

# 21/01626/REM

Land At, Perryfields Road, Bromsgrove

Reserved Matters Application of Phase 1,

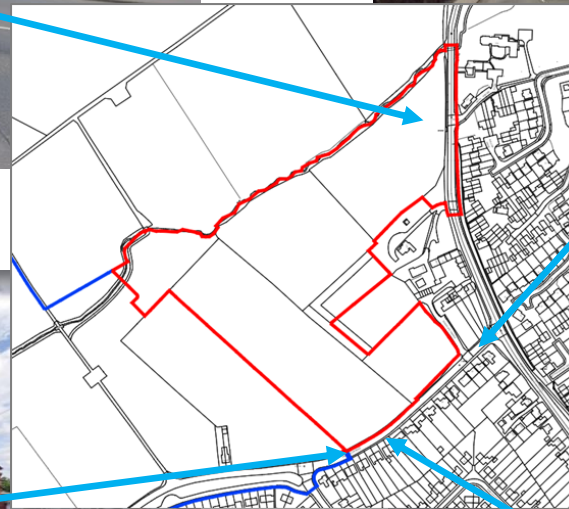
149 residential units on land abutting Stourbridge Road/Perryfields Road, which is in line with the Outline Planning Permission for 1,300 dwellings (application reference 16/0335) allowed at appeal under reference APP/ P1805/W/20/3265948. The Reserved Matters application seeks consent in line with condition 1 for detailed matters of appearance, landscaping, layout, and scale.

**Recommendation:** MINDED to APPROVE Reserved Matters and that DELEGATED POWERS be granted to the Head of Planning, Regeneration and Leisure to agree the final scope and detailed wording and numbering of conditions as set out in the list at the end of this report.

# Site location plan



# Views of the site



# Site layout plan

MIX BREAK DOWN		
PRIVATE	UNITS	PERCENTAGE
1 Bed	0	0.00%
2 Bed	5	4.67%
3 Bed	56	52.34%
4 Bed +	46	42.99%
<b>Total</b>	<b>107</b>	<b>100.00%</b>







AFFORDABI	UNITS	PERCENTAGE
1 Bed	0	0.00%
2 Bed	27	64.29%
3 Bed	13	30.95%
4 Bed	2	4.76%
<b>Total</b>	<b>42</b>	<b>100.00%</b>







  

Total	UNITS	PERCENTAGE
Private	107	71.81%
Affordable	42	28.19%
<b>Total</b>	<b>149</b>	<b>100.00%</b>



Legend

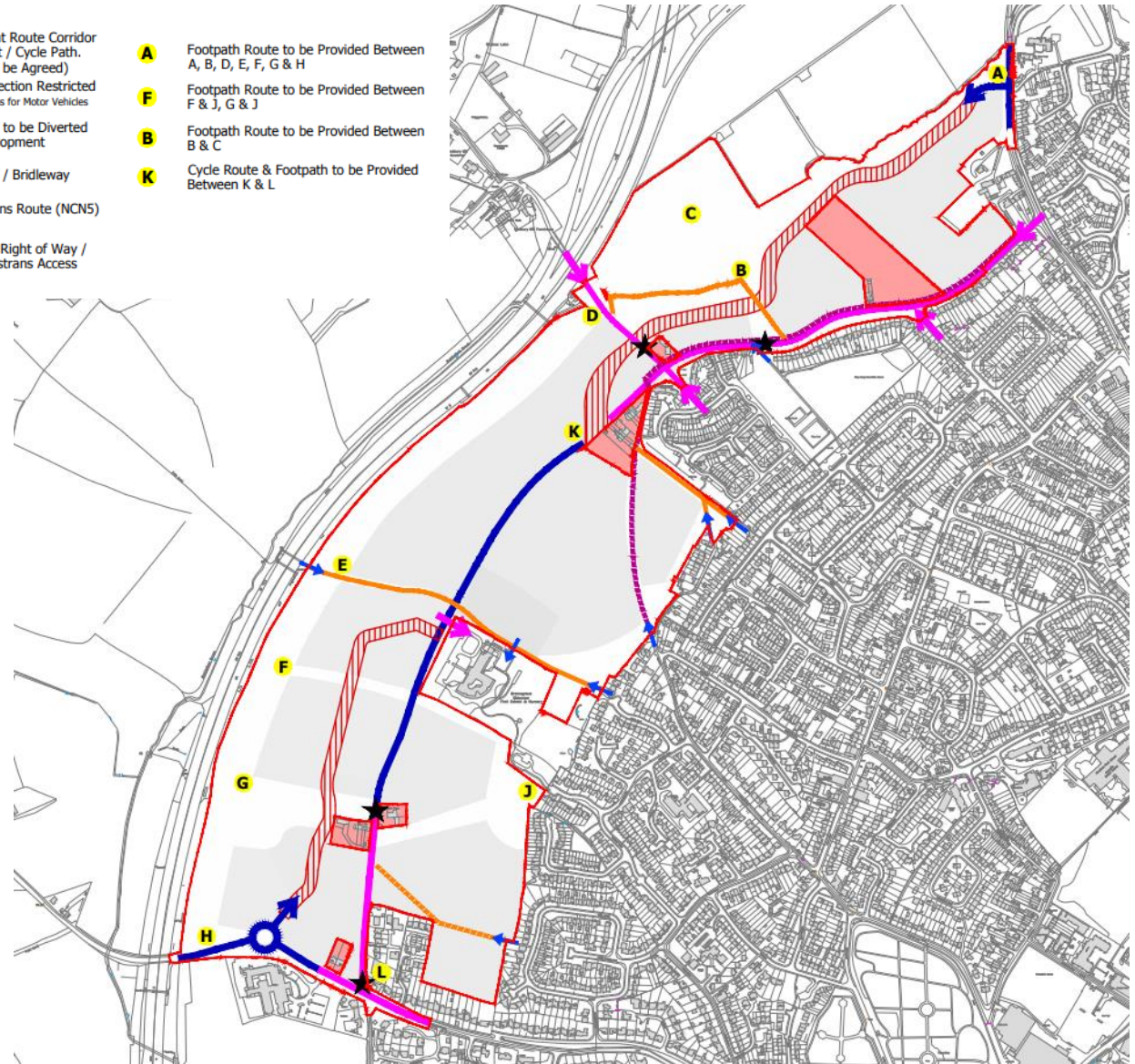
-  Application Boundary
-  Areas Excluded from Application Boundary
-  Main Access
-  Existing Highway (Subject to Alteration)
-  Existing Highway Access
-  Existing Highway Retained

-  Main Movement Route Corridor (Including Foot / Cycle Path. Exact Route to be Agreed)
-  Highway Connection Restricted - No Through Access for Motor Vehicles
-  Existing PROW to be Diverted Through Development
-  Existing PROW / Bridleway
-  Existing Sustrans Route (NCN5) & PROW
-  Existing Public Right of Way / Bridleway / Sustrans Access

- 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



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## Appeal Decisions

Inquiry Held on 25-28 May and 1 June 2021  
Site visits made on 20 May and 29 May 2021

by **Mike Worden BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 5<sup>th</sup> August 2021

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### Appeal A

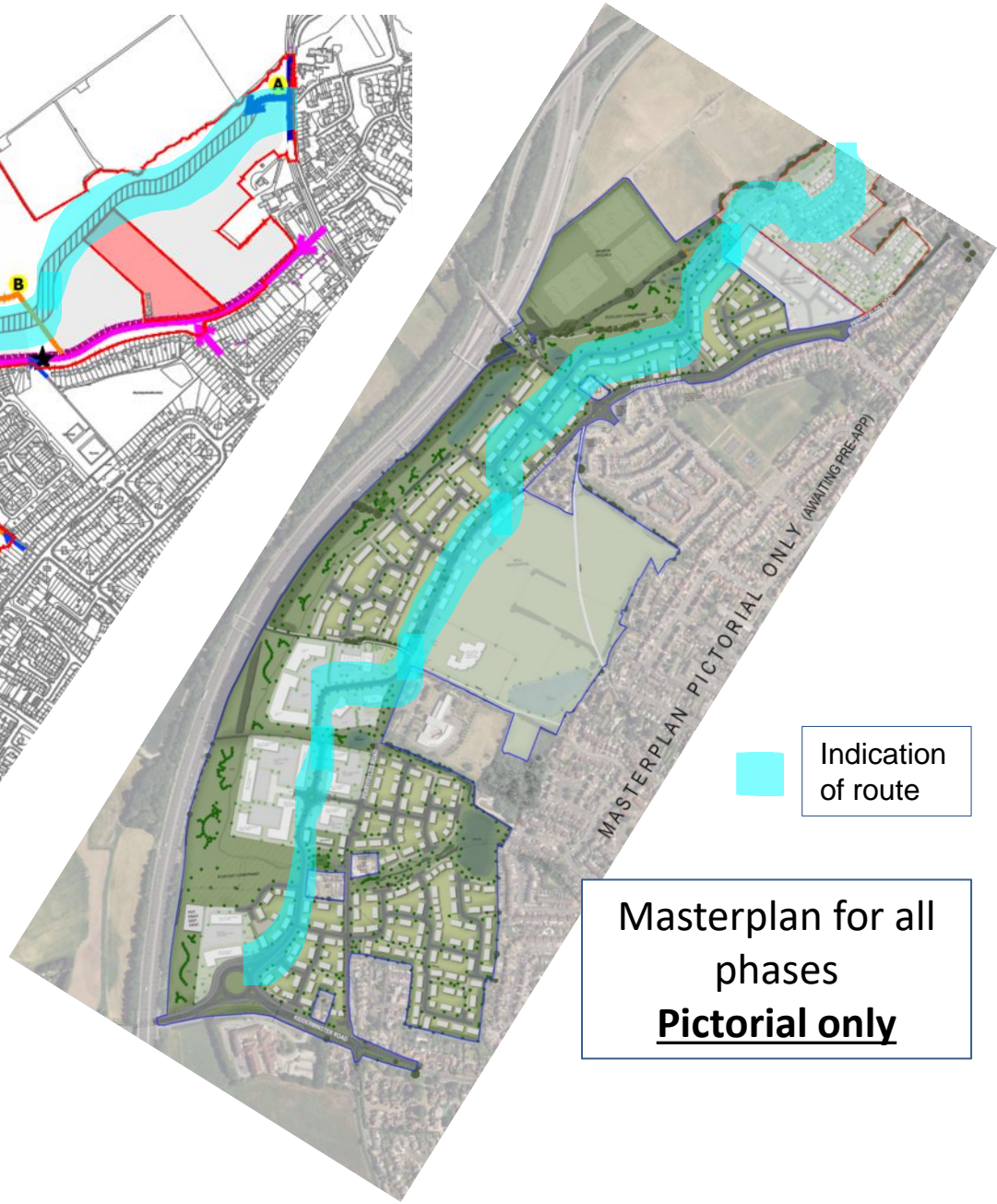
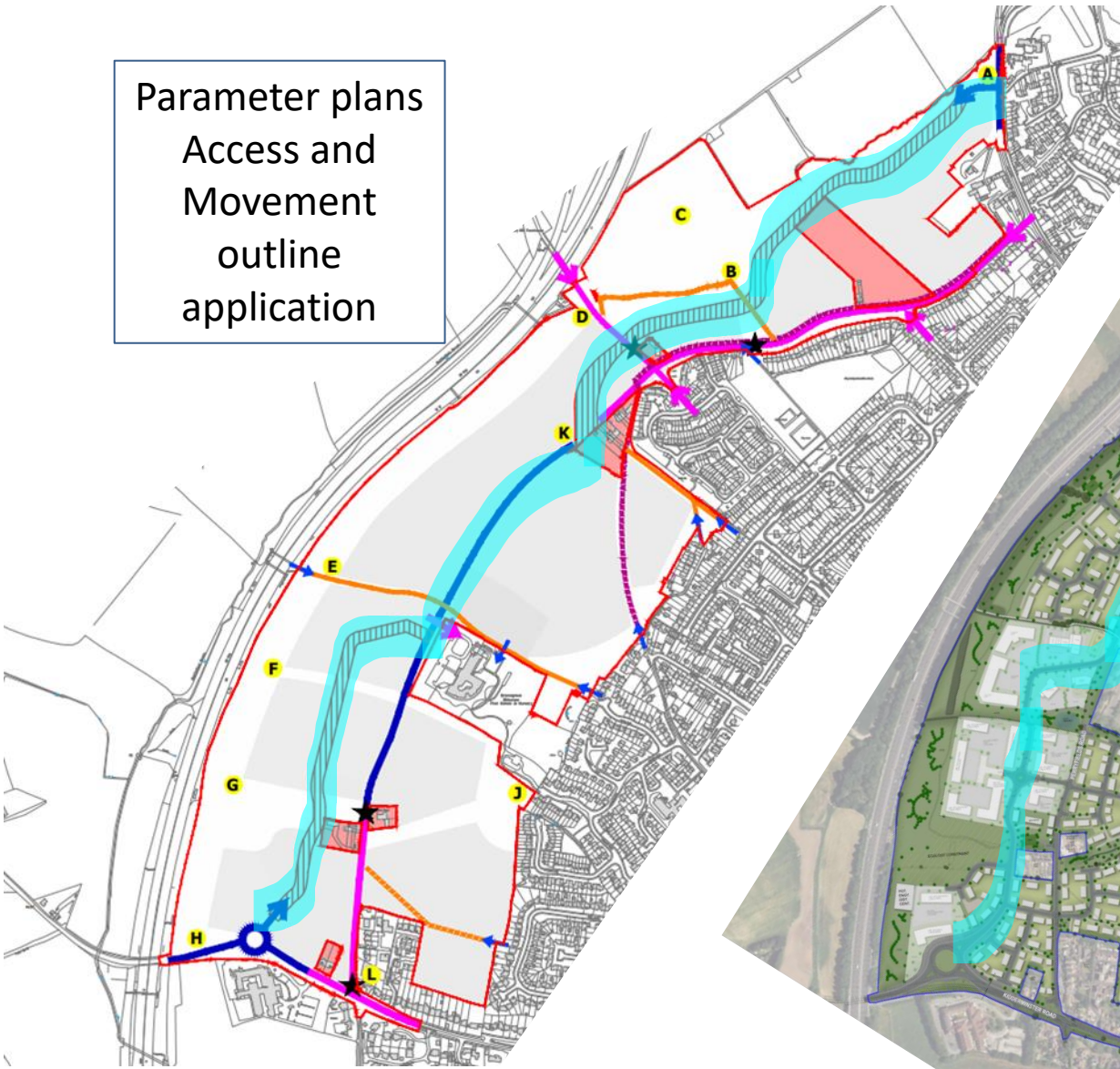
Appeal Ref: **APP/P1805/W/20/3265948**


Land at Perryfields Road, Bromsgrove

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
  - The appeal is made by Taylor Wimpey UK Ltd against Bromsgrove District Council.
  - The application Ref 16/0335/DUT, is dated 23 March 2016.
  - The development proposed is outline application 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 Kiddeminster and Stourbridge Road, with associated highway works (including altered junctions at Perryfields Road/Kiddeminster Road and Perryfields Road/Stourbridge Road) submitted for consideration at this stage.
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27. A spine road would run through the site and would be designed for speeds of 20mph in order to create an environment conducive to cycling and walking. This is consistent with the Local Plan transport policies for the site and for the district as a whole in seeking good design and to create more opportunities for sustainable transport.

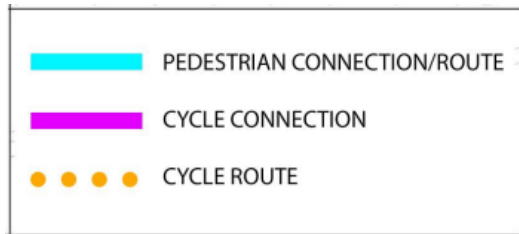
Parameter plans  
Access and  
Movement  
outline  
application



 Indication  
of route

Masterplan for all  
phases  
**Pictorial only**

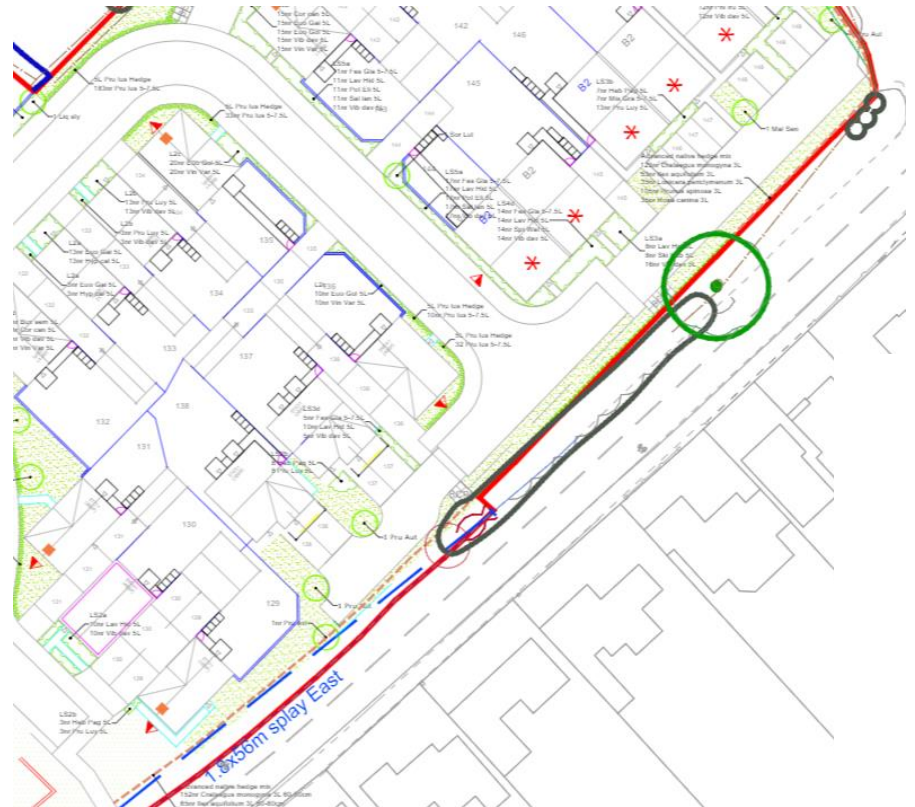
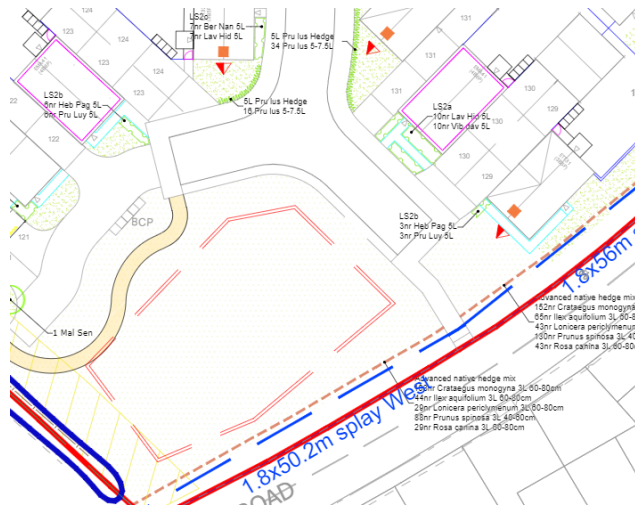
# Connectivity Plan





# Replacement planting along Perryfields Road

-  Heavy standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.
-  Ornamental shrub planting, including 50mm depth no-fines bark mulch. Individual species to be planted in groups of no more than 7 plants.
-  Ornamental hedge planting, including 50mm depth no-fine bark mulch.
-  Native hedge planting. Plants to be pit planted at 0.33m spacing in a double staggered row (6 plants per linear metre). Shelters to all plants. Species to be planted in random, single species groups of no more than 5 plants.
-  Native, Hawthorn-rich hedge planting using containerised plants, planted as above.
-  Areas to be turfed.
-  Areas of retained grassland or existing grassland made good.
-  Areas of POS detailed on EDP drawings.
-  Retained trees. Refer to dwg c-1948-05 & 06



# Street scenes



STREET SCENE A-A



STREET SCENE B-B



STREET SCENE C-C



STREET SCENE D-D



STREET SCENE E-E



STREET SCENE G-G



PHASE 1, PERRYFIELDS ROAD, BROMSGROVE



FRONT ELEVATION  
END/SEMI DETACHED



SIDE ELEVATION  
END/SEMI DETACHED



REAR ELEVATION  
END/SEMI DETACHED



GROUND FLOOR PLAN (END/SEMI)



FIRST FLOOR PLAN (END/SEMI)

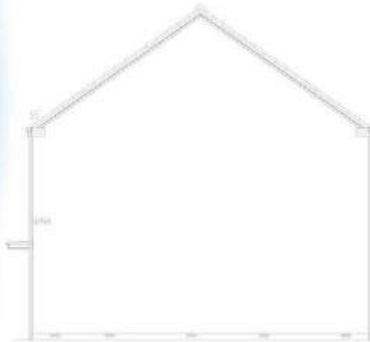
ETA 31 - AMBLEFORD (AMB) CORE

1:100@A3

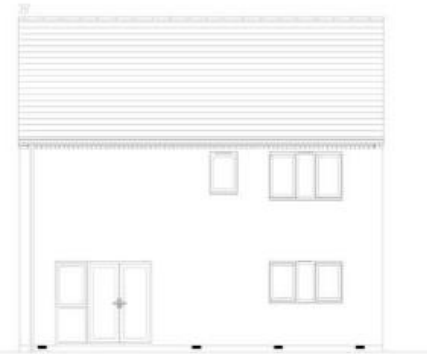
# Sample of housetypes



FRONT ELEVATION  
DETACHED



SIDE ELEVATION  
DETACHED



REAR ELEVATION  
DETACHED



SIDE ELEVATION  
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETA 46 - RIGHTFORD (RIG) GREEN EDGE 1:100@A3



FRONT ELEVATION  
END/SEMI DETACHED  
(Plot 93 only)



SIDE ELEVATION  
END/SEMI DETACHED



REAR ELEVATION  
END/SEMI DETACHED



GROUND FLOOR PLAN (END/SEMI)



FIRST FLOOR PLAN (END/SEMI)

ETA 32 - BRAMBLEFORD (BRAM) CENTRAL RENDER 1:100@A3



FRONT ELEVATION  
END/SEMI DETACHED



SIDE ELEVATION  
END/SEMI DETACHED



REAR ELEVATION  
END/SEMI DETACHED



GROUND FLOOR PLAN (END/SEMI)



FIRST FLOOR PLAN (END/SEMI)

ETA 32 - BRAMBLEFORD (BRAM) GREEN EDGE 1:100@A3



FRONT ELEVATION  
DETACHED



SIDE (RIGHT) ELEVATION  
DETACHED



REAR ELEVATION  
DETACHED



SIDE (LEFT) ELEVATION  
DETACHED



GROUND FLOOR PLAN (DETACHED)



FIRST FLOOR PLAN (DETACHED)

**ETA 41 - AYLEFORD (AYL) CENTRAL** 1:100@A3

GRP CHIMNEY TO PLOTS: 21 & 128 ONLY



FRONT ELEVATION  
DETACHED



SIDE ELEVATION  
DETACHED



REAR ELEVATION  
DETACHED



SIDE ELEVATION  
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETA 46 - RIGHTFORD (RIG) CENTRAL 1:100@A3





FRONT ELEVATION  
END/SEMI DETACHED



SIDE ELEVATION  
END/SEMI DETACHED



REAR ELEVATION  
END/SEMI DETACHED



GROUND FLOOR PLAN (END/SEMI)



FIRST FLOOR PLAN (END/SEMI)



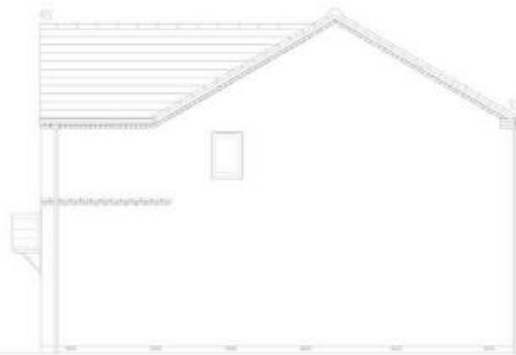
SECOND FLOOR PLAN (END/SEMI)

ETB 32 - DWLTON (OWL) GREEN EDGE

1:100@A3



FRONT ELEVATION  
DETACHED



SIDE (LEFT) ELEVATION  
DETACHED



REAR ELEVATION  
DETACHED



SIDE (RIGHT) ELEVATION  
DETACHED



GROUND FLOOR PLAN



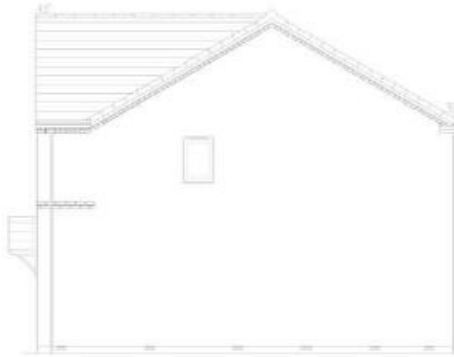
FIRST FLOOR PLAN

**ETG 42 - CORKHAM (COR) CENTRAL RENDER**

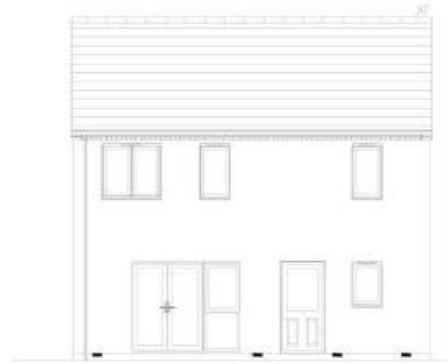
1:100@A3



FRONT ELEVATION  
DETACHED



SIDE ELEVATION  
DETACHED



REAR ELEVATION  
DETACHED



SIDE ELEVATION  
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETG 31 - BYRNEHAM (BYR) GREEN EDGE

1:100@A3



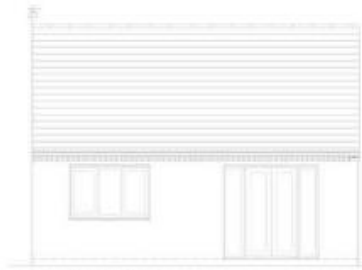
Floor Plan



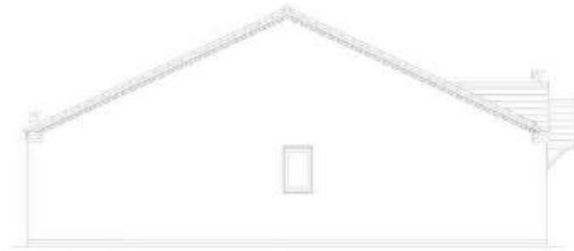
Front Elevation



Side Elevation



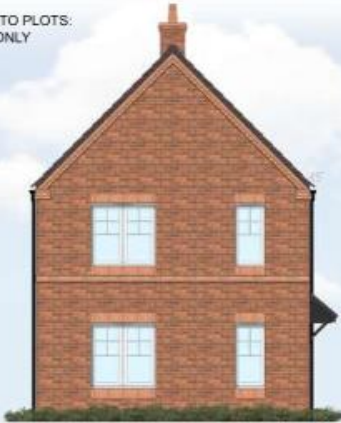
Rear Elevation



Side Elevation

**B2 GREEN EDGE** 1:100@A3

GRP CHIMNEY TO PLOTS:  
43, 57, 99, 110 ONLY



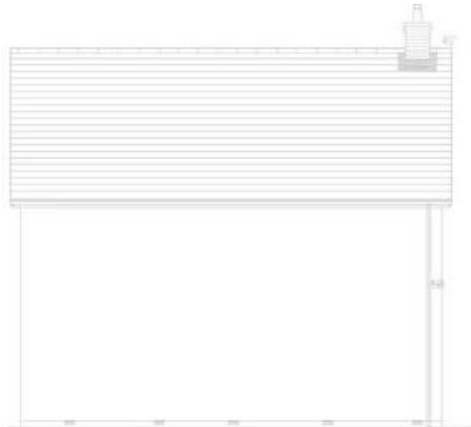
SIDE (LEFT) ELEVATION  
DETACHED



FRONT ELEVATION  
DETACHED



SIDE (RIGHT) ELEVATION  
DETACHED



REAR ELEVATION  
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**ETT 31 - AYNESDALE (AYN) GREEN EDGE**

1:100@A3

GRP CHIMNEY TO PLOTS:  
43, 57, 99, 110, 129 ONLY



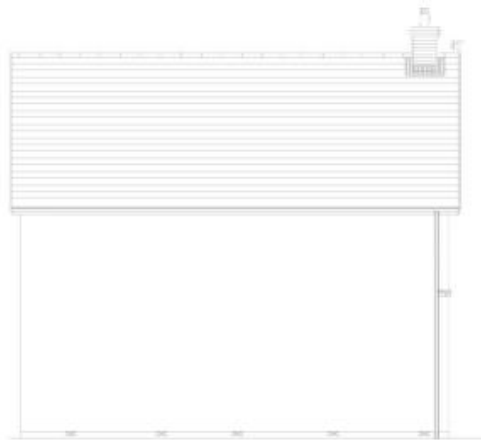
SIDE (LEFT) ELEVATION  
DETACHED



FRONT ELEVATION  
DETACHED



SIDE (RIGHT) ELEVATION  
DETACHED



REAR ELEVATION  
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**ETT 31 - AYNESDALE (AYN) GREEN EDGE RENDER 1:100@A3**



FRONT ELEVATION  
END/SEMI DETACHED



SIDE ELEVATION  
END/SEMI DETACHED



REAR ELEVATION  
END/SEMI DETACHED



GROUND FLOOR PLAN

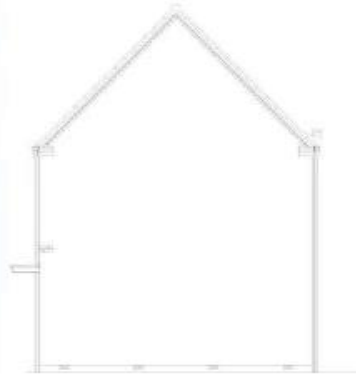


FIRST FLOOR PLAN

ETAP 41 - WITHERSTEAD (WIT) CORE 1:100@A3



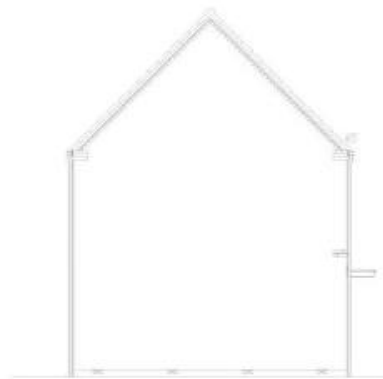
FRONT ELEVATION  
DETACHED



SIDE ELEVATION (RIGHT)  
DETACHED



REAR ELEVATION  
DETACHED



SIDE ELEVATION (LEFT)  
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETT 32 - CARRDALE (CAR) GREEN EDGE 1:100@A3



GRP CHIMNEY TO PLOTS:  
11, 33, 41, 48, 60, 68, 75, 96,  
132, 135, 145 ONLY



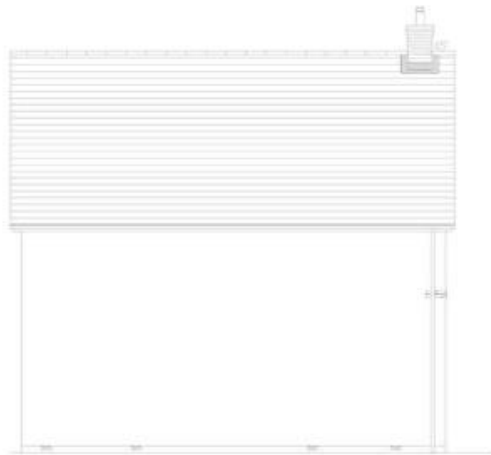
SIDE (LEFT) ELEVATION  
END/SEMI DETACHED



FRONT ELEVATION  
END/SEMI DETACHED



SIDE (RIGHT) ELEVATION  
END/SEMI DETACHED



REAR ELEVATION  
DETACHED



GROUND FLOOR PLAN (END/SEMI-DETACHED)



FIRST FLOOR PLAN (END/SEMI-DETACHED)

ETT 41 - PLUMDALE (PLU) GREEN EDGE

1:100@A3



FRONT ELEVATION  
END/SEMI



SIDE ELEVATION  
GABLE END (RIGHT)



REAR ELEVATION  
END/SEMI



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETAP 22 - LEAVENSTEAD (LEA) CENTRAL 1:100@A3

# Garages



SHARED DOUBLE



SINGLE



**GARAGES**

1:100@A3