

**Bromsgrove District Council  
Planning Committee**

**Committee Updates  
3rd April 2023**

**21/01626/REM Land At, Perryfields Road**

Three additional comments received, summarised as follows:

- 1) In addition to my initial objection I wish the committee to note that the current Perryfields Road through route diverting through traffic away from the town centre carries 2 national speed limits of 60mph which would be reduced to 20mph along the route planned by the developers. It is clear that such a limit would only be allowed on a determined diversion through route.
- 2) The plans are not in accordance with the approved Parameter Plans set out in Condition 4 of the outline permission.
- 3) There is no need to provide an access footpath from the proposed development on to Perryfields Road opposite No. 13 Perryfields Road. The only way they can conform to this requirement is to dig up and remove all of the existing hedge. Hedge provides valuable nesting and feeding for birds and natural screening for existing residents on Perryfields Road. Concern that the developers will want to provide a vehicular access off Perryfields Road.

**North Worcestershire Water Management**

No objection subject to conditions:

- 6) No works or development shall take place until a scheme for a surface water drainage strategy for the proposed development has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of surface water drainage measures, including for hardstanding areas, and shall conform with the non-statutory technical standards for SuDS (Defra 2015). The submitted scheme shall give priority to achieving infiltration techniques and the scheme shall include the details and results of field percolation tests. If infiltration drainage is not possible on this site, an alternative method of surface water disposal should be submitted for approval. If a connection to a sewer system is proposed, then evidence shall be submitted of the in principle approval of Severn Trent water for this connection. The scheme should include run off treatment proposals for surface water drainage. Where the scheme includes communal surface water drainage assets proposals for dealing with the future maintenance of these assets should be included. The scheme should include proposals for informing future home owners or occupiers of the arrangements for maintenance of communal surface water drainage assets. The approved surface water drainage scheme shall be implemented prior to the first use of the development and thereafter maintained in accordance with the agreed scheme.

Reason: To ensure satisfactory drainage and ensure no increase in flood risk; this condition requires a greater level of detail than that included on the decision notice for the outline application.

- 7) Prior to the first use of the approved development a management plan detailing future maintenance responsibilities for SuDS assets shall be submitted to and approved in writing by the Local Planning Authority. The plan should include proposals for informing future home owners or occupiers of the arrangements for maintenance of communal assets. The approved management plan shall be implemented prior to the first use of the development and thereafter maintained.

Reason: to ensure satisfactory maintenance of the SuDS features on site; this condition is only

required if the first condition above is not included on your decision notice.

8) No works or development shall take place until a construction surface water management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include how surface water will be managed during the construction phase, including site clearance and soil stripping. The plan shall include drawings of any temporary drainage systems, a timeline of construction and measures to mitigate the risk of pollution (including silt) of the water environment and offsite flood risk. The plan shall detail how the approved permanent surface water drainage system shall be remediated during the construction phase. The approved construction surface water management plan shall be implemented as soon as works start on site thereafter maintained during the full duration of the construction phase.

Reason: to protect the water environment.

9) Areas of permeable paving shall be maintained to facilitate the optimal functionality and performance of the surface water drainage scheme. Permeable surfaces shall not be replaced by impermeable surfaces without prior written approval from the Local Planning Authority.

Reason: to ensure the approved drainage remains functional to ensure no increase in flood risk.

<b>22/01042/FUL Mintola Corral, Batemans Lane, Wythall</b>
No Updates

<b>22/01530/FUL Plot At Buntsford Gate Business Park, Buntsford Drive, Bromsgrove</b>
No Updates