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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

THURSDAY 6TH NOVEMBER 2025
AT 6.00 P.M.

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

MEMBERS: Councillors H. J. Jones (Chairman), M. Marshall (Vice-Chairman),
A. Bailes, S. J. Baxter, J. Clarke, D. J. A. Forsythe, E. M. S. Gray,
R. E. Lambert, S. R. Peters, J. Robinson and J. D. Stanley

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. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
4. 25/00346/REM - Reserved Matters Application (appearance, layout and scale as appropriate to the development) for the creation of a spine road with associated drainage infrastructure and a temporary site compound, pursuant to outline planning permission reference 16/0335 (allowed at appeal under reference APP/ P1805/W/20/3265948) for 1,300 dwellings at Perryfields, Bromsgrove. Land at Perryfields Road, Bromsgrove. Taylor Wimpey UK Ltd (Pages 7 - 34)
5. Planning Performance Report: Quarter 2 (Pages 35 - 40)

6. To consider any Urgent business, details of which have been notified to the Assistant Director of Legal, Democratic and Procurement Services prior to the commencement of the meeting and which the Chairman, by reason of special circumstances, considers to be of so urgent a nature that it cannot wait until the next meeting.

J. Leach
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

28th October 2025

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

**Parkside, Market Street, Bromsgrove, B61 8DA
Tel: 01527 881406
Email: p.ross@bromsgroveandredditch.gov.uk**

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

**Please note that this is a public meeting and will be live streamed for
general access via the Council's YouTube channel.**

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 by 12 noon on Tuesday 4th November 2025.**
- 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 Tuesday 4th November 2025.

- 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 and for any such items the live stream will be suspended and that part of the meeting will not be recorded.**



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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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Taylor Wimpey UK Ltd.	Reserved Matters Application (appearance, layout and scale as appropriate to the development) for the creation of a spine road with associated drainage infrastructure and a temporary site compound, pursuant to outline planning permission reference 16/0335 (allowed at appeal under reference APP/ P1805/W/20/3265948) for 1,300 dwellings at Perryfields, Bromsgrove. Land at Perryfields Road, Bromsgrove	07.11.2025	25/00346/REM

RECOMMENDATION:

- (1) MINDED to **APPROVE** Reserved Matters
- (2) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Culture Services to agree the final scope and detailed wording and numbering of conditions as set out in the list at the end of this report

Consultations

Worcestershire Highways – Bromsgrove

- No objection subject to conditions.

Mott MacDonald

- The Reserved Matters application brings forward important details for approval which will allow confirmation of the appearance, layout and scale of the spine road link which is key to deliver the overall transport strategy of the site. Recommendations are set out above regarding the design of this scheme that should be considered to ensure that the spine road delivers on the intent to be a suitable route for all users and especially given its key role as a corridor for active travel and public transport.
- Mott MacDonald therefore agree with the recommendation of 'No Objection' by Worcestershire County Council.

Active Travel England (ATE)

- Following a high-level review of the above planning consultation, Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application.

County Public Rights of Way (PRoW)

- Bromsgrove footpaths BM-613, BM-614 and BM-673 will be affected by the road construction/improvement, drainage works and possibly the excavation of 'Pond C'. Raise no objection but would draw the applicant's attention to their general obligations to PRoW.

Ramblers Association

- No comments submitted.

Natural England

- No comment

Environment Agency

- No objection

North Worcestershire Water Management (NWWM)

- The documents related to drainage / flood risk have been reviewed and are acceptable.
- However, additional details will still need to be submitted to address conditions imposed as part of the outline approval.

Severn Trent Ltd

- No comments submitted.

WRS – Contaminated Land

- Although WRS would not raise any specific adverse comments in relation to the reserved matters application for the spine road and associated works it should be noted that contaminated land conditions are still applicable for the wider site as part of planning reference 16/0335.

WRS – Noise

- Recommend a condition for a Construction and Environmental Management Plan.

WRS – Air Quality

- No objection

Worcestershire Archive and Archaeological Service

- A phased programme of archaeological works was conditioned (9 and 10) under the successful appeal decision for 16/0335 ' Phased development at Land at Perryfields Road. An Outline Archaeological Mitigation Strategy and Written Scheme of Investigation was approved in 2021.
- Only part of the area of the current application (25/00346/REM) has been archaeologically investigated (part of the northern section as part of Phase 1 development. The remainder of the area of the current application should be archaeologically investigated to a satisfactory level, prior to any development, including any drainage and infrastructure, under conditions 9 and 10 of the appeal decision for 16/0335.

Arboricultural Officer

- Having reviewed the documentation submitted in relation to this application, have no objection to the proposal in view of any tree related issues.

The Bromsgrove Society

- The spine road design may discourage through traffic and lead to drivers routing through the Town Centre and unsuitable residential streets in the Sidemoor residential area.
- Also express concern regarding the junction improvements proposed to the Parkside junction proposed as a result of the Perryfields development.

Publicity

113 neighbour letters sent 14 April 2025 (expire 8 May 2025)

Site notices displayed 30 April 2025 (expire 24 May 2025)

Press notice published 25 April 2025 (expire 12 May 2025)

6 public representations received raising the following issues:

- Road infrastructure issues/traffic
- Closure of Perryfields Road, it is current direct route at present
- Disruption and increase the dangers on Bromsgrove roads. Reference to BREP improvements.
- Concern regarding the design of the spine road
- Air quality will be worse

Other matters have been raised but these are not material to the determination of the application and have not been reported.

Site Description

The Perryfields Road development site (allocated as BROM2 in the Bromsgrove District Plan) is located to the south of the intersection between the M5 and the M42 and amounts to 72.26 hectares in area, extending between the A448 Kidderminster Road to the south, the B4091 Stourbridge Road to the north-east, and bounded by the residential area of Sidemoor to the south-east.

Proposal Description

This application follows the granting of outline planning permission at appeal and the approval of external access arrangements by the Planning Inspector.

Members will be aware that the development of the allocated BROM2 site will be in the form of 5 Phases.

This application is for the remaining section of the main movement corridor (spine road) and associated infrastructure works; and is intended to serve the remaining phases of the development. This section of the spine road will join the main movement corridor that has been implemented under Phase 1 development (Ref: 23/00869/REM), and Phase 2 development (Ref: 24/00246/REM).

Members will be aware that Phase 1 development off Stourbridge Road has been under construction for some time, whilst Phase 2 is currently under construction off Kidderminster Road.

The remaining spine road will connect at the terminus of Phase 1 and run south-east, roughly parallel to the M5 motorway. It then turns through proposed development areas before connecting into the approved Phase 2 area.

Mini roundabouts are shown as well as spurs to serve future residential/commercial phases. These spurs also allow for connections to other sites under the control of Worcestershire County Council, including an access point into land designated for the provision of a new school.

Two sections of Perryfields Road, and a section of Fockbury Mill Lane will ultimately be severed as part of this section of the main route corridor. The stopping up of these roads will enable enhanced quality cycle/pedestrian facilities, ensuring less reliance on the car. Members should be aware that the principle of stopping up of these roads has already been considered at the outline stage and approved in principle and is clearly indicated within the suite of approved plans (Access and Movement Parameters Plan and also conditioned accordingly within the appeal decision (condition 35)).

General footpath and cycle links have been incorporated as important direct pedestrian/cycle routes within the overall development.

The drainage infrastructure includes four attenuation ponds, a pumping station, as well as an attenuation tank that is proposed below ground.

- Two attenuation ponds (C and D) and the attenuation tank are proposed to be provided adjacent to Perryfields Road, opposite The Orchards School.
- The other two attenuation ponds are proposed to be provided in existing fields; one would be close to Fockbury Mill Lane (pond B) and run parallel with the M5 motorway; whilst the fourth attenuation pond (pond A) would be located close to the Phase 1 development.
- The pumping station is proposed to be provided in an existing field off Fockbury Mill Lane.

A temporary site compound is also proposed and will be located close to the southern boundary of the Phase 1 development, to the south-west of Perryfields Drive development. This compound is required to enable the applicant's sequence of build out and will be used for staff amenity providing welfare and site office facilities, staff car parking, storage of materials, plant and equipment storage, including a concrete silo. It is anticipated that the compound will be required until the end of 2027.

The principle of the main route corridor has been established through the granting of a mixed-use outline permission 16/0335 which included up to 1300 dwellings, up to 200 unit extra care facility, up to 5ha of employment, mixed use local centre with retail and community facilities, first school, open space, recreational areas and sports pitches, associated services and infrastructure.

The condition requirements to be addressed prior to the commencement of this aspect of the development would be the following:

Condition 1 details of the access, appearance, landscaping and scale in that phase to be submitted and approved.

Condition 4 development to be carried out in accordance with approved plans which included detailed vehicular access plans off Kidderminster Road and parameter plans that provided indicative details in respect to access and movement, open space and green infrastructure, development heights, noise mitigation and drainage.

Condition 8 requires a Habitat Management Plan.
Condition 9/10 requires a programme of archaeological work.
Condition 11 requires a Construction Environmental Management Plan.
Condition 12 requires drainage details.
Condition 13 requires a preliminary risk assessment in respect to contamination.
Condition 14 requires protection of all trees and hedges to be retained.
Condition 18 requires finished floor levels.
Condition 20 requires the submission of soft landscaping works.
Condition 21 requires the submission of hard landscaping works.
Condition 22 requires details of boundary treatment.
Condition 23 requires a landscape management plan.
Condition 29 requires details in respect Battlefield Brook protection/mitigation
Condition 30 requires details of external lighting.
Condition 35 requires details of strategy and timescale for the severance of Perryfields Road.
Condition 36 requires water efficiency measures.
Condition 37 requires finished road levels.
Condition 39 requires maintenance and management plan for open space areas next to Battlefield Brook

Details that form part of this application in respect to the infrastructure works address conditions 4, 8, and 37 of the above conditions. A separate discharge of conditions application will need to be submitted in due course to address the above conditions.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP3 Future Housing and Employment Development
BDP5A Bromsgrove Town Expansion Sites
BDP12 Sustainable Communities
BDP16 Sustainable Transport
BDP19 High Quality Design
BDP21 Natural Environment
BDP23 Water Management

Others

National Planning Policy Framework (2024)
National Planning Practice Guidance

Relevant Planning History

- The application site forms part of a larger site that was the subject of a planning appeal (LPA Ref: 16/0335/OUT and PINS ref: APP/P1805/W/20/3265948). The appeal was allowed 5 August 2021 granting outline planning permission for:

The phased development of up to 1300 dwellings (C3); up to 200 unit extra care facility (C2/C3); up to 5ha of employment (B1); mixed use local centre with retail and community facilities (A1, A2, A3, A4, A5, D1); First School; open space; recreational areas and sports pitches; associated services and infrastructure

(including sustainable drainage, acoustic barrier); with matters of appearance, landscaping, layout and scale (including internal roads) being indicative and reserved for future consideration, except for details of the means of access to the site from both Kidderminster and Stourbridge Road, with associated highway works (including altered junctions at Perryfields Road/Kidderminster Road and Perryfields Road/Stourbridge Road) submitted for consideration at outline stage.

The Planning Inspector considered and allowed the Reserved Matter of access. This included consideration of traffic movement and highway safety together with a proposed mitigation package and approved two vehicular access points into the site from Stourbridge Road and Kidderminster Road.

The appeal was allowed subject to a Section 106 Agreement that secured a number of contributions and mitigation measures and condition requirements to be addressed prior to the commencement of each phase.

- Planning application 23/00869/REM was submitted for 149 residential units on land abutting Stourbridge Road/Perryfields Road for Phase 1 of the overall development. This application was considered at Planning Committee on 6 November 2023 and was approved on 10 November 2023.
- Planning application 24/00246/REM was submitted for 437 residential units on land abutting Kidderminster Road/Perryfields Road for Phase 2 of the overall development. This application was considered at Planning Committee on 14 January 2025 and was approved on 16 January 2025.

Assessment of Proposal

Phasing

Members will recall that when determining the appeal, the Inspector anticipated development taking place on a phased basis and this is reflected in the wording of many of the conditions. A phasing plan has been approved as part of the discharge of conditions. Therefore, the submission of a Reserved Matters application for only part of the overall site is acceptable.

This proposal will ultimately enable access to the remaining phases of the Perryfields development. Applications for residential development under phase 3 and 4 will be submitted separately.

Layout

The outline planning permission was allowed on appeal subject to a condition that the Reserved Matters shall be in accordance with the indicative development area parameter plans. The plans approved as part of the outline application also included detailed plans for the access arrangements/improvements for Stourbridge Road, Kidderminster Road and other nearby roads indicated for highway improvements.

The approved Access and Movement Plan showed a 'main movement route corridor'. The infrastructure works proposed under this application will complete the 'main route corridor' for the Perryfields development.

This phase also indicates that a severance of Perryfields Road and Fockbury Mill Lane will be necessary to enable the main route corridor to become the formal route into this strategic site. Members will recall that as part of the outline decision, approximate locations of such severances are annotated on the approved Access and Movement Plan.

In respect to this phase the severances are as follows:

- Fockbury Mill Lane
- Perryfields Road close to The Orchards School
- Perryfields Road south-west of Damson Drive

The stopping up of these roads will ultimately provide cul-de-sac facilities and enhanced pedestrian/cyclist routes. However, the details of these features will be determined under future Reserved Matters for the residential developments of phase 3 and 4.

Appearance and Scale

Due to the nature of the proposed development, the main built form would be the provision of the spine road, and the appearance of the pumping station. The pumping station will comprise of a cabinet and infrastructure that will be enclosed with a boundary wall of 1.8 metres. The overall size of the enclosure for the pumping station facilities would be 11 x 16.6 metres.

The ponds and attenuation tank would be landscaped accordingly. Details of landscaping and boundary treatment will be considered at the discharge of conditions stage under conditions 20, 21 and 22 of the outline approval.

The road is proposed in a similar location to that indicated on the approved Access and Movement Parameters Plan that formed part of the outline approval. The design and appearance of the spine road is discussed in more detail in the sections below. However, overall, the appearance and scale of the proposed development would be acceptable in accordance with policies BDP5A, BDP16, and BDP23 of the Bromsgrove District Plan.

Highway Matters

From a highway and transportation perspective, this application principally comprises the spine road connection between the Perryfields Phase 1 residential site approved in November 2023 under Reserved Matters application reference 23/00869/REM and the Phase 2 portion of the site by Kidderminster Road, approved in January 2025 (ref. 24/00246/REM).

A through connection between Kidderminster Road and Stourbridge Road will be maintained as part of this development proposal aligning with the approved and conditioned Access and Movement Parameter Plan.

The section of the spine road relevant to this planning application has been designed

in accordance with the principles established as part of the outline approval set by the Planning Inspectorate.

To achieve these established principles, a 6.1m wide road has been provided. There is localised widening at the bends along the spine road which is necessary to safely accommodate two-way traffic based on vehicle tracking data. The required 20mph design speed has been achieved through a combination of measures including horizontal alignment, three mini-roundabouts, and a build-out feature on the northern section.

A ghost right-turn arrangement has been provided for the existing school. The applicant also proposes to provide a dropped kerb crossing north of this facility to account for the existing public rights of way that cross the existing section of Perryfields Road. Opposite the school access and close to the proposed crossing, there is a demolished property. Whilst there is an existing access, the plans show this will be removed and the footway/kerb reinstated.

Worcestershire County Highways will seek a contribution (under a Section 278 Agreement) to monitor and potentially implement a Traffic Regulation Order (TRO) to ensure that no potential displaced parking occurs within the access to the existing school, ensuring the required visibility splays for the ghost island right turn feature and the control dropped-kerb crossing are clear of parking. This will be secured during the technical details stage of Section 278 Agreement.

There is a combination of 2m footways and a 3.5m wide shared foot/cycleway provided on the spine road through the development site. A signalised crossing is proposed where the active travel corridor switches from the northbound approach to the southbound. The supporting visibility splay drawing shows the required sight stopping distance (70m) can be achieved. Localised footway widening has been provided to ensure the full extent of the visibility splay can be achieved within the proposed highway boundary.

Forward visibility at the bends along the spine road (25m) and junction visibility at all the side roads (25m) will be provided in accordance with the required standard. It has been confirmed that all side road junctions have a 10m radii where the carriageway meets a higher category road (i.e. the spine road).

The proposed spine road has been subject to an independent Road Safety Audit (RSA) Stage 1/2 and a designer response produced. The findings of the RSA have been considered by Worcestershire County Council.

A Construction Environmental Management Plan which is required under condition 11 of the outline approval and will be required to be submitted as part of this development phase prior to development. In addition, a street lighting assessment will also be required to be submitted in accordance with condition 30 of the outline approval.

County Highways raise no objection to the proposal but emphasise that although this planning application focuses primarily on the layout of the main spine road which forms the through route movement corridor of the development; it is important to note that several other elements of the site, including the local centre, future school, potential

modifications to the existing school, and additional residential parcels are still in the pre-planning stages.

Mott MacDonald have also assessed the proposal and raise no objections to the scheme but refer to the potential provision of additional crossings, as well as bus stop facilities. These facilities can be established when there is clarity on the final design and layout of the remaining phases to be approved. County Highways also state that as future phases progress through the Reserved Matters planning process, the developer will be required to provide additional necessary infrastructure to ensure their integration and acceptability within the overall development. This may include pedestrian/cycle crossings, bus stops and surfacing details that will need to be secured during the technical details stage of a Section 278 Agreement.

Member will note that representations have been received from residents and the Bromsgrove Society in respect severing Perryfields Road, and off site junction improvements. Members will note that the severing of Perryfields Road, and off site junction improvements have already been set by the outline planning consent; and that the spine road accords with the planning principles set by the Planning Inspectorate, and aligns with the approved and conditioned Access and Movement Parameter Plan.

In conclusion on highway matters, Worcestershire County Highways have no objection to the proposal but recommend conditions.

Public Right of Way Matters

Bromsgrove footpaths BM-613, BM-614 and BM-673 will be affected by the road construction/improvement, drainage works and possibly the excavation of 'Pond C'.

Existing Public Right of Way (PRoW) footpaths (No. BM-613 and BM-673) meet at a staggered junction with Perryfields Road close to The Orchards School. Any improvements to the existing road could have the potential to obstruct these footpaths. In respect to PRoW footpath BM-614, the construction of pond C would be near to the footpath and again, could have the potential to obstruct the Rights of Way during the construction of the pond. Worcestershire County Public Rights of Way have stated no objection to the proposal but have recommended that the applicant will need to adhere to the legal obligations to PRoW.

Drainage Matters

The proposed spine road is located within close proximity to Battlefield Brook; as per condition 37 of the outline approval, the finished levels of the road must be constructed a minimum of 600mm above adjacent 1 in 1,000 year flood levels. Details have been submitted to ensure compliance with condition 37.

Details have been submitted regarding the drainage layout with the inclusion of four SuDS ponds and a below-ground attenuation tank.

Suitable bunding has also been provided around the foul pumping station, to ensure sufficient containment in the event of a failure, and to avoid any contamination of the adjacent Battlefield Brook.

Although drainage details have been submitted to support the application and North Worcester Water Management raise no objection to the proposal; additional details are still required to be submitted as part of a discharge of condition application to cover conditions 12, 18, 29, and 36 of the outline approval.

In respect to the pumping station, this aspect of the proposal will be fully enclosed with a boundary wall. Details regarding boundary treatment and landscaping will be submitted as part of a discharge of condition application to cover conditions 20, and 22 of the outline approval.

In respect to the attenuation tank, this facility will be underground and as such soft/hard landscaping will be provided above ground. Details regarding landscaping will be submitted as part of a discharge of condition application to cover conditions 20, and 21 of the outline approval.

Other Matters

It is anticipated that the temporary site compound is proposed to be provided on site until the end of 2027. Given the length of time that this will be located on site, consideration will need to be given to neighbouring occupiers in terms of how the temporary compound operates during this time. As part of the submission of the CEMP that will be required to be discharged under condition 11 of the outline approval; details of operation of the temporary compound will need to be submitted for approval and include matters such as: boundary treatment, external lighting, security measures, operational hours for personnel, operational times for material deliveries etc.

Representations have been submitted by residents in respect to air quality. However, Worcestershire Regulatory Services have no objection to the development on air quality grounds.

Conclusion

This is an allocated development site. The Reserved Matters under consideration are in accordance with the approved plans of the outline approval and relevant conditions imposed by the Planning Inspector. Taking account of material planning considerations, the development is acceptable, subject to the conditions set out below, and is recommended for approval.

RECOMMENDATION:

- (1) MINDED to **APPROVE** Reserved Matters
- (2) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Culture Services to agree the final scope and detailed wording and numbering of conditions as set out in the list at the end of this report

Conditions:

1. The development hereby approved shall be carried out in accordance with the plans and documents (drawing numbers to be inserted).

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

the interests of proper planning.

2. The Development hereby approved shall not be open to traffic until the visibility splays shown on drawings:

PH3-4 408K SPINE ROAD 25M JUNCTION & FORWARD VISIBILITY
SPLAYS SHEET 1

PH3-4 409J SPINE ROAD 25M JUNCTION & FORWARD VISIBILITY
SPLAYS SHEET 2

PH3-4 410H SPINE ROAD 25M JUNCTION & FORWARD VISIBILITY
SPLAYS SHEET 3

have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above the adjacent carriageway.

Reason: In the interests of highway safety.

Case Officer: Sharron Williams Tel: 01527 534061 Ext 3372
Email: sharron.williams@bromsgroveandredditch.gov.uk

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25/00346/REM

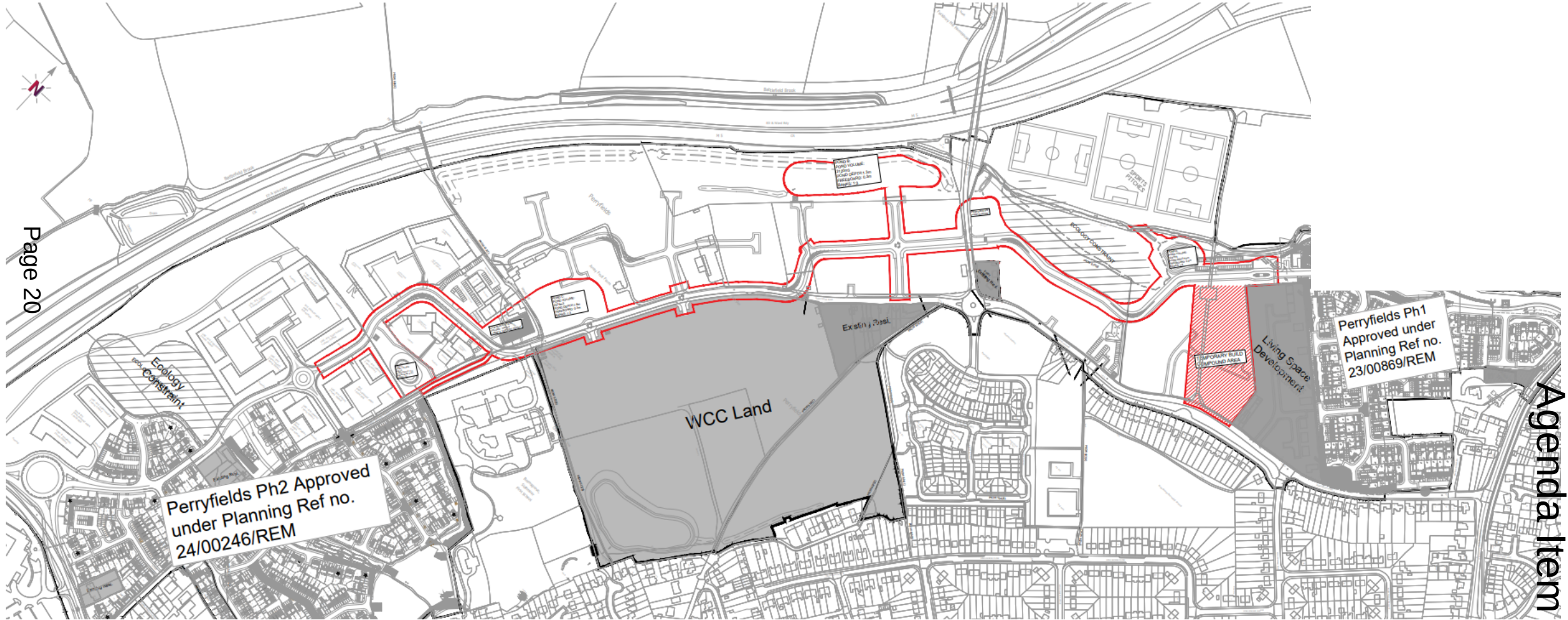
Land at Perryfields Road, Bromsgrove

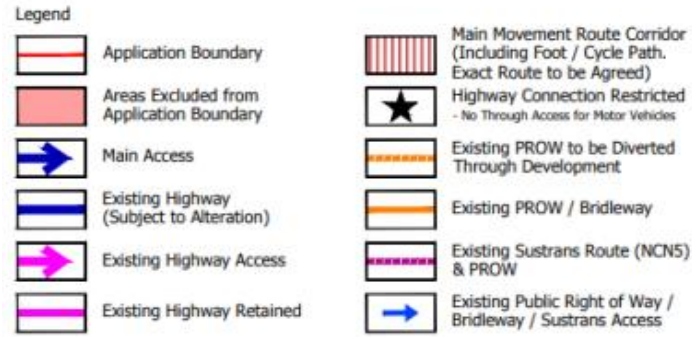
Reserved Matters Application (appearance, layout and scale as appropriate to the development) for the creation of a spine road with associated drainage infrastructure and a temporary site compound, pursuant to outline planning permission reference 16/0335 (allowed at appeal under reference APP/P1805/W/20/3265948) for 1,300 dwellings at Perryfields, Bromsgrove.

RECOMMENDATION:

MINDED to APPROVE Reserved Matters and that DELEGATED POWERS be granted to the Assistant Director for Planning, Leisure and Culture Services to agree the final scope and detailed wording and numbering of conditions.

Site Location Plan





- A** Footpath Route to be Provided Between A, B, D, E, F, G & H
- F** Footpath Route to be Provided Between F & J, G & J
- B** Footpath Route to be Provided Between B & C
- K** Cycle Route & Footpath to be Provided Between K & L

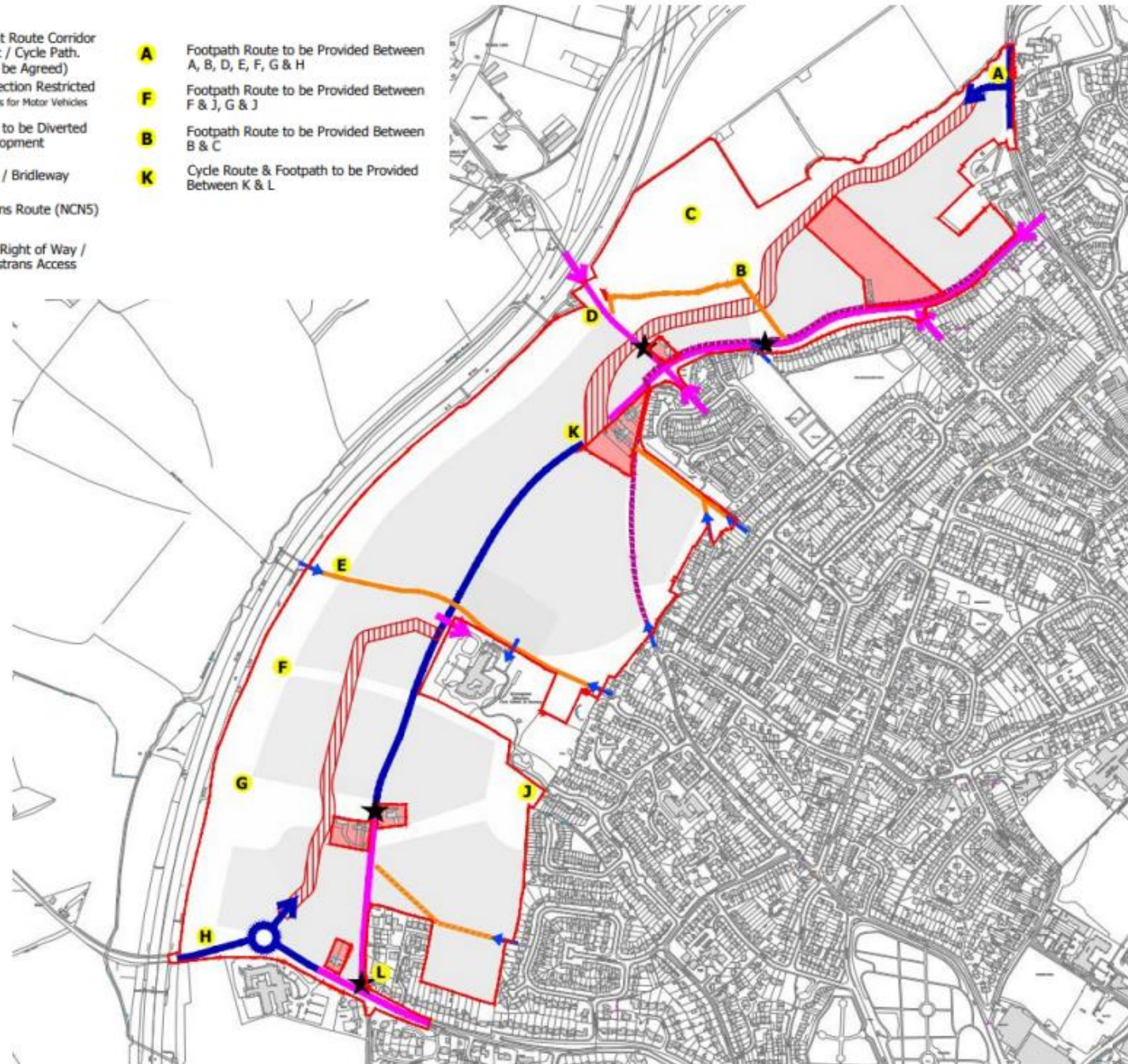
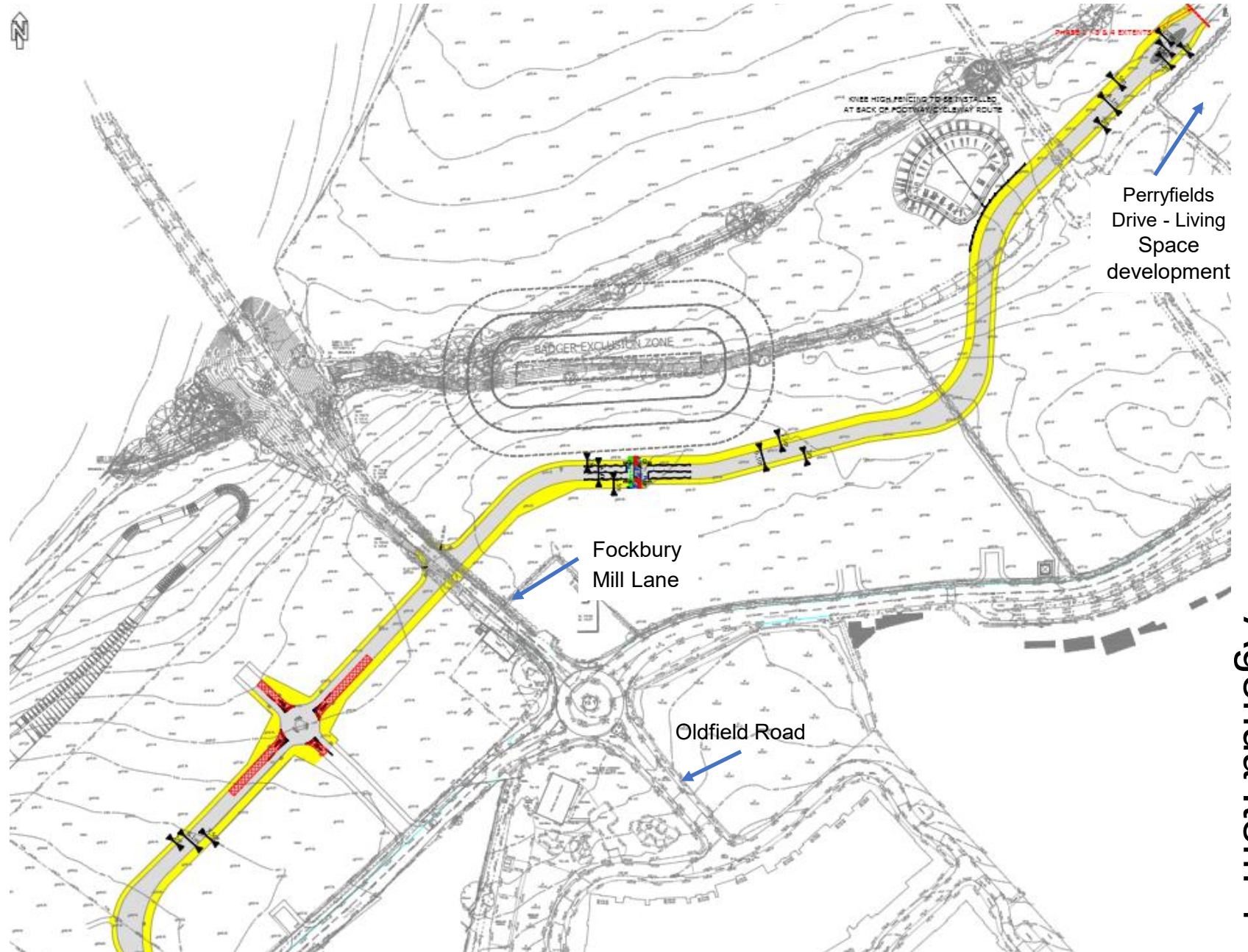
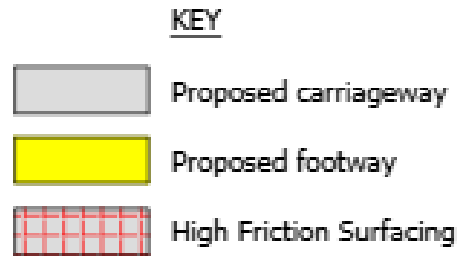


Figure 3.6
Parameter plans
Access and
Movement
(outline application plan)

For information purposes
for this presentation

Spine Road

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Agenda Item 4

Spine Road

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KEY

-  Proposed carriageway
-  Proposed footway
-  High Friction Surfacing

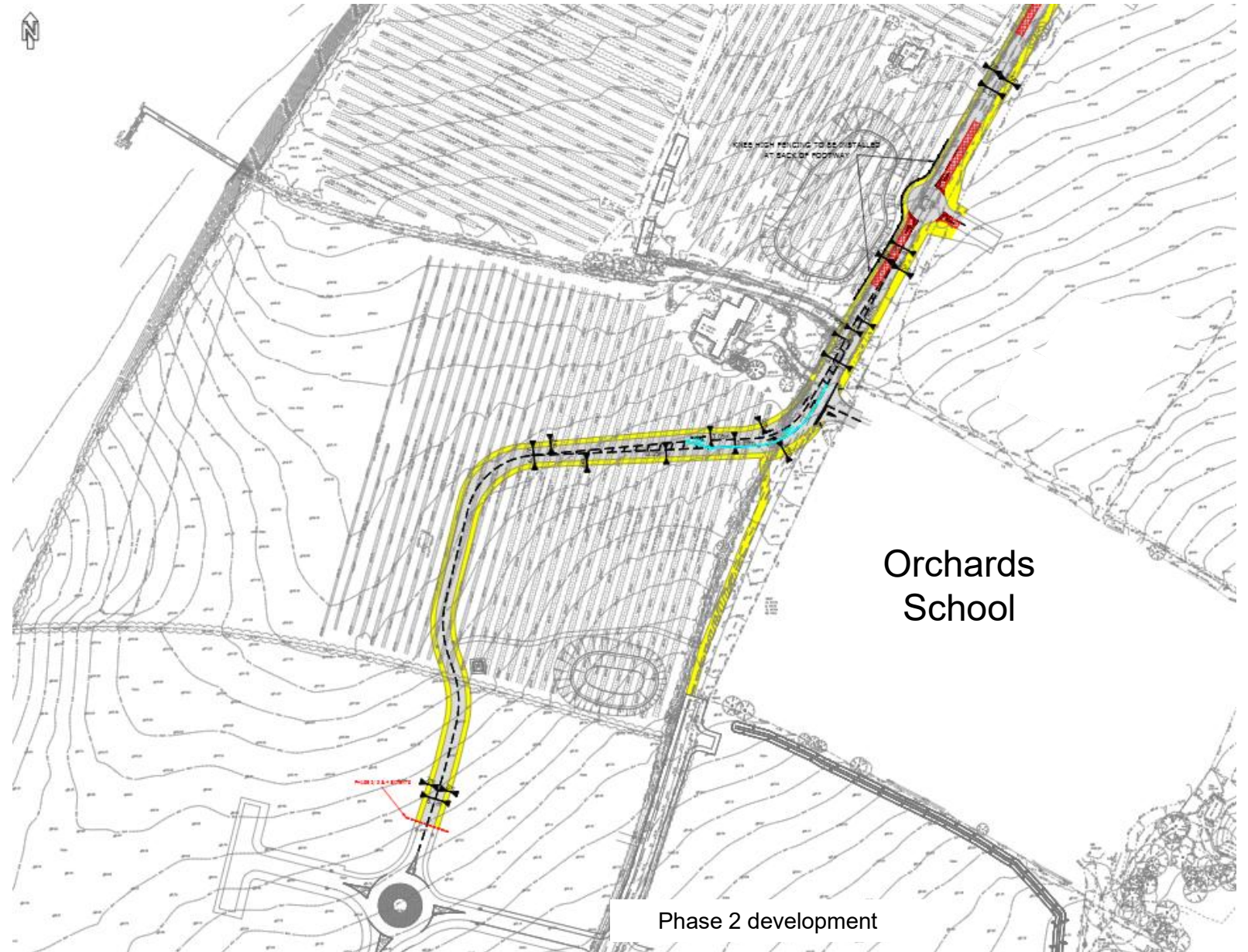


Agenda Item 4

Spine Road

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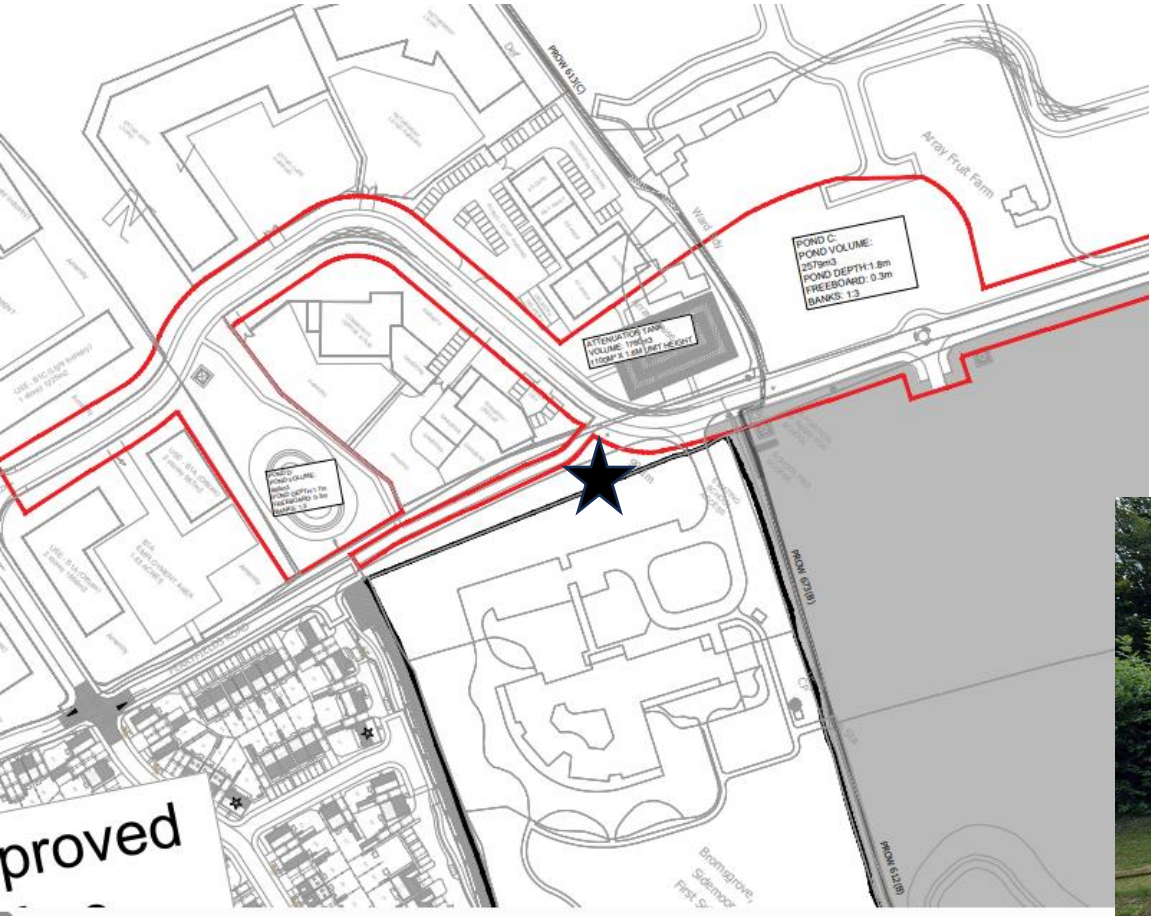
KEY	
	Proposed carriageway
	Proposed footway
	High Friction Surfacing



Agenda Item 4

Severance of Perryfields Road by Orchards School

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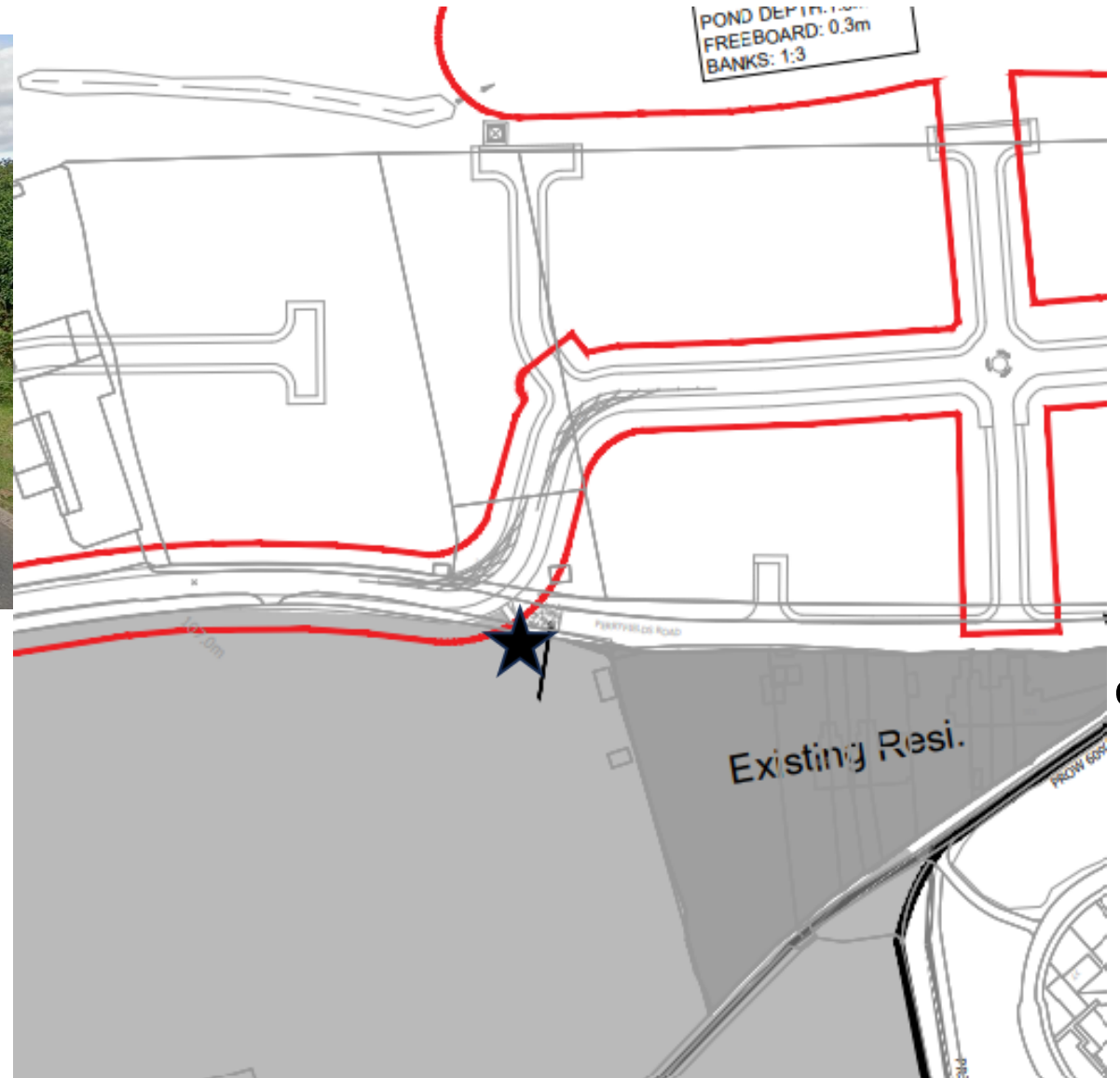


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Severance of Perryfields Road by Damson Drive

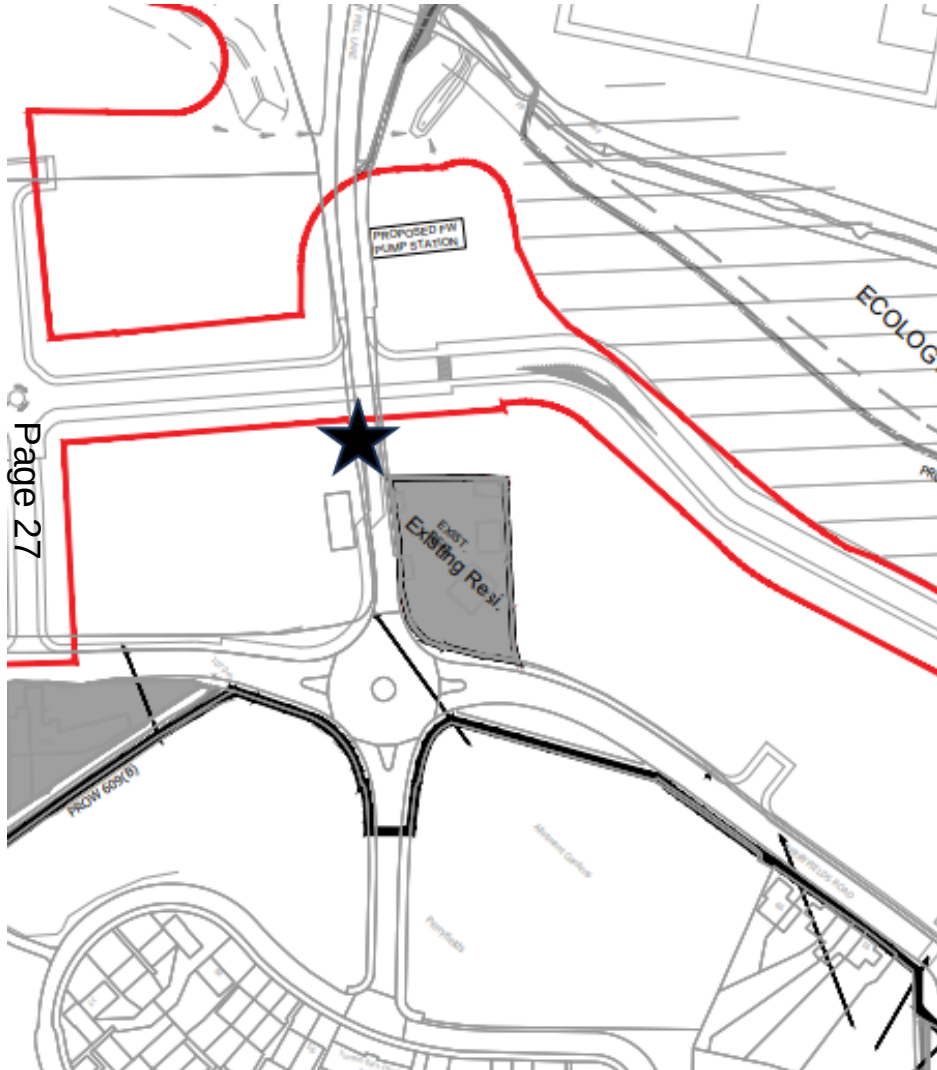


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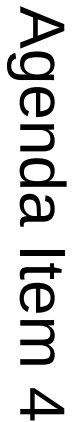


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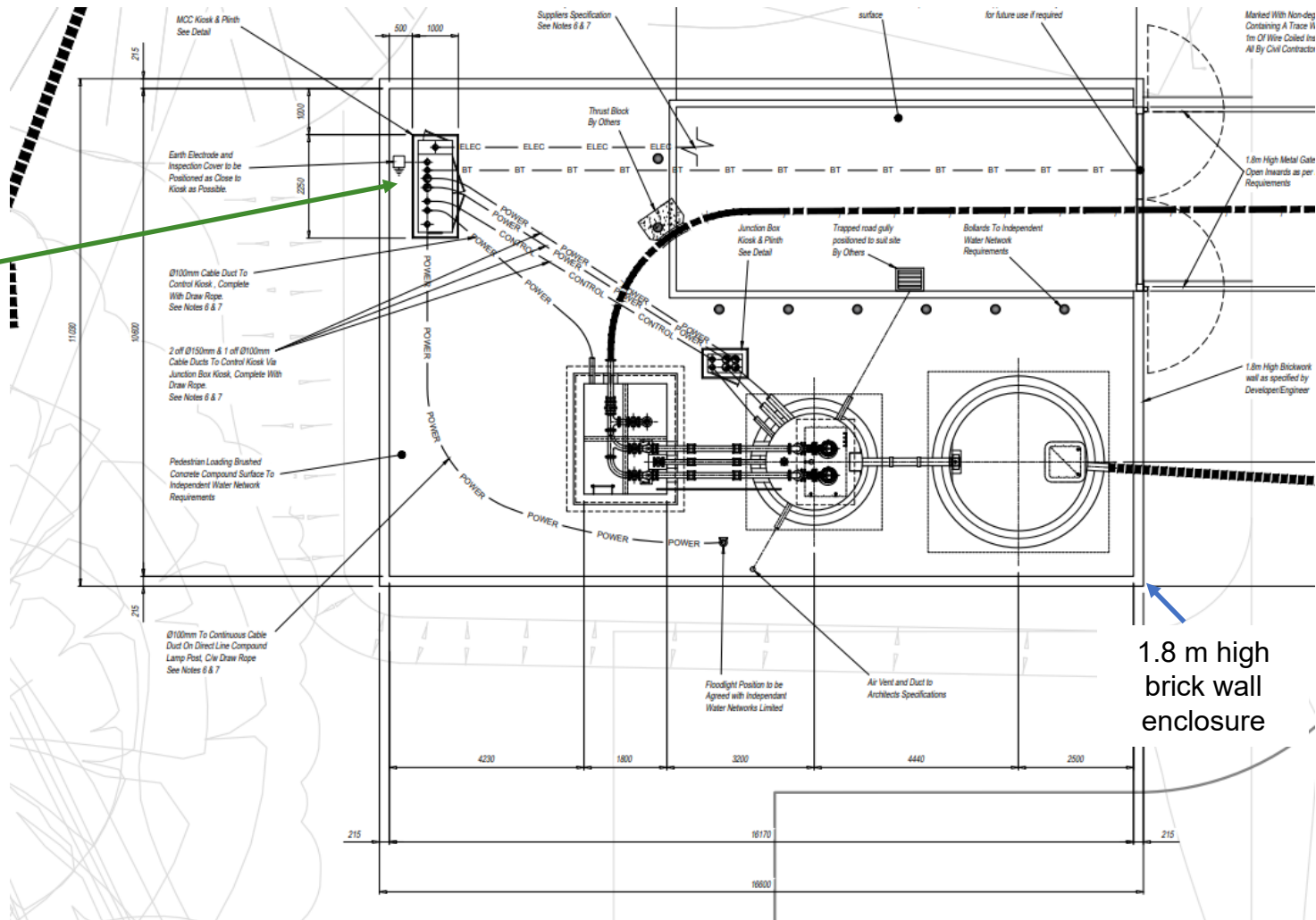
Road Severance on Fockbury Mill Lane



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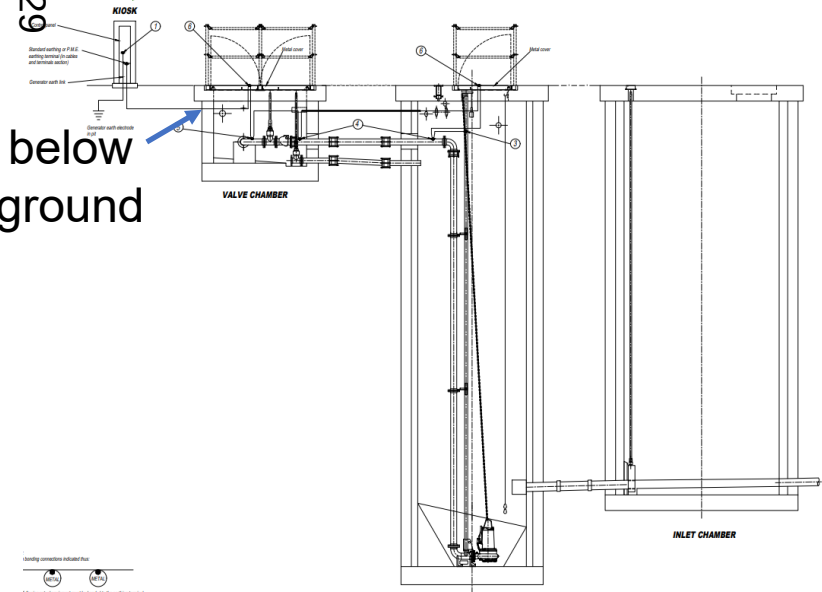
Pumping Station Details



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kiosk

below ground



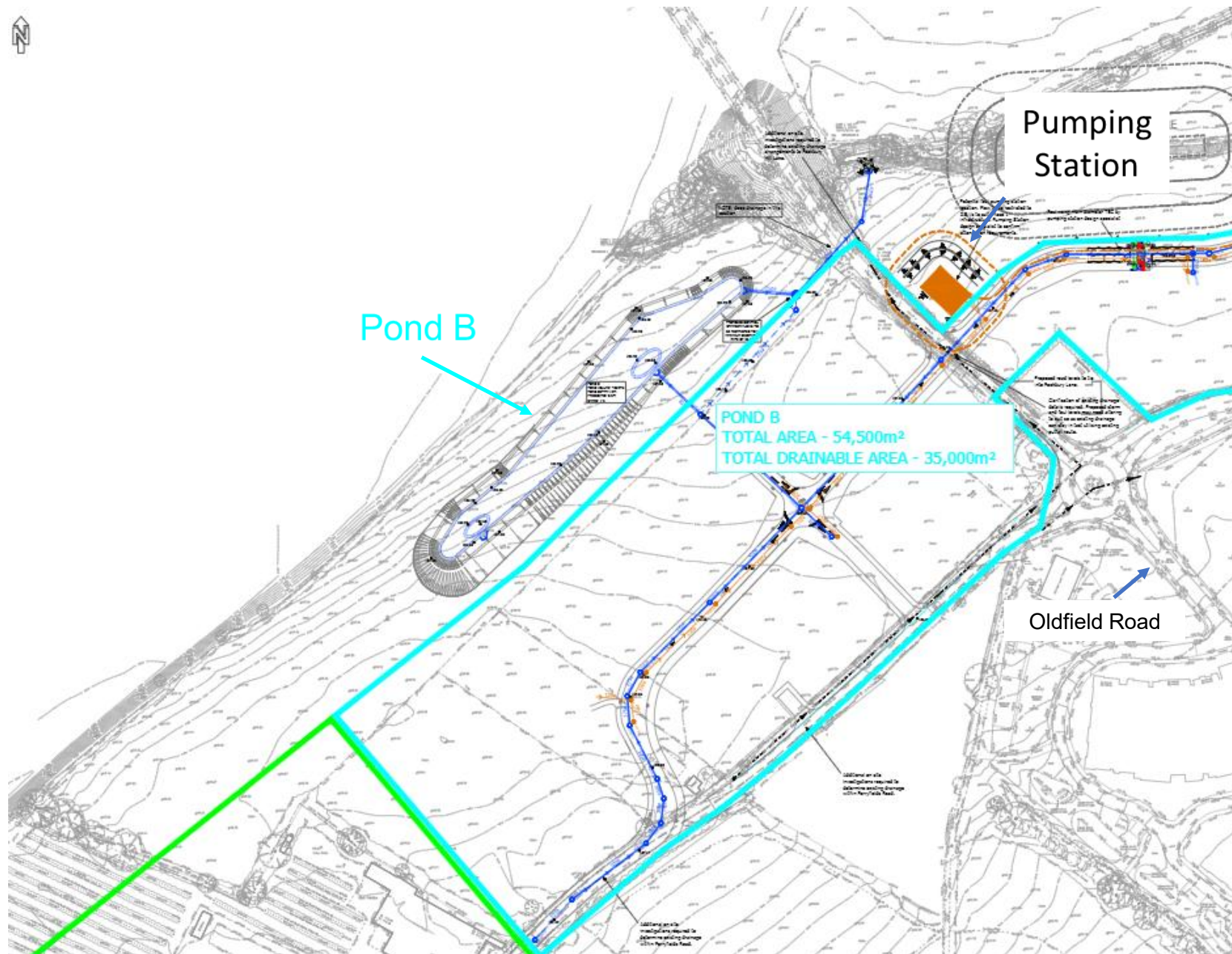
1.8 m high brick wall enclosure

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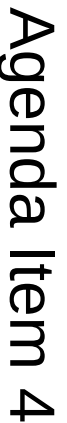
Example of Pumping Station at Phase 1 development (under construction)



Drainage Details

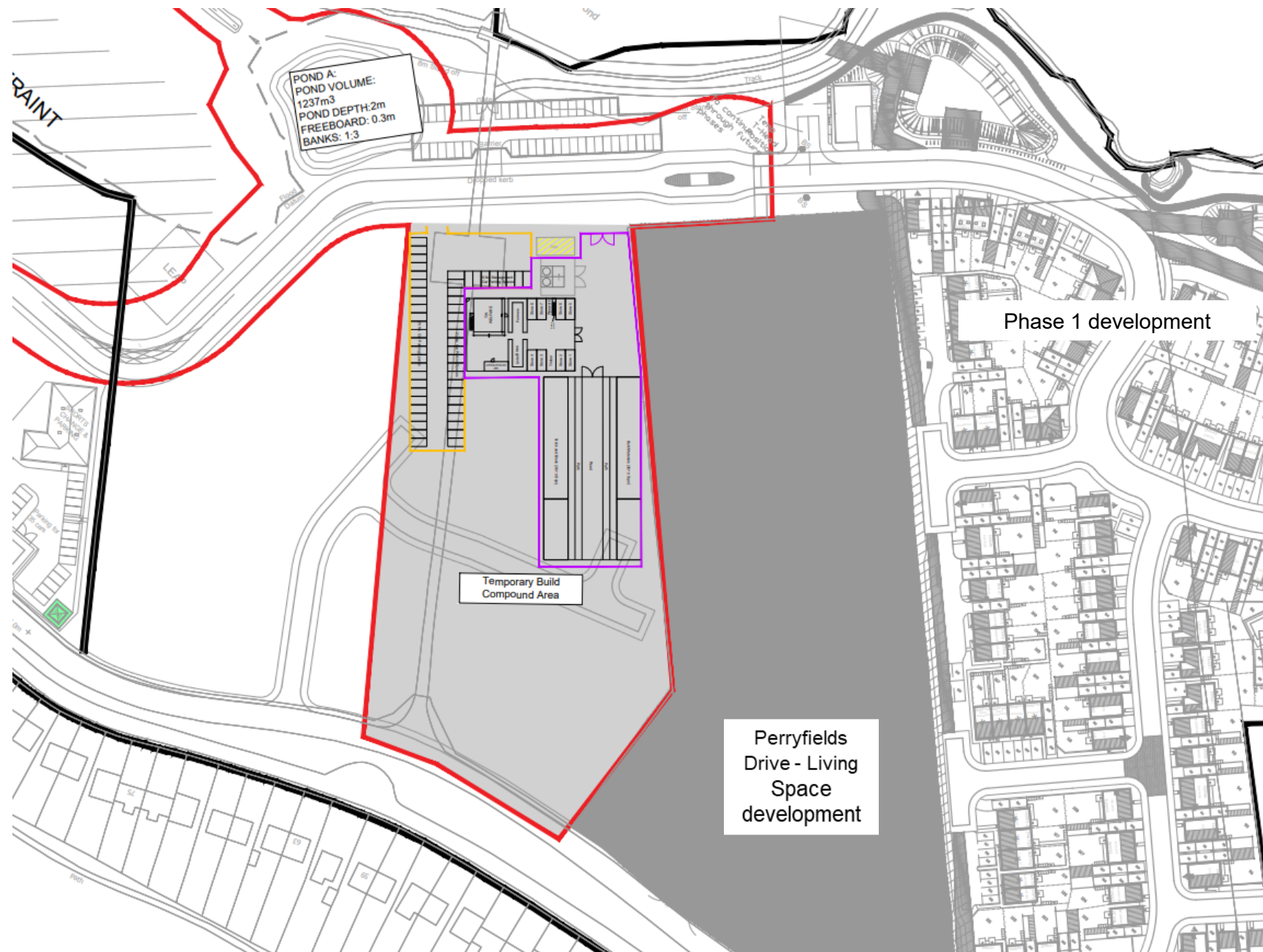


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Temporary Site Compound

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Planning Performance Information Quarter Two (1 July 2025 – 30 September 2025)

Responsible Portfolio Holder	Councillor Kit Taylor
Responsible Assistant Director	Ruth Bamford

1.0 Purpose of Report

- 1.1 To receive an item of information in relation to planning performance and the outcomes of recent planning appeal decisions and planning appeal cost awards. Officers will answer any related questions at the meeting as necessary.

2.0 Recommendation

- 2.1 The Committee is asked to **RESOLVE** that this item of information is noted.

3.0 Report

- 3.1 This report provides details on the determination timescales for planning applications and planning appeals at Bromsgrove District Council when tested against the Government set timescales. This paper seeks to provide Members with a quarterly breakdown where applicable. Appendix One to this report contains a list of planning appeals determined in the relevant quarter. Appendix Two to this report contains a list of recent cost award outcomes relating to planning appeals.

4.0 Planning Statistics

- 4.1 On a quarterly basis, Local Planning Authorities supply information to the Ministry of Housing, Communities and Local Government (MHCLG) on planning application type, volume, the speed of determination and other matters such as the number of planning Enforcement Notices, Breach of Condition Notices, Certificates of Lawfulness and Notification applications. The Government then use this information to publish planning performance data for each Local Authority that assesses the speed of decision making and the quality of decision making for major and non-major applications.
- 4.2 The Ministry of Housing, Communities and Local Government publishes the document 'Improving Planning Performance'. This sets out that a local planning authorities' performance is based on two measures, that of the speed and the quality of their decisions on planning applications for major and non-major development. The document sets out the relevant performance targets and the concept of being designated if targets are not met.

5.0 Speed of Decision-Making

- 5.1 Planning performance is based on a one-year rolling assessment period and measures the speed of decision-making.
 - 5.2 Speed of decision-making is measured by the proportion of applications that are decided within the statutory determination period (8 weeks for non-major applications and 13 weeks for major applications), or an agreed extended period of time.
 - 5.3 The Government requires a minimum of **60%** of major and **70%** of non-major applications to be determined in time, or within an agreed extension of time.
 - 5.4 Underperformance for speed of decision-making is when a Local Planning Authority determines a lesser proportion of applications in time compared to the required threshold.
-

6.0 Bromsgrove District Council Speed of Decision-Making Figures

- Speed of decision-making for major applications over the rolling one-year period = **86.6%**
- Speed of decision-making for non-major applications over the rolling one-year period = **88.03%**

NB: The Government requires a minimum of **60%** of major applications and **70%** of non-major applications to be determined in time, or within an agreed extension of time.

Source: These are internal Officer level calculations.

7.0 Quality of Decision-Making

- 7.1 The information on the quality of decision making looks at the Local Planning Authority's performance over a two-year period. The performance data looks at the number of major and non-major applications determined by the District Council, how many have been refused, how many decisions have been appealed and how many appeals have been allowed. It then expresses the result of a percentage of the total applications in those categories.
- 7.2 Quality of decision-making is measured by the proportion of total decisions, or non-determinations, that are allowed at appeal. Fundamentally the performance measure is assessing how many applications the Authority has refused that have gone to appeal and the decision has been overturned by the Planning Inspectorate. The Government have set the maximum threshold that no Authority should exceed **10%** of decisions overturned at appeal.
- 7.3 The data is intentionally nine months behind the date of publication to allow a time lag for appeals in the pipeline to be determined.

- 7.4 Underperformance for quality of decision-making (represented by the proportion of applications that are subsequently overturned at appeal) is when an Authority achieves a higher proportion of applications overturned at appeal compared to the required threshold.
-

8.0 Bromsgrove District Council Quality of Decision-Making Figures

- Quality of decision-making for major applications for the most recent period available (October 2022 – September 2024) = **5.7%**
- Quality of decision-making for non-major applications for the most recent period available (October 2022 – September 2024) = **2.5%**

NB: The Government requires that no Local Planning Authority should exceed 10% of decisions overturned at appeal.

Source: Table 152a and 154

9.0 Further Statistical Information

- 9.1 Members can access further information relating specifically to applications received and determined, application types, outcomes and those relating to a particular geographical area of the District, by using the Public Access advanced search and completing the relevant drop-down options. Guidance on how to use the advanced search function of Public Access can be found in the Public Access User Guide.
- 9.2 Planning Application statistics for all Local Planning Authorities across England are also published on a quarterly basis by MHCLG. Information on planning application statistical performance is available on the GOV.UK live tables. The tables can be accessed here: [Live tables on planning application statistics - GOV.UK \(www.gov.uk\)](https://www.gov.uk/live-tables/planning-application-statistics).
- 9.3 The Planning Inspectorate also publishes statistics in relation to their timeliness with planning appeals, which can be accessed here: [Statistics at The Planning Inspectorate - Planning Inspectorate - GOV.UK \(www.gov.uk\)](https://www.gov.uk/statistics-at-the-planning-inspectorate)
- 9.4 The Government is also promoting the 'Planning Performance Dashboard' [Planning Performance Dashboard Table Final.xlsx](#) which shows the proportion of decisions made by a local planning authority with, and without, the use of Extension of Time agreements. The Government considers providing this level of information enhances the transparency of planning performance data.
-

10.0 Bromsgrove District Council Appeal Decisions

- Number of major appeals allowed in Quarter 2 and dismissed in Quarter 2: **Allowed = 1**

Dismissed = 0

- Number of non-major appeals allowed in Quarter 2 and dismissed in Quarter 2:

Allowed = 0

Dismissed = 4

- 10.1 A list of appeal decisions received in Quarter 2 are provided in Appendix One attached to this report.
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11.0 Planning Appeal Cost Awards

- 11.1 There are no cost award outcomes relating to recent planning appeals to report.
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12.0 Financial, Legal, Policy and Risk Implications

- 12.1 It is important to manage and monitor the speed of decision-making, the quality of decision-making and cost awards.
-

13.0 Consultation

- 13.1 There has been no consultation other than with relevant District Council Officers.
-

14.0 Author of Report

- 14.1 The author of this report is Dale Birch (Development Management Manager) who can be contacted on 01527 881341 or d.birch@bromsgroveandredditch.gov.uk for more information.

14.2 Date of Report

28 October 2025

15.0 Appendices

- 15.1 Appendix One
Appeal Decisions: Quarter Two
-

Appendix One Appeal Decisions: Quarter Two

Major Appeal Decisions Quarter Two (1)

Application Reference	23/00403/OUT
Decision Status	Committee
Appeal Reference	APP/P1805/W/24/3356219
Site	Land at Houndsfield Lane, Hollywood
Proposal	Outline application for the erection of 50 new dwellings (including market, affordable and custom/self-build plots) and a flexible commercial/community use building with associated access, infrastructure, landscaping, drainage and open space provision; considering access into the site only with all other matters reserved
Inspectorate Decision	Allowed
Date of Decision	15 August 2025

Non-Major Appeal Decisions Quarter Two (4)

Application Reference	25/00073/PIP
Decision Status	Delegated
Appeal Reference	APP/P1805/W/25/3363404
Site	21 Meadow Road, Catshill, Bromsgrove
Proposal	Permission in principle for a residential dwelling
Inspectorate Decision	Dismissed
Date of Decision	14 July 2025

Application Reference	23/00525/CPE
Decision Status	Delegated
Appeal Reference	APP/P1805/X/23/3330065
Site	The Corn House, Billesley Lane, Portway
Proposal	Change of use of land adjoining The Corn House to a residential use and a detached outbuilding for ancillary domestic use in association with The Corn House
Inspectorate Decision	Dismissed
Date of Decision	1 August 2025

Application Reference	25/00395/FUL
Decision Status	Delegated
Appeal Reference	APP/P1805/D/25/3368850
Site	11 Pikes Pool Lane, Burcot
Proposal	EV charging point and glass cover car port
Inspectorate Decision	Dismissed

Date of Decision	2 September 2025
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Application Reference	25/00122/FUL
Decision Status	Delegated
Appeal Reference	APP/P1805/D/25/3363193
Site	Appletrees, Hanbury Road, Stoke Prior
Proposal	Double garage
Inspectorate Decision	Dismissed
Date of Decision	2 September 2025
