

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Persimmon Homes South Midlands Ltd	<p>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).</p> <p>Fourth Phase of Persimmon Brockhill Development, Weights Lane, Redditch, Worcestershire</p>		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.

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