reserved Matters and the erection of 72 dwellings and associated works and infrastructure,

The principle of the proposed development (for up to 960 units) has been established through the granting of Hybrid permission 19/00976/HYB. Therefore, the issues for consideration by Members are limited to matters of layout (including internal vehicle access), scale, appearance and landscaping.

The table below sets out the house types, tenures, bedroom numbers and totals of each.

	Tenure	No. of Beds	Dwelling Type	Total of each Dwelling Type	Combined Total of Each Dwelling Size	Total Affordable Housing by Type	Overall Total
Market	Private	2	Alnmouth	7	7		42
		3	Danbury	4	20		
			Glenmore	2			
			Sherwood	4			
			Barnwood	1			
			Charnwood	2			
			Dorridge	3			
			Himbleton	4			
		4	Greenwood (2.5 storey)	5	9		
			Kennet (2.5 storey)	2			
Rivington	2						
5	Kiedler	6	6				
Affordable	Shared ownership	2	Alnmouth	8	8	12	30
		3	Danbury	4	4		
	Social Rent	1 bed flat	HQI Type 50	2	2	18	
		2	Alnmouth	5	5		
		3	Rendlesham	9	9		
		4	Grizedale	2	2		
Total						72	

Total 2/3 bedroom units = 53

A total of 42 market homes are proposed to be provided across the site to provide 9%, two-bedroom dwellings: 41%, 3-bedroom dwellings, 37% 4 bed dwellings and 13% 5 bed dwellings. There is a focus on the provision of 2- and 3-bedroom properties (which will make up over 50% of the overall phase).

The proposals include the provision of 30 affordable housing units, which equates to 42% of the total dwellings proposed. The affordable housing mix would provide: 6%; 1 bed units; 43% 2 bed units; 43% 3 bed units; and 6% 4 bed units. The mix is reflective of the requirements set out by the Bromsgrove Housing Strategy Team. The affordable

housing tenure is split between shared ownership and affordable rent, 40%:60%. These units would be provided in clusters across the whole of the site.

As part of the proposal, mostly 2 storey dwellings are proposed. However, there are also some 2.5 dwellings incorporating dormers.

The Reserved Matters to be considered under this application are:

- Layout - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. This includes the internal road configuration.
- Scale - the height, width and length of each building proposed within the development in relation to its surroundings;
- Appearance - the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture; and
- Landscaping - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—
 - o (a) screening by fences, walls or other means;
 - o (b) the planting of trees, hedges, shrubs or grass;
 - o (c) the formation of banks, terraces or other earthworks;
 - o (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - o (e) the provision of other amenity features

To be clear, the issue of external access has already been determined and approved, so it is not included in the current application.

ASSESSMENT OF PROPOSAL

Phasing

The proposal relates to the fourth of seven phases proposed to complete the Brockhill development. The phasing of the development is reflected in the hybrid planning permission (condition 1). A phasing plan has been approved as part of the discharge of conditions.

Layout

The layout responds directly to the challenging topography across the site and relates to earlier development phases and is a direct continuation of Phase 3. 72 units will outlook onto the area of public open space (POS), which will create natural surveillance and a focal point for way-finding whilst being respectful to existing residents and creating adequate separation from the nearby industrial estate. Residents living on plots 129-141 and 177-189 (numbered continuously from Phase 3) will also benefit from views out to the surrounding countryside.

The route of the main road offers a direct, logical route for all users and will connect Phases 1, 2 and 3 through to 5, 6 and 7 in a sinuous form. This will provide in-built traffic calming whilst maintaining a legible movement structure.

Servicing plots 129-157 is a secondary road described in the DAS as a lane. As required by highways, this is terminated with a turning head to aid traffic calming. To reflect the edge of development feel, a range of detached, semi-detached and terraced properties are arranged in a 'neighbourly cluster' and will offer informal surveillance of the street.

The distribution of affordable rent and shared ownership properties is proposed to be in a diverse and reasonable manner. Housing Officers have been consulted and agree that the affordable housing provision, mix and cluster arrangements within the layout are acceptable.

The proposed layout is faithful to the masterplan from the outline approval, in its site planning strategy, in its density, and in its detailed layout. The proposal is in accordance with policy RCBD1. Overall, the proposed layout is considered to accord with policies BDP19, Bromsgrove High Quality Design SPD and the NPPF.

Landscaping

The DAS, Framework Plan and Illustrative Masterplan envision a vast amount of GI (approximately 57% of the total scheme) and a high quality public realm across the Design and Access Compliance Statement – Phase 4, Land at Brockhill East, Redditch development. Central to this is the retention of the ridgeline landscape and associated woodland, of which 7ha falls within Phase 4. To ensure its preservation whilst creating an attractive outlook for residents and visitors, development is set well below the ridgeline to avoid encroachment on to the highest ground and any identified views.

The DAS recommended enhancing the ridgeline by creating a 'ridgeway' amenity walking route along the ridgeline with key viewpoints provided with seating, including small blocks of native woodland planting to further green the skyline and retaining and augmenting boundary vegetation, including tree and hedgerow planting. Phase 4 reflects these requirements by retaining and enhancing the vegetation and woodland through additional tree and hedgerow planting (full details of the soft landscaping proposals will be submitted following the reserved matters application as part of the hybrid permission). Neither a play area nor SuDS are located within this phase, as these are provided in Phase 3.

In relation to the landscaping around the proposed dwellings, to break up the street scene, street trees and other landscaping features will be included along the main street. This will also provide an attractive route through the scheme. Trees will be used within the private curtilage of some properties to provide structure and create privacy for the residents. Different species and sizes will be used to define the character areas and street hierarchy. A mixture of shrub and herbaceous species will be planted in front gardens to create texture, colour and year-round interest. A landscape management plan will be submitted at a later date as details are reserved by a condition.

Overall, it is considered that this proposal satisfactorily achieves the aims of the Design & Access Statement and development plan policy.

Scale including Housing Mix and Affordable Housing Provision

The hybrid planning permission-imposed planning conditions relevant to the scale of development. Condition 1 of the permission requires the scale of phases to be submitted and considered. The scale or quantum of development is fixed by condition 5 of the Hybrid permission, which limits development to 960 homes across the site. Phase 3 approved 128 homes and this phase proposed 72.

The Net density is 38.7 dwellings per hectare (dph), which respects the phases 'edge of development' location whilst efficiently using land around the dedicated open space.

The DAS requires that building heights be primarily two storeys. This is reflected in the proposals, where primarily 2-storey dwellings mimic local character and occasional 2.5-storey dwellings provide interest and focal points along the street scene.

A range of terraced, semi-detached and detached properties are proposed to create an interesting and attractive setting with varying ridge heights. Two flats will also be delivered. To generate further appeal along the main and secondary roads, the provision and length of front gardens have been varied. Longer front gardens create a more open scene, whereas shorter gardens or frontage parking create a sense of enclosure.

As outlined in the table proposal section of the report, the housing mix and affordable housing mix is considered appropriate.

In conclusion, it is considered the scale of development is acceptable, promoting a good quality design that responds appropriately to the character of the area, in accordance with policies RCBD1 and BDP19, Bromsgrove High Quality Design SPD and the NPPF. Furthermore, the scale of proposal is considered to comply with the relevant conditions imposed on the hybrid planning permission.

Appearance

All the houses are of an attractive, functional modern design. A materials palette is proposed featuring two-tone brickwork, consisting of Rannoch Red contrast brick and Yorkshire Red Blend or Lindum Reserve contrast brick and Yorkshire Red Blend, Cream render tiled roofs in either Seawave Grey or Duo Anthracite and black coloured garage doors in steel timber effect panel or similar material; and RWPs and gutters to be black.

All dwellings face onto the street with articulation of corners achieved using distinctive materials, bays, and additional windows to habitable rooms, which ensure that blank gables to the street are avoided. This assists in pedestrian way finding through the scheme and the creation of a sense of place. Dual aspect units have been introduced to ensure all elevations make a positive contribution to the public realm and junctions.

To ensure the development is fully legible, boundary treatments will define public and private spaces. These will generally consist of 1.8m high brick walls (to match individual plots) or 1.8m timber close board fences.

The material information provided to date is satisfactory. Overall, the appearance is considered acceptable and to be in accordance with policies RCBD1 and BDP19, Bromsgrove High Quality Design SPD and the NPPF.

Highways and Parking

The Highway Authority has been consulted and several changes have been made to the plans to ensure the development is acceptable. As a result of these changes (including, forward visibility, road alignment, design of the internal roadways to a maximum of 20mph, confirmation on the number of parking spaces which now meet the required adopted standards) WCC as Highway Authority has advised that it has no objection.

Impact on Residential Amenity

Overall, it is considered that, given the degree of separation, position, and orientation between the proposed dwellings and neighbouring properties, the proposal would not result in harm to the amenity of the occupants of neighbouring properties or future occupants of the proposed dwellings, in accordance with the above policies.

In relation to the construction phase of this phase, under condition 39 of the hybrid permission, a Construction Environment Management would be required prior to the commencement of the 4th phase.

Other Matters

Within the supporting information for the reserved matters application, additional information has been provided by the applicant regarding reprofiling/cur and fill activities across the site. The source of any material proposed to be used as fill and to increase site levels is not known. WRS Contamination considers that in addition to the contaminated land conditions placed on the permission granted under the hybrid application, an imported soils/soil forming materials be placed on any approval granted as part of the reserved matters.

Conclusion

This is an allocated development site. The four reserved matters under consideration are found to comply with the relevant conditions imposed as part of the hybrid permission and to adhere to the masterplan, the principles of the Design and Access Statement and the NPPF. In the planning balance and taking account of material planning considerations, the development is acceptable and, subject to the conditions set out below, is recommended for approval.

RECOMMENDATION: That the Reserved Matters of Layout, Scale, Appearance and Landscaping be approved subject to the following conditions:

Conditions:

- 1) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Site location ref: P-01
Site layout ref: P-02 Rev A
External materials plan ref: P-03 Rev A
Affordable housing plan ref: P-04 Rev A
Tenure plan ref: P-05 Rev A
Storey heights plan ref: P-06 Rev A
Refuse storage plan ref: P-RS-01 Rev A
Kielder V1 P-H-01
Kielder V2 P-H-01-1
Greenwood V1 P-H-02
Greenwood V2 P-H-02-1
Himbleton P-H-03
Dorrige V1 P-H-04,
Dorrige V2 P-H-04-1
Kennet P-H-05
Rivengton P-H-06
Charnwood P-H-07
Barnwood P-H-08
Sherwood P-H-09
Glenmore P-H-10
Danbury P-H-11
Alnmouth P-H-12
Grizedale P-H-13
Rendlesham P-H-14
HQI P-H-15
Tree retention plan ref: 8506-TPP-01
Drainage strategy ref: P4-1
Dimension and visibility general arrangement 19039 4 Rev A

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning

- 2) Full details of any soil or soil forming materials brought on to the site for use in garden areas, soft landscaping, filling and level raising must be provided. Where the donor site is unknown or is brownfield the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

The approved testing must then be carried out and validatory evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 3) Development shall be undertaken in accordance with the mitigation/protection identified in the Arboricultural Method Statement produced by FPCR Environmental and Design Ltd dated 2022.

Reason: To ensure the satisfactory protection of the existing trees and hedges

- 4) The areas shown for parking and turning on the approved plans shall be laid out and surfaced to the satisfaction of the Local Planning Authority before the relevant property/properties are occupied and shall be permanently set aside and reserved for the purpose.

Reason: In the interests of highway safety.

Case Officer: Mr Paul Lester Tel: 01527 881323
Email: paul.lester@bromsgroveandredditch.gov.uk

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BROMSGROVE DISTRICT COUNCIL

Persimmon Homes Ltd
 C/O Miss Catherine O'Toole
 Pegasus Group
 Unit 5
 The Priory
 Old London Road
 Canwell
 Sutton Coldfield
 B75 5SH

Grant of Planning Permission subject to Section 106 Agreement

APPLICATION:	19/00976/HYB
LOCATION:	Land At Brockhill East, Weights Lane, Redditch, Worcestershire
PROPOSAL:	Hybrid application 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 access points 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.
DECISION DATE:	1st November 2021

Bromsgrove District Council as the Local Planning Authority as the Local Planning Authority grants planning permission subject to section 106 agreement in accordance with the Town and Country Planning Act 1990 and The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) for the proposal described above. This permission is subject to conditions which must be complied with and are set out below:

Conditions

- 1) With the exception of Phase 3 (approved in full as part of this permission - 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations associated works) a detailed phasing plan for the development shall be submitted to and approved in writing by the local planning authority prior to the submission of the first reserved matters application. The phasing plan shall specify the proposed timing for delivery of the housing and other build elements of the development. Any subsequent amendment to the phasing of the development shall be submitted in the form of a revised phasing plan to the Local Planning Authority for approval in writing and the development shall be carried out in accordance with the approved revised details. The development shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to secure a satisfactory delivery of development.

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- 2) No development shall commence on any part of the development other than works specified in Phase 3 (128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations associated works) until all of the following reserved matters for each separate development phase of the development, have been submitted to and approved by the Local Planning Authority: (1) Appearance (2) Landscaping (3) Layout (4) Scale (5) Access (internal estate roads). An application for approval of reserved matters for all phases of the development must be made to the Local Planning Authority not later than the expiration of Ten (10) years beginning with the date of the grant of hybrid planning permission.

Reason: To comply with Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (or any Order revoking and re-enacting that Order) and to ensure a comprehensive layout in the interests of proper planning of the area and to allow sufficient time to attract future occupiers. To comply with the provisions of Section 92 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2002).

- 3) Unless otherwise approved in writing by the Local Planning Authority, the development of Phase 3 (128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations associated works) shall be begun within 18 months of the date of this permission. Each subsequent phase of the development hereby permitted shall be begun within three (3) years of the date of approval of the last of the reserved matters to be approved for that phase.

Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4) The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Hybrid Scheme:

- P-01Rev C - Location Plan
- 8506-L-02 RevJ Framework Plan
- DAS RevB

Full Element:

- P-02 Scheme Proposals Phase 3 Rev V
- P-03 Rev-B External Materials
- P-04 Rev D - Affordable Housing Plan
- P-05 Rev D - Tenure Plan
- P-06 Rev E - Storey Heights Plan
- P-08 Rev A- Gas Main Plan
- P-H-01 Corfe
- P-H-02 Himbleton
- P-H-03 Leicester
- P-H-04 Clayton
- P-H-05 Hatfield
- P-H-06 Hanbury
- P-H-07 Alnwick
- P-H-14 Clayton Corner
- P-H-17 Dalby

- P-H-18 Lumley
- P-H-19 Gisburn
- P-H-08 HQI 65
- P-H-09 HQI 79
- P-H-10 HQI 84
- P-H-11 HQI 73
- P-H-12 HQI 60
- P-H-13 HQI 50
- P-H-15 HQI 114
- P-H-16 HQI 83
- PS-01 Rev A Pumping Station
- GG-01 Rev A Gas Governor
- SS-01 Sub Station

Technical Drawings:

- FRA - 19039 Drainage Strategy - Sheet 1A & Sheet 2A
- 2809-12-P4 Dagnell End Road -GA
- 2809-TR-03-06 Highway Improvements Access

Reason: To define the permission and in order to secure the satisfactory delivery of the development.

- 5) The total number of dwellings authorised by this permission shall not exceed 960.

Reason: In order to secure a well planned development.

- 6) The submission of all Reserved Matters and the phased implementation of the development shall be in substantial accordance with the Framework Plan 8506-L-02 J and the principles described in the Design and Access Statement. Any Reserved Matter application shall include a statement providing an explanation as to how the design of the development responds to the relevant Design and Access Statement.

Reason: In order to secure a well planned development.

- 7) No development above ground floor slab level of phase 3 or any subsequent phase shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority (to include those materials to be used externally on the walls and roofs, doors and windows, door and window frames and block work materials on drives/specific crossing points). Development shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure the satisfactory appearance of the development

- 8) Prior to the commencement of phase 3, unless otherwise agreed by the Local Planning Authority, development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until sections 1 to 4 have been complied with:

1. A preliminary risk assessment (a Phase I desk study) submitted to the Local

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Authority in support of the application has identified unacceptable risk(s) exist on the site as represented in the Conceptual Site Model. A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address those unacceptable risks identified. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".

2. The detailed site investigation and risk assessment must be undertaken in accordance with the approved Scheme and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place.

3. Where the site investigation identified remediation is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

4. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

5. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 9) Prior to the submission of any Reserved Matters for each Development Phase must not commence until sections 1 to 5 have been complied with:

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1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.
2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".
3. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".
4. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
5. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
6. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.
7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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- 10) No development shall take place on any development phase until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing for that development phase and site investigation has been undertaken and completed. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: In accordance with the requirements of paragraph 194 of the National Planning Policy Framework.

- 11) Each development phase shall not be occupied until the site investigation and post investigation assessment for each phase has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (10) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 194 of the National Planning Policy Framework.

- 12) Within 12 months of the commencement of any development phase development hereby approved, the content, design and location of an historic environment interpretation panel shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In accordance with the requirements of paragraph 194 of the National Planning Policy Framework.

- 13) No works or development above foundation level for phase 3 shall take place until a finalised scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specifically include:-

- Detailed drainage design, showing all private foul and surface water connections,
- A simple index assessment considering the water quality of surface water runoff,
- Consideration of what SuDS features can be incorporated into the site drainage to provide an appropriate level of runoff treatment.
- Full details of the proposed balancing area

This scheme should be indicated on a drainage plan and the approved scheme shall be completed prior to the first use of the full application hereby approved.

Reason: To prevent the risk of flooding and to improve and protect water quality

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- 14) No development within a reserved matters phase shall commence until a full scheme for the provision of a Sustainable Urban Drainage System (SuDS) for each phase has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied in that phase until the SuDS has been constructed in accordance with the approved scheme. Thereafter, the SuDS shall be maintained in accordance with the approved details.

Reason: To ensure that a suitable drainage system is place in order to prevent pollution to controlled waters and achieve recharge to the aquifer underlying the site.

- 15) No dwelling shall be occupied on phase 3 or any subsequent phase until a drainage system to allow for the disposal of foul and surface water sewerage has been completed in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitable drainage system is place.

- 16) No development within a reserved matters phase until a full engineering design solution providing full specification, extent and methodology details of the cut and fill works to that Phase shall be submitted to and approved in writing by the Local Planning Authority. The specification should clarify how the undisturbed ground at higher levels is to be retained in a stable manner, together with the foundation design at lower levels. The development shall be carried out as approved.

Reason: In order to secure a well-planned development.

- 17) Other than Phase 3, no development within a relevant phase shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the finished ground floor levels of all the approved buildings and the finished ground levels for all other areas of the site. The sections shall show the development relative to the ground levels adjoining the site. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is carried out at suitable levels and in relation to adjoining land and buildings and in the interests of amenity and highway requirements.

- 18) All proposed works shall be carried out in accordance with the recommendations as set out in the following report prepared by FPCR.

- Brockhill East (Phase 3) Ecological Appraisal (FPCR, June 2019)
- Brockhill East (Phase 3) Herpetofauna Survey Report (FPCR, June 2019)
- Brockhill East (Phase 3) Bat Report (FPCR, June 2019)
- Brockhill East (Phase 3) Badger Report (FPCR, June 2019)
- Brockhill East (Phase 3) Bird Report (FPCR, June 2019).

Reason: To ensure that the proposal results in a net gain of biodiversity.

- 19) Notwithstanding the submitted details, no development within a reserved matters phase shall commence until a Construction Ecological Management Plan (CEcMP) for each phase has been submitted to and approved in writing by the local planning authority. The CEcMP shall include, but not limited to the following no works shall take place until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include, but not limited to the following:

- i. Risk assessment of potentially damaging construction activities
- ii. Identification of "biodiversity protection zones"
- iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- iv. The locations and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour after sunset)
- v. The times during construction when ecological or environmental specialists need to be present on site to oversee works
- vi. Responsible persons and lines of communication
- vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person
- viii. Use of protective fences, exclusion barriers and warning signs
- ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To prevent pollution of the water environment and to ensure that the proposal results in a net gain of biodiversity.

- 20) Notwithstanding the submitted details, no development within a reserved matters phase shall commence until a Landscape and Ecological Management Plan (LEcMP) for each phase has been submitted to, and be approved in writing by, the local planning authority.

The content of the LEcMP shall include, but not limited to the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management including those in relation to dormice and bats.
- d) Appropriate management options for achieving aims and objectives including appropriate enhancement measures.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer.
- i) Ongoing monitoring and remedial measures.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEcMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To safeguard Biodiversity as set out by Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006 and the NPPF.

- 21) Notwithstanding the submitted details, no development within any phase shall be occupied until details of external lighting for each phase have been submitted to and approved in writing by the Local Planning Authority. The details shall clearly demonstrate that lighting will not cause excessive light pollution or disturb or prevent bat species using key corridors, forage habitat features or accessing roost sites. The details shall include, but not limited to, the following:

- i. A drawing showing sensitive areas and/or dark corridor safeguarding areas
- ii. Description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate.
- iii. A description of the luminosity of lights and their light colour
- iv. A drawing(s) showing the location and where appropriate the elevation of the light fixings.
- v. Methods to control lighting control (e.g timer operation, passive infrared sensor (PIR)).

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

Reason: To safeguard the site from increased light pollution, visual amenity and maintain the existing value of biodiversity on and adjacent to the site to protect foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005 and the National Planning Policy Framework.

- 22) A landscape management plan, including long term design objectives, a schedule of phased construction, management responsibilities and maintenance schedules for all landscape areas, both hard (such as details shall include proposed finished levels or contours, car parking layouts, other vehicle and pedestrian footpaths/access and circulation areas, hard surface materials) and soft (other than small, privately owned, domestic gardens) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of each phase of the development. The landscape management plan shall be carried out as approved. The method statements shall include:

- a. purpose and objectives for the proposed works;
- b. detailed designs and working methods necessary to achieve the stated objectives;
- c. extent and location of proposed works shown on appropriate scale maps;
- d. timetable for implementation;
- e. persons responsible for implementing the works; and
- f. initial aftercare and long-term maintenance.

Reason: In order to protect the trees, hedges and landscaping features which form an important part of the amenity of the site and in order to secure a well-planned development.

- 23) No development within a relevant phase shall commence until full details of retained and new soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed in the first planting season post occupation of the first dwelling within the relevant phase. The planting schedule shall include all those trees, hedgerows, shrubs or existing features of the land to be retained, removed and/or treated, new planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

All such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In order to secure a well-planned development.

- 24) No development within a reserved matters phase shall commence until full details of all proposed hard surface areas have been submitted to and approved in writing by the Local Planning Authority. Such details shall include proposed finished levels or contours, car parking layouts, other vehicle and pedestrian footpaths/access and circulation areas, hard surface materials. Development shall be carried out in accordance with the approved details. The approved hard landscaping plan shall be implemented within two years from the date post occupation of the first dwelling within the relevant phase.

Reason: In order to secure a well-planned development.

- 25) Full details of the layout of the public open space areas, including details of planting specification and schedules, surfacing, enclosures, play equipment, seating and the future management and maintenance of the site to allow public access, shall be submitted to and approved in writing by the Local Planning Authority. The public open space shall be implemented in accordance with the agreed details.

Reason: In the interests of visual and neighbouring amenity and the adequate provision of public open space.

- 26) All trees and hedges that are to be retained should be afforded protection in accordance with BS5837:2012 recommendations and as defined within Arboricultural Assessment by FPCR provided with the application throughout any demolition, ground or development work on the site.

Reason: To ensure the environment of the development is improved and enhanced.

- 27) Prior to the commencement of the development on each reserved matters phase, an Arboricultural Method Statement and Tree Protection Plan for each phase of development shall be submitted to and approved in writing by the Local Planning Authority. At all times until the completion of each of the phases of development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered and the land kept free of vehicles, plant, materials and debris.

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Reason: To ensure the environment of the development is improved and enhanced.

- 28) Prior to the commencement of any reserved matters phase, details of the mix of type and size of market dwellings to be provided in that phase, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the creation of a mixed and vibrant community.

- 29) Plans and particulars of the Reserved Matters referred to in Condition 2 shall include a plan identifying the number and location of the affordable housing units to be provided within each relevant phase. The plan shall confirm the size (bedroom numbers), type and tenure of each affordable housing unit. The development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to regulate and control the development of the land and to ensure the adequate provision of affordable housing.

- 30) Prior to the commencement of any reserved matters phase until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. Boundary treatments shall be completed in accordance with the approved details and prior to the occupation of the dwelling to which the boundary relates.

Reason: In order to secure a well-planned development.

- 31) Prior to the commencement of any reserved matters phase details of the facilities for the storage of refuse to be provided in that phase. No individual dwelling shall be occupied until the approved refuse storage facilities to serve that dwelling have been constructed in accordance with approved details.

Reason: To ensure the proposed dwellings have adequate refuse storage facilities and that such facilities ensure that the Local Authority refuse bins do not detract from the character and appearance of the development through failure to provide a space for their storage between collections.

- 32) No development above ground floor slab level of phase 3 shall take place until a scheme of glazing, ventilation (passive and mechanical) and acoustic barrier products/fencing to be installed has been submitted to and approved in writing by the Local Planning Authority to confirm that the dwellings will meet the required sound reduction specification in order to achieve the BS8233:2014 recommended internal and external noise level.

Reason: To protect the amenity of future occupiers

- 33) Prior to the commencement of each phase of the development, details for the installation of fixed telecommunication infrastructure and High Speed Broadband shall be submitted to and approved in writing by the Local Planning Authority. Details shall include connections to multi-point destinations and all residential and commercial buildings to provide sufficient capacity, including duct sizing, to cater for all future phases of the development with sufficient flexibility to meet the needs of existing and future residents. The infrastructure shall be laid out in accordance with the approved details for each phase and at the same time as other services during the construction process. High Speed Fibre Optic Broadband shall be installed into the buildings before they are occupied.

Reason: To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment in accordance with Policy BDP1.4(h).

- 34) No more than 85 dwellings hereby approved shall be brought into use until the highway improvements to the Weights Lane corridor as shown in the PJA Drawing Ref: 02809 TR 03 Rev P6, or similar scheme acceptable to the Highway Authority, has been approved in writing and completed to the satisfaction of the Local Planning Authority (in consultation with the Local Highway Authority) and is open to traffic. The scheme is to include a continuous footway along the south side of the Weights Lane carriageway between the development site and connecting to existing footways running alongside the A441 Birmingham Road carriageway, by tying into the consented Brockhill Phase 4 footway proposals.

Reason: To ensure the safe and free flow of traffic onto the highway.

- 35) No more than 128 dwellings hereby approved shall be brought into use until the highway improvements to the Dagnell End Road / A441 Birmingham Road junction as shown in the PJA Drawing Ref: 2809 P 12 Rev P4, or similar scheme acceptable to the Highway Authority, has been approved in writing and completed to the satisfaction of the Local Planning Authority (in consultation with the Local Highway Authority) and is open to traffic. The junction is to include Microprocessor Optimised Vehicle Actuation (MOVA) signal control.

Reason: To ensure the safe and free flow of traffic onto the highway.

- 36) No dwelling in a relevant phase shall be first occupied until that dwelling has been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

- 37) No relevant phase shall be first occupied until details of sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards and to encourage sustainable travel and healthy communities.

- 38) The Residential Travel Plan hereby approved shall be implemented in accordance with the regime contained within the Plan. Monitoring must also include vehicle counts on years 1,3 and 5 (minimum). In the event of failing to meet the targets within the Plan a revised Plan shall be submitted to and approved in writing by the Local Planning Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of access to and from the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority and thereafter implemented as amended.

Reason: To reduce vehicle movements and promote sustainable access.

- 39) No demolition works nor development within a development phase shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Thereafter all works for that Development Phase shall be carried out in accordance with the approved Statement throughout the construction period.

The CEMP shall provide for the following where relevant:

- I. The parking of vehicles of site operatives and visitors
- II. Loading and unloading of plant and materials (including times)
- III. Storage of plant and materials used in constructing the development
- IV. Measures to control the deposition of mud onto the local road network.
- V. Measures to control the emission of dust and dirt during construction
- VI. Measures to control noise and vibration during construction
- VII. Details of any temporary construction accesses and their reinstatement.
- VIII. Details of any changes to construction vehicle routing and site management following the Weights Lane connection to the site being made.
- IX. A highway condition survey, timescale for re-inspections, and details of any reinstatement.
- X. Locations and measures to control the emissions where in situ bioremediation or soil washing takes place.
- XI. Hours of operation and working
- XII. The timing of the works
- XIII. The measures to be used during the development in order to minimise environmental impact of the works, considering both potential disturbance and pollution
- XIV. Any necessary pollution protection methods
- XV. Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrates they are qualified for the activity they are undertaking.

The measures set out in the approved plan shall be carried out and complied with in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality and to ensure the provision of adequate on-site facilities and in the interests of highway safety. This is a pre-commencement condition and is necessary to protect residential amenity.



Ruth Bamford
Head of Planning, Regeneration and Leisure Services

Reason

This proposal has been assessed against the following documents

Bromsgrove District Plan

RCBD1: Redditch Cross Boundary Development
BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP3 Future Housing and Employment Development
BDP6 Infrastructure Contributions
BDP7 Housing Mix and Density
BDP8 Affordable Housing
BDP12 Sustainable Communities
BDP16 Sustainable Transport
BDP19 High Quality Design
BDP20 Managing the Historic Environment
BDP21 Natural Environment
BDP22 Climate Change
BDP23 Water Management
BDP24 Green Infrastructure
BDP25 Health and Well Being

Others

NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance
Bromsgrove High Quality Design SPD
Worcestershire Waste Core Strategy

Members of the Planning Committee met on the 1st February 2021 and considered the main published report and update report and resolved to grant planning permission subject to a legal agreement, as per the officer recommendation.

Conclusions

The Brockhill site is a strategic mixed-use allocation in Bromsgrove District, located on the northwest edge of Redditch. It is allocated through policy RBCD.1 of the adopted Bromsgrove District Plan, for around 600 dwellings. As part of the plan-making process supporting the BDP, Bromsgrove District Council agreed through the Duty to Cooperate to assist Redditch Borough Council in delivering its housing target. This planning application sees policy RBCD.1 and the allocation being realised over both authority areas with up to 960 homes making a substantial contribution towards meeting that target.

The application should therefore be approved to both help the Government's goal of significantly boosting the supply of housing, and to assist Redditch Borough Council in delivering the homes needed to support its adopted plan and assist towards its future supply of housing land.

In conclusion, and having regard to the NPPF, BDP and all other material considerations that have become evident through consideration of this application, it is concluded that the limited harm identified does not significantly and demonstrably outweigh the benefits, as set out in terms of the presumption in favour of sustainable development test in paragraph 11 of the Framework. It is the benefits of the scheme that significantly and demonstrably outweigh the harm, such that it is concluded that the development should be permitted in line with the adopted Local Plan and National Planning Policy Framework.

Account of all the matters raised in the representations has been taken in account. The Government is seeking to boost significantly the supply of housing. This sustainable proposal would provide additional housing in an area where there is an identified shortage. The benefits of the proposals clearly outweigh the harm.

The officers report to committee, update reports and minutes are available to view on the Council's website:

<https://moderngovwebpublic.bromsgrove.gov.uk/ieListDocuments.aspx?CId=108&MId=3409&Ver=4>

Informatives

- 1) In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority has helped the applicant resolve technical issues.
- 2) A Legal Agreement forms part of this planning permission.
- 3) Highways Informatives

Section 278 Agreement

The granting of this planning permission does not remove any obligations on the applicant to undertake a technical design check of the proposed highway works with the Highway Authority, nor does it confirm acceptance of the proposal by the Highway Authority until that design check process has been concluded. Upon the satisfactory completion of the technical check the design would be suitable to allow conditions imposed under this permission to be discharged but works to the public highway cannot take place until a legal agreement under Section 278 of the Highways Act 1980 has been entered into and the applicant has complied with the requirements of the Traffic Management Act 2004.

The applicant is urged to engage with the Highway Authority as early as possible to ensure that the approval process is started in a timely manner to achieve delivery of the highway works in accordance with the above mentioned conditions.

The applicant should be aware of the term "highway works" being inclusive of, but not limited to, the proposed junction arrangement, street lighting, structures and any necessary traffic regulation orders.

Drainage Details for Section 38

It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed roadworks as public highways.

The applicant is, therefore, advised to submit the engineering details referred to in this conditional approval to the County Council's County Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP at an early date to enable surface water disposal arrangements to be assessed.

No Drainage to Discharge to Highway

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Protection of Visibility Splays

The applicant's attention is drawn to the need to ensure that the provision of the visibility splay(s) required by this consent is safeguarded in any sale of the application site or part(s) thereof.

Extraordinary Maintenance

The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which allows the Highway Authority to recover additional costs of road maintenance due to damage by extraordinary traffic.

Before any work is commenced upon the development hereby approved representatives of Worcestershire County Council, as the Highway Authority and the applicant, shall carry out a joint road survey/inspection on the roads leading to this site. Any highlighted defects shall be rectified to the specification and satisfaction of the Highway Authority before work is commenced on the development hereby approved. A further joint survey/inspection shall be undertaken following completion of development hereby approved and any necessary remedial works shall be completed to the specification and satisfaction of the Highway Authority within 1 month or other agreed timescale.

Works Adjoining Highway

Any work involving the removal or disturbance of ground or structures supporting or abutting the publicly maintained highway should be carried out in accordance with details to be submitted to and approved in writing by the Highway Authority.

Temporary Direction Signs to Housing Developments

This consent does not authorise the erection of temporary direction signs on the public highway. Should the applicant wish to direct traffic to the development site they should seek the consent of the Highway Authority. All temporary directional sign proposals should be submitted to the Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. No signs should be erected without the consent of the Highway Authority.

Construction Environmental Management Plan (CEMP)

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particular reference is made to "respecting the community" this says:

Constructors should give up most consideration to their impact on neighbours and the public

- o Informing, respecting and showing courtesy to those affected by the work.
- o Minimising the impact of deliveries, parking and work on the public highway.
- o Contributing to and supporting the local community and economy.
- o Working to create a positive and enduring impression and promoting the Code.

The CEMP should clearly identify how the principle contractor will engage with the local community, this should be tailored to local circumstances. Contractors should

also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for a site coordinator in the event of any difficulties.

This does not offer any relief to obligations under existing Legislation.

For your information

Appealing the Decision

If you feel that the conditions are not acceptable you can appeal to the Secretary of State through the Planning Inspectorate. This appeal should be made by 1st May 2022 unless supported by special circumstances. The appropriate form and further information on how to appeal can be found at <http://www.planningportal.co.uk/planning/appeals/planningappeals> or by contacting the planning Inspectorate Customer Services Team on 0303 444 5000. If you want a planning appeal to follow the inquiry procedure you should notify the Local Planning Authority and also the Planning Inspectorate at least 10 working days before submitting your planning appeal.

Purchase Notices

If Bromsgrove District Council or the Secretary of State has refused planning permission or granted it conditionally, the landowner may claim that the land is incapable of reasonable beneficial use, and for this reason may serve the Council a purchase notice requiring them to purchase the land. In certain circumstances, a claim may be made against Bromsgrove District Council for compensation. Further information about purchase notices can be found at: <http://www.legislation.gov.uk/ukpga/1990/8/part/VI>

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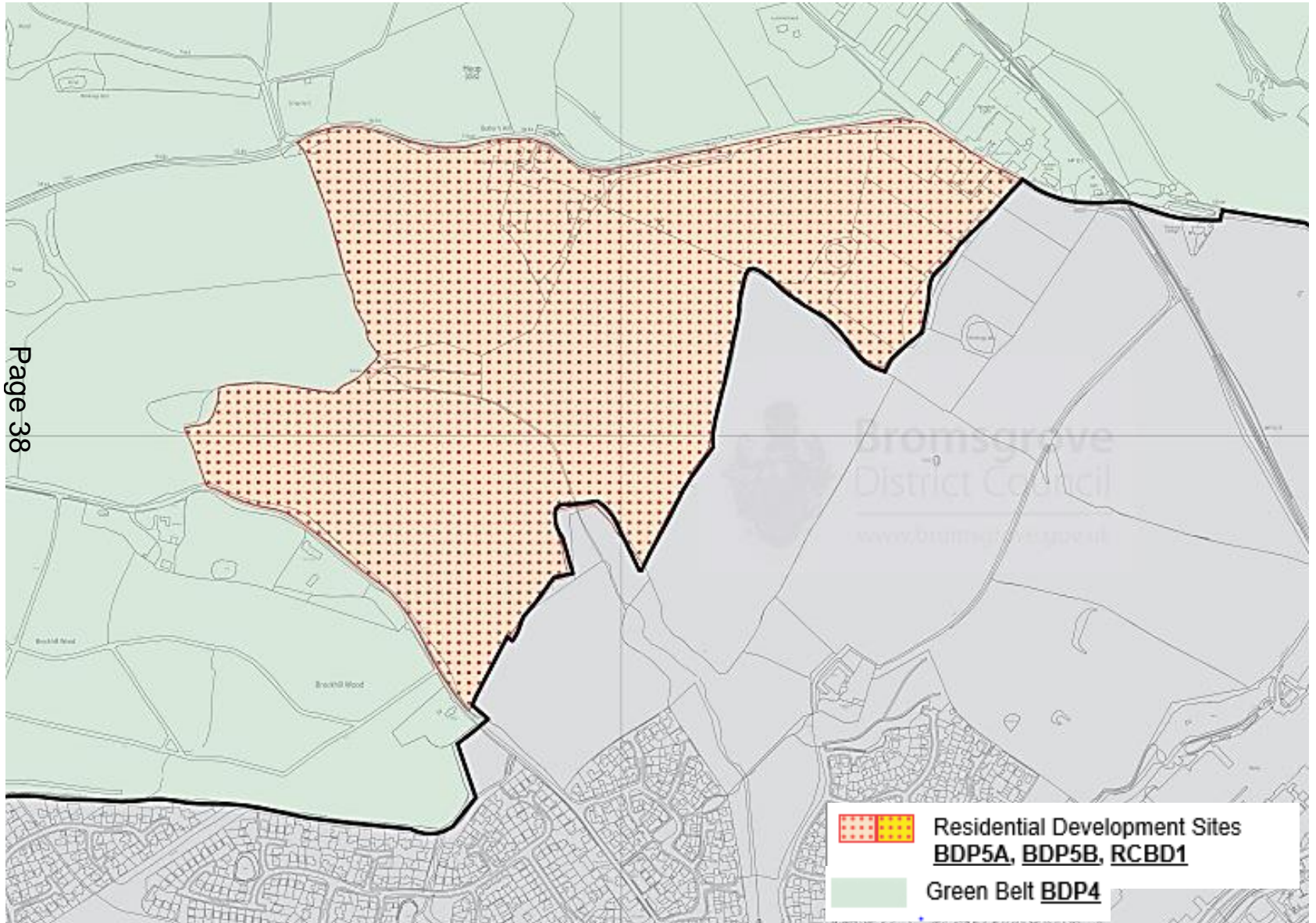
22/00255/REM

Fourth Phase of Persimmon Brockhill Development,
Weights Lane, Redditch, Worcestershire

Page 37 Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 72 dwellings and associated works and infrastructure, pursuant to the hybrid planning permissions 19/00976/HYB and 19/00977/HYB (Cross boundary application with Redditch BC 22/00359/REM).

Recommendation: Approve Subject to Conditions

District Plan Map



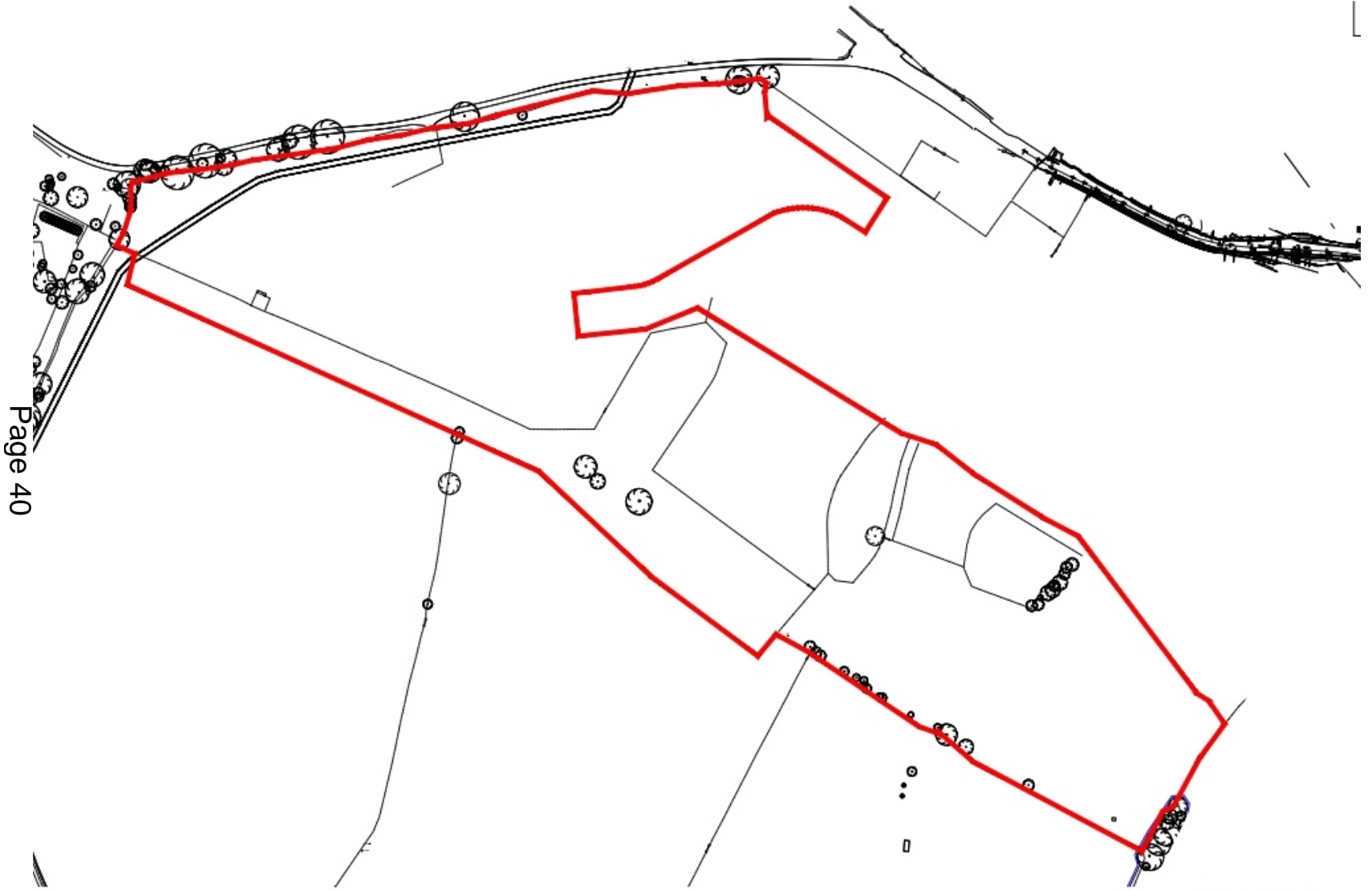
Approved Framework Plan

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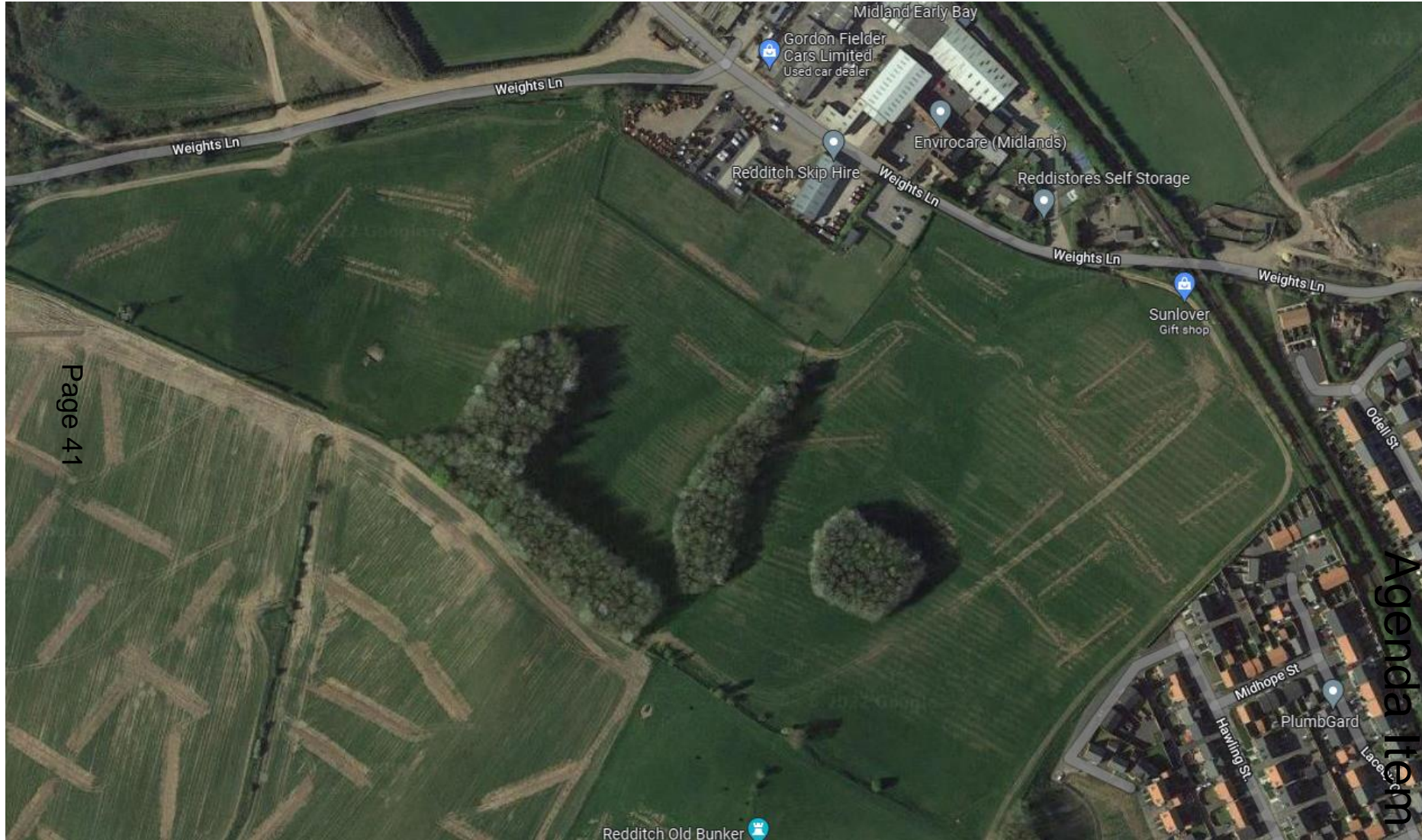


Agenda Item 5

Site Location Plan



Satellite View



Proposed Layout



-  Site Boundary
-  Existing gas main
-  Existing water main
-  Bromsgrove - Redditch Boundary

Enlarged Proposed Site Layout



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Agenda Item 5

Tenure Plan



KEY	
●	Private Ownership
●	Affordable- Rent
●	Affordable- Shared

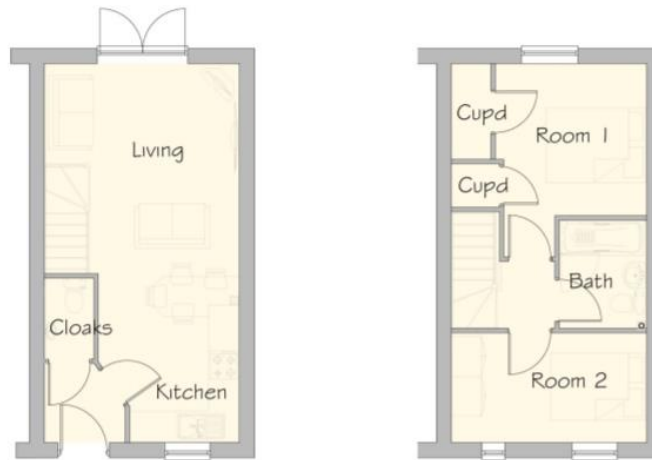
Dwelling Heights



Examples of Proposed Dwellings



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Ground Floor

First Floor

Alnmouth 2 bed – Terrace

PER
PERSIMMON |
Aspen House
Birmingham Rd
Warwickshire, |
Tel: 01527 8511

Agenda Item 5



Front Elevation

Side Elevation

Rear Elevation



Ground Floor Plan.



First Floor Plan.

PERSIMM
 PERSIMMON HOMES (South M)
 Aspen House
 Birmingham Road, Studley

Glenmore 3 bed – Semi Detached



Front Elevation



Side Elevation



Rear Elevation

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Ground Floor Plan.



First Floor Plan.



Rivington 4 bed – Detached



Front Elevation



Side Elevation



Rear Elevation



Ground Floor Plan

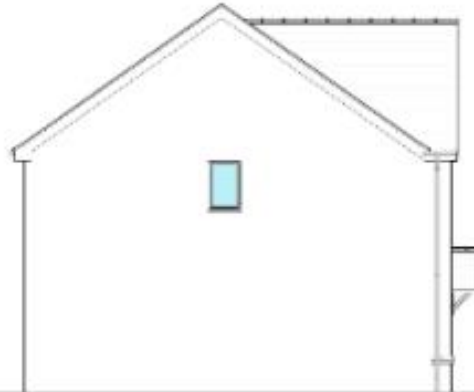


Side Elevation

Greenwood 4 bed – Detached



Front Elevation



Side Elevation



Rear Elevation



Ground Floor



First Floor



Side Elevation

Kielder 5 bed – Detached

Proposed Streetscene



Proposed Streetscene



STREETSCENE A-A



STREETSCENE B-B



STREETSCENE C-C