

23/00869/REM

Resubmission of Reserved Matters Application of Phase 1 (21/01626/REM), 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.

Land At, Perryfields Road, Bromsgrove

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 report.

Site location plan



Site layout plan



MIX BREAK DOWN	
PRIVATE	UNITS
1 Bed	0
2 Bed	5
3 Bed	56
4 Bed +	46
Total	107
AFFORDABLE	
AFFORDABLE	UNITS
1 Bed	0
2 Bed	27
3 Bed	13
4 Bed	2
Total	42
Total	UNITS
Private	107
Affordable	42
Total	149

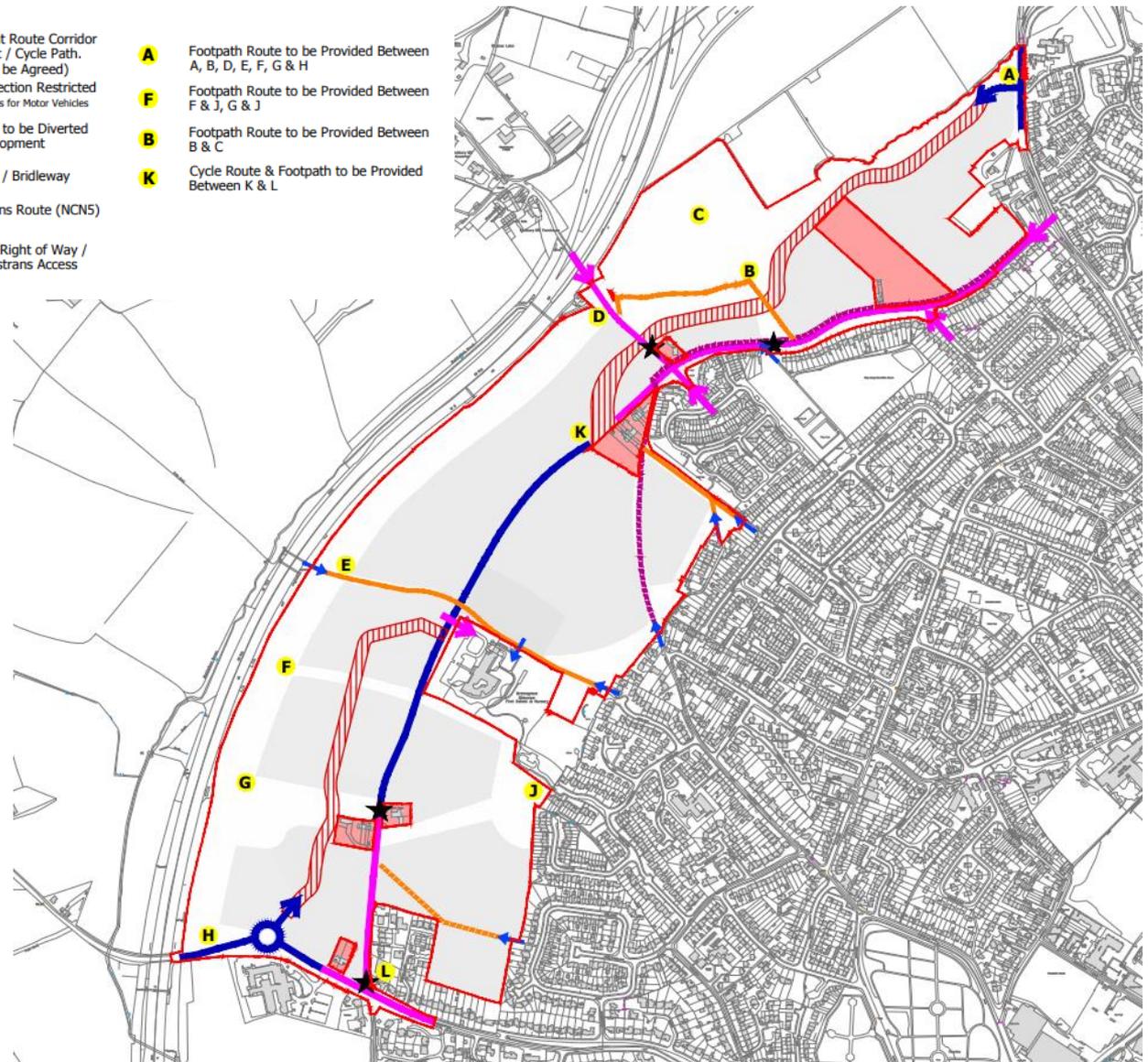
Legend

	Application Boundary		Main Movement Route Corridor (Including Foot / Cycle Path. Exact Route to be Agreed)
	Areas Excluded from Application Boundary		Highway Connection Restricted - No Through Access for Motor Vehicles
	Main Access		Existing PROW to be Diverted Through Development
	Existing Highway (Subject to Alteration)		Existing PROW / Bridleway
	Existing Highway Access		Existing Sustrans Route (NCN5) & PROW
	Existing Highway Retained		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



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: 5th August 2021

Appeal A

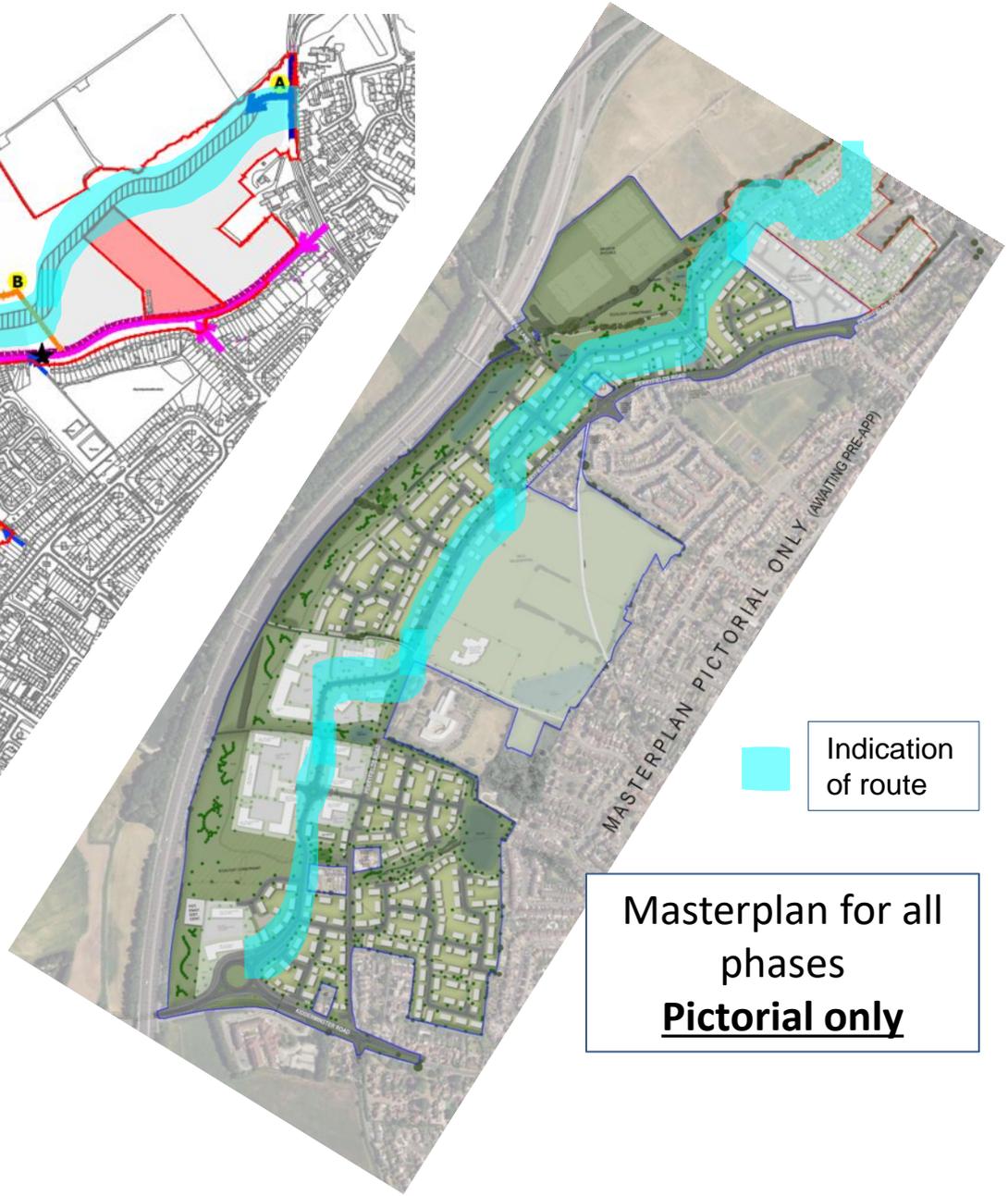
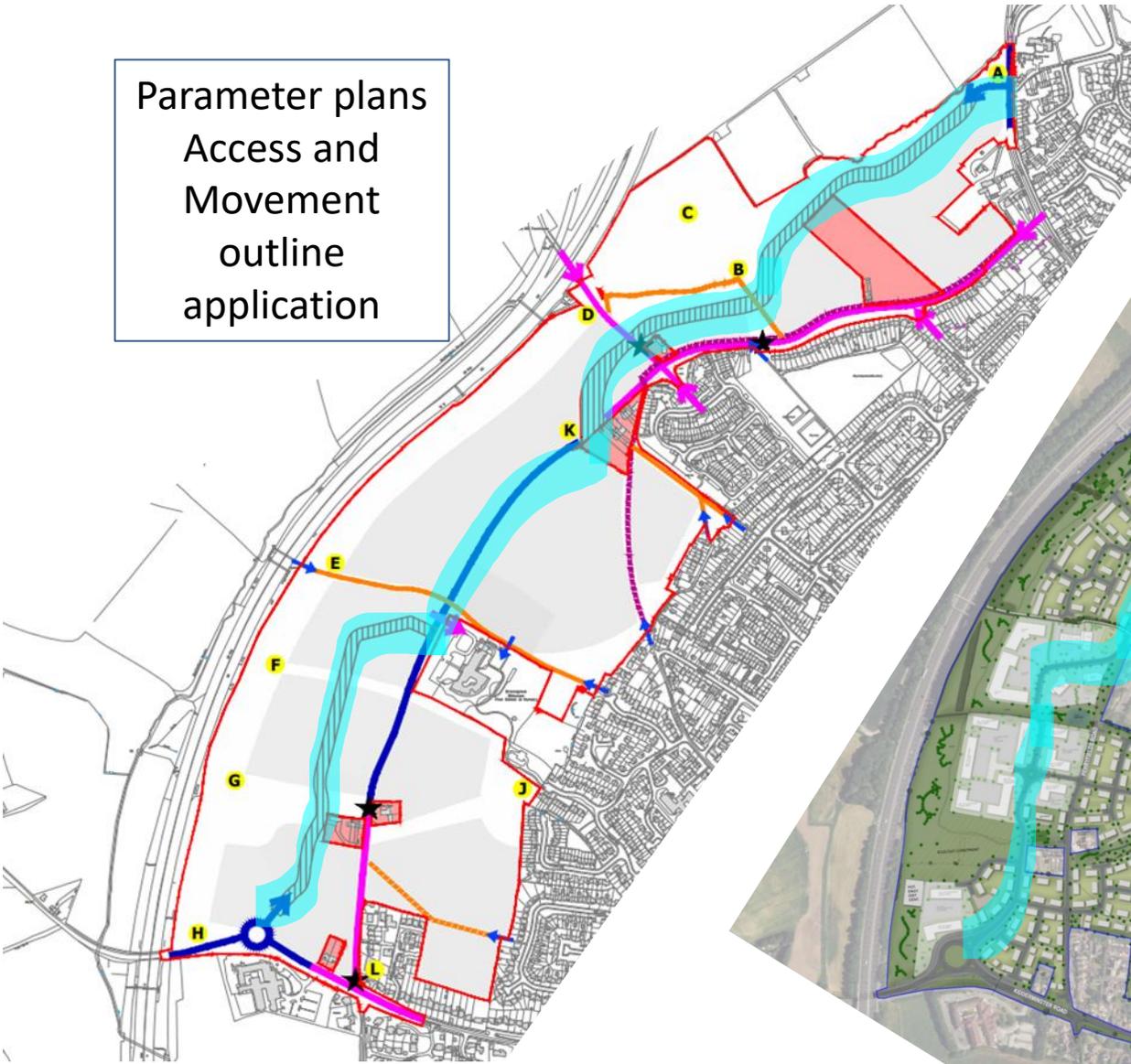
Appeal Ref: **APP/P1805/W/20/3265948**

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.
-

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



Masterplan for all
phases
Pictorial only

Connectivity Plan

-  PEDESTRIAN CONNECTION/ROUTE
-  CYCLE CONNECTION
-  LEISURE PEDESTRIAN PATH
-  COMBINED PEDESTRIAN/CYCLE ROUTE



Street scenes



Street scenes



STREET SCENE D-D



STREET SCENE F-F



STREET SCENE E-E



STREET SCENE G-G

CHARACTER AREAS

KEY:

CENTRAL AREA



CORE AREA



GREEN EDGE



Sample of housetypes



FRONT ELEVATION
END/SEMI DETACHED



SIDE ELEVATION
GABLE END (RIGHT)



REAR ELEVATION
END/SEMI DETACHED



GROUND FLOOR PLAN (END)



FIRST FLOOR PLAN (END)

PHASE 1, PERRYFIELDS ROAD, BROMSGROVE

ETA 21 - AVONSFORD (AVO) CENTRAL

1:100@A3

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GRP CHIMNEY TO
PLOTS: 1 & 2 ONLY



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)



PHASE 1, PERRYFIELDS ROAD, BROMSGROVE

ETA 32 - BRAMBLEFORD (BRAM) GREEN EDGE

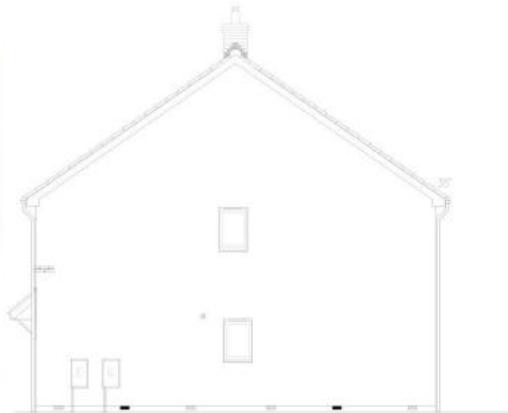
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GRP CHIMNEY
TO PLOT:
102 ONLY



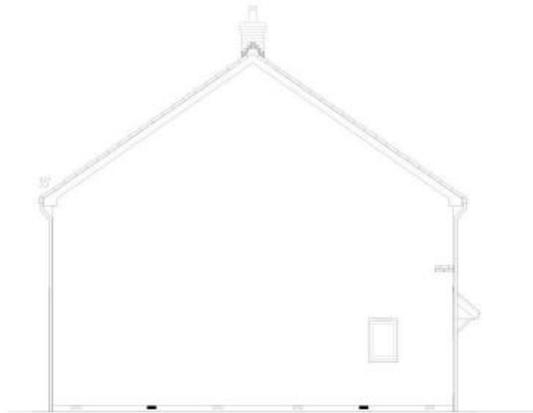
FRONT ELEVATION
DETACHED



SIDE (RIGHT) ELEVATION
DETACHED



REAR ELEVATION
DETACHED



SIDE (LEFT) ELEVATION
DETACHED



GROUND FLOOR PLAN (DETACHED)



FIRST FLOOR PLAN (DETACHED)

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

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PHASE 1, PERRYFIELDS ROAD, BROMSGROVE



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

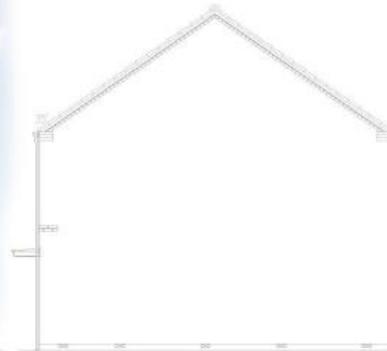
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PHASE 1, PERRYFIELDS ROAD, BROMSGROVE



FRONT ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



REAR ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PHASE 1, PERRYFIELDS ROAD, BROMSGROVE

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

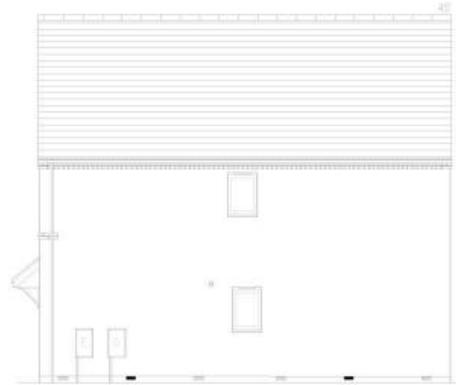
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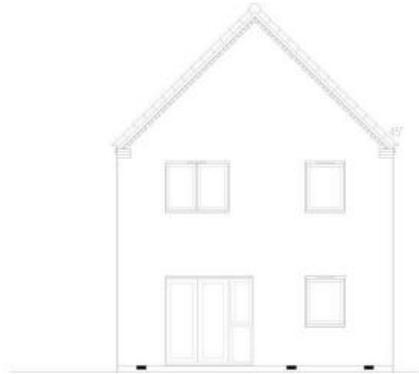
PHASE 1, PERRYFIELDS ROAD, BROMSGROVE



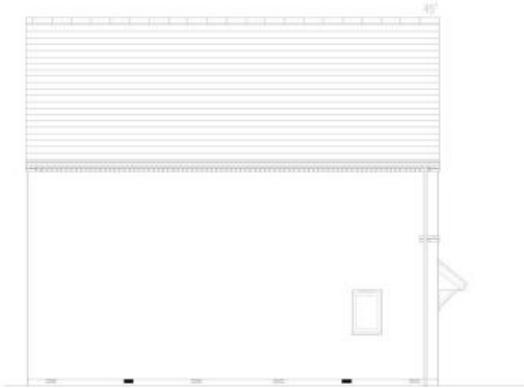
FRONT ELEVATION
DETACHED



SIDE (RIGHT) ELEVATION
DETACHED



REAR ELEVATION
DETACHED



SIDE (LEFT) ELEVATION
DETACHED



GROUND FLOOR PLAN (DETACHED)



FIRST FLOOR PLAN (DETACHED)

ETA 41 - AYLEFORD (AYL) CENTRAL

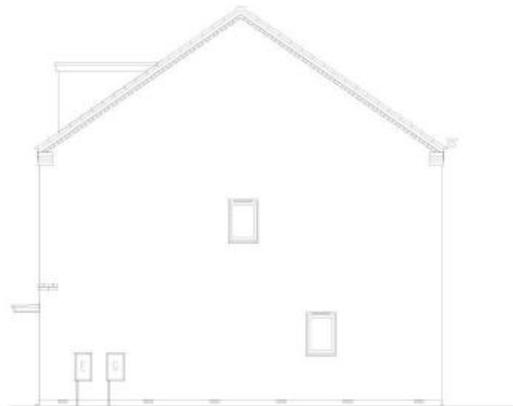
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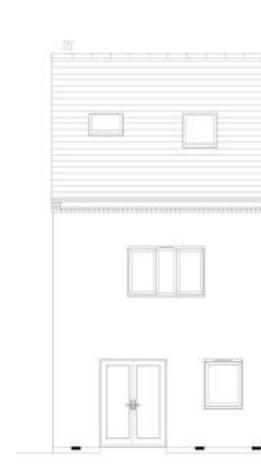
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FRONT ELEVATION
END/SEMI DETACHED



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 - OWLTON (OWL) GREEN EDGE

1:100@A3

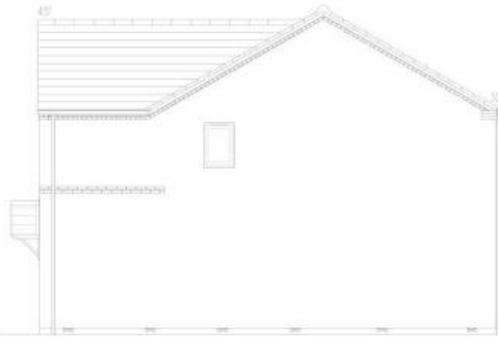
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PHASE 1, PERRYFIELDS ROAD, BROMSGROVE



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

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PHASE 1, PERRYFIELDS ROAD, BROMSGROVE

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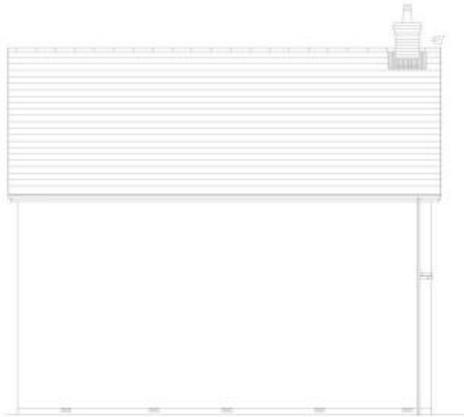
SIDE (LEFT) ELEVATION
DETACHED



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

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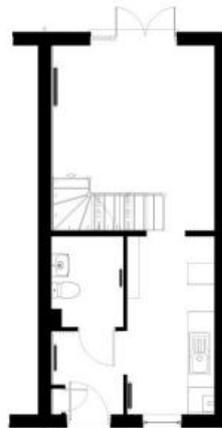
FRONT ELEVATION
END/SEMI DETACHED



SIDE ELEVATION
END/SEMI DETACHED



REAR ELEVATION
END/SEMI DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETAP 21 - HAWTHSTEAD (HAW) CORE

1:100@A3

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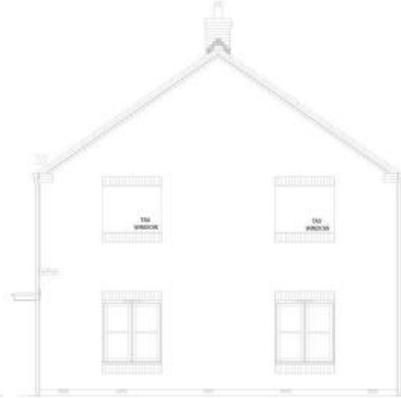
PHASE 1, PERRYFIELDS ROAD, BROMSGROVE

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GRP CHIMNEY TO PLOTS: 21, 94 & 128 ONLY



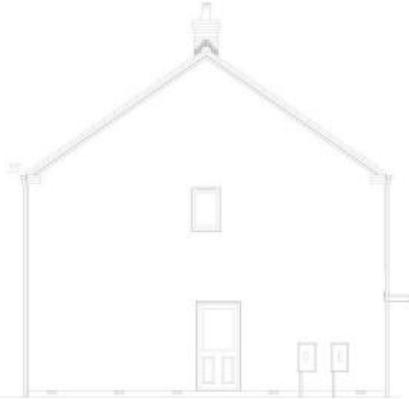
FRONT ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



REAR ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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

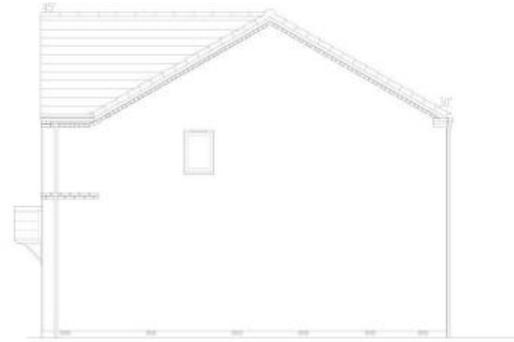
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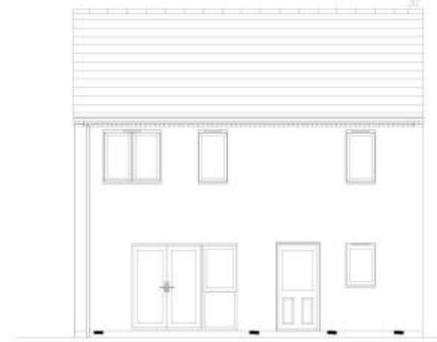
PHASE 1, PERRYFIELDS ROAD, BROMSGROVE



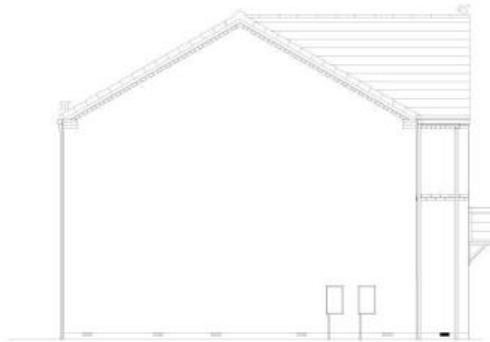
FRONT ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



REAR ELEVATION
DETACHED



SIDE ELEVATION
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PHASE 1, PERRYFIELDS ROAD, BROMSGROVE

ETG 31 - BYRNEHAM (BYR) GREEN EDGE

1:100@A3

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11, 33, 41, 48, 60, 68, 75, 96,
132, 135, 145 ONLY



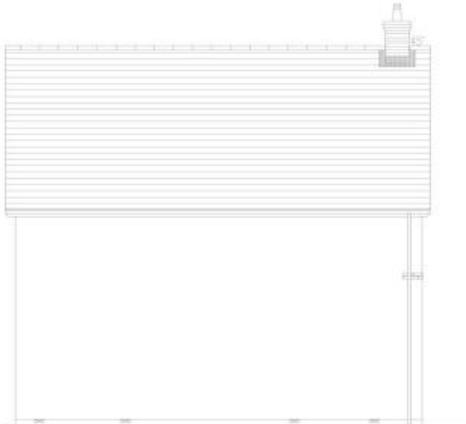
SIDE (LEFT) ELEVATION
END/SEMI DETACHED



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) CORE 1:100@A3

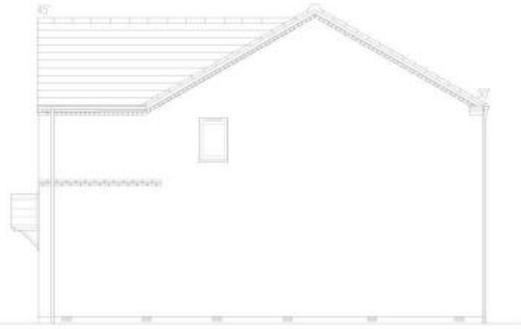
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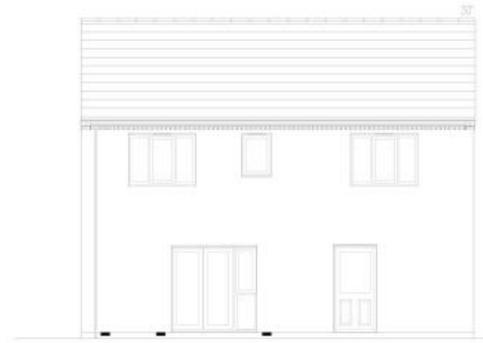
PHASE 1, PERRYFIELDS ROAD, BROMSGROVE



FRONT ELEVATION
DETACHED



SIDE (LEFT) ELEVATION
DETACHED



REAR ELEVATION
DETACHED



SIDE (RIGHT) ELEVATION
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PHASE 1, PERRYFIELDS ROAD, BROMSGROVE

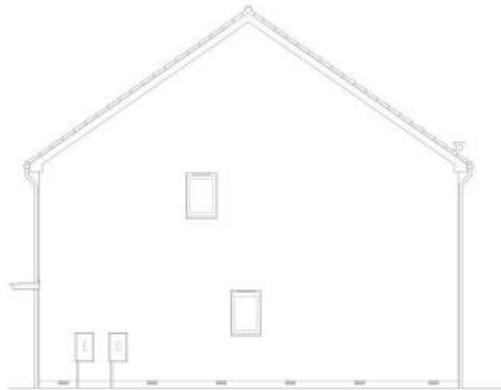
ETG 42 - CORKHAM (COR) GREEN EDGE 1:100@A3

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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)

ETAP 31 - MILNSTEAD (MIL) CORE 1:100@A3

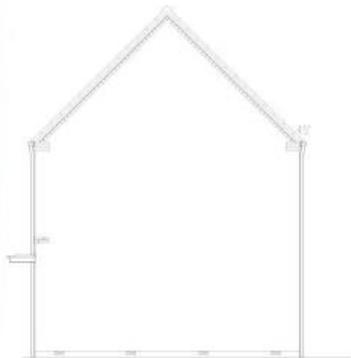
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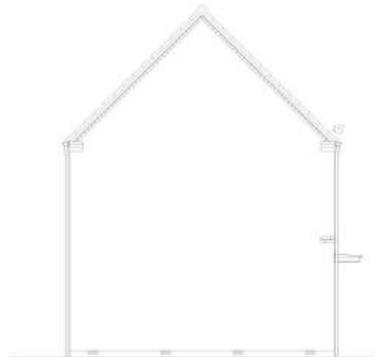
FRONT ELEVATION
DETACHED



SIDE ELEVATION (RIGHT)
DETACHED



REAR ELEVATION
DETACHED



SIDE ELEVATION (LEFT)
DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PHASE 1, PERRYFIELDS ROAD, BROMSGROVE

ETT 32 - CARRDALE (CAR) GREEN EDGE

1:100@A3

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FRONT ELEVATION
END/SEMI-DETACHED



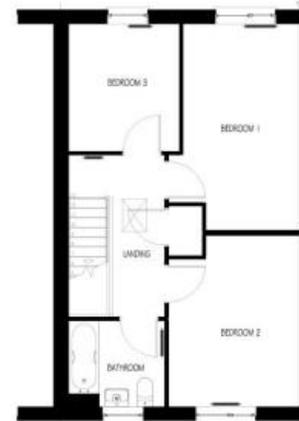
SIDE (RIGHT) ELEVATION
END/SEMI-DETACHED



REAR ELEVATION
END/SEMI-DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ETAP 32 - SATTERSTEAD (SAT) CORE

1:100@A3

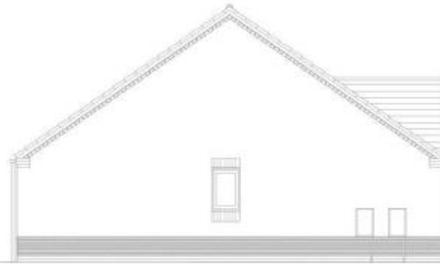
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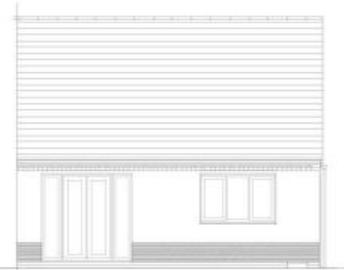
PHASE 1, PERRYFIELDS ROAD, BROMSGROVE



FRONT ELEVATION
END/SEMI



SIDE ELEVATION
GABLE END (RIGHT)



REAR ELEVATION
END/SEMI



GROUND FLOOR PLAN



FRONT ELEVATION
SEMI

PHASE 1, PERRYFIELDS ROAD, BROMSGROVE

B2 GREEN EDGE

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23/10/23
20/12/22

REV B
REV A

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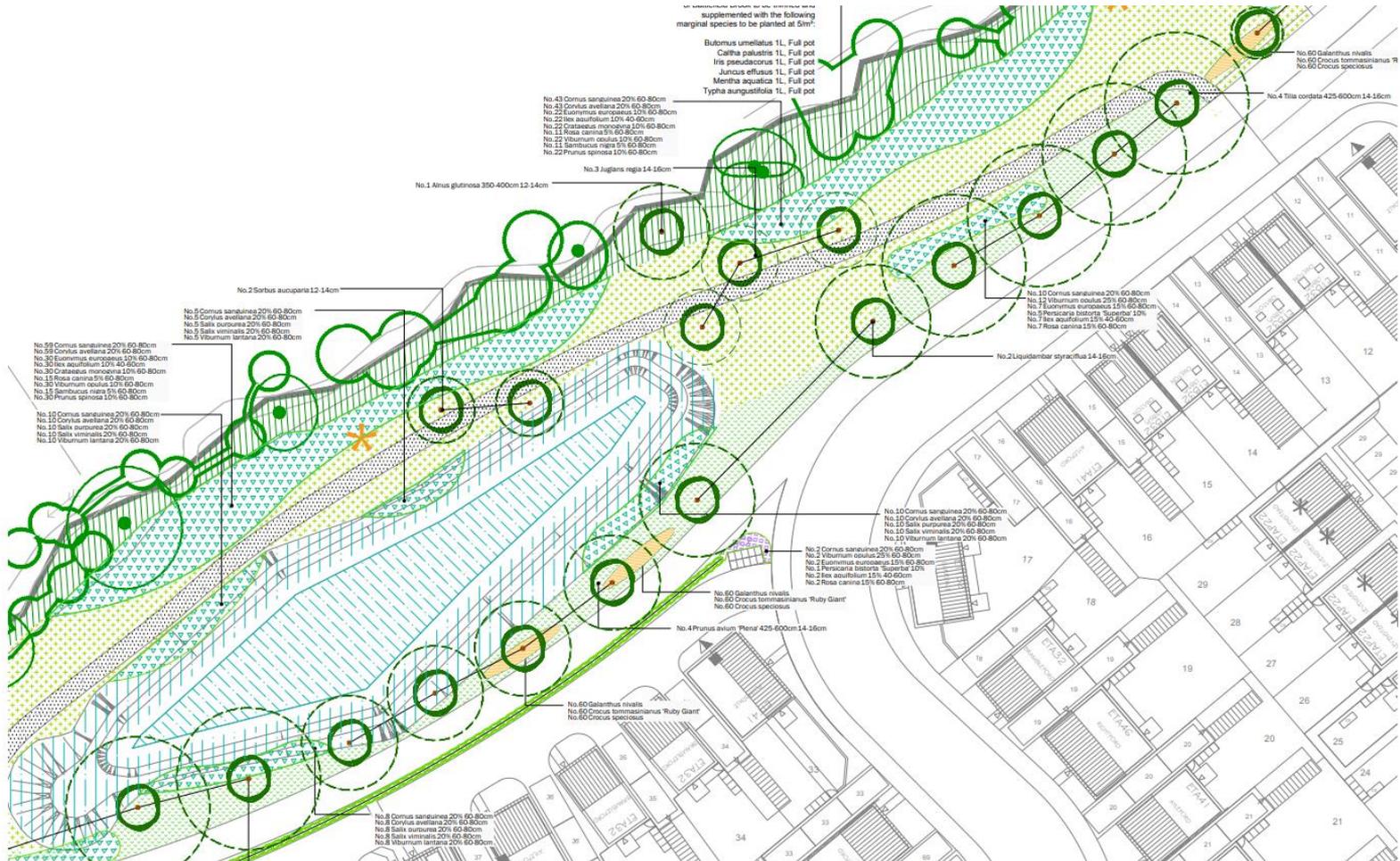
PHASE 1, PERRYFIELDS ROAD, BROMSGROVE



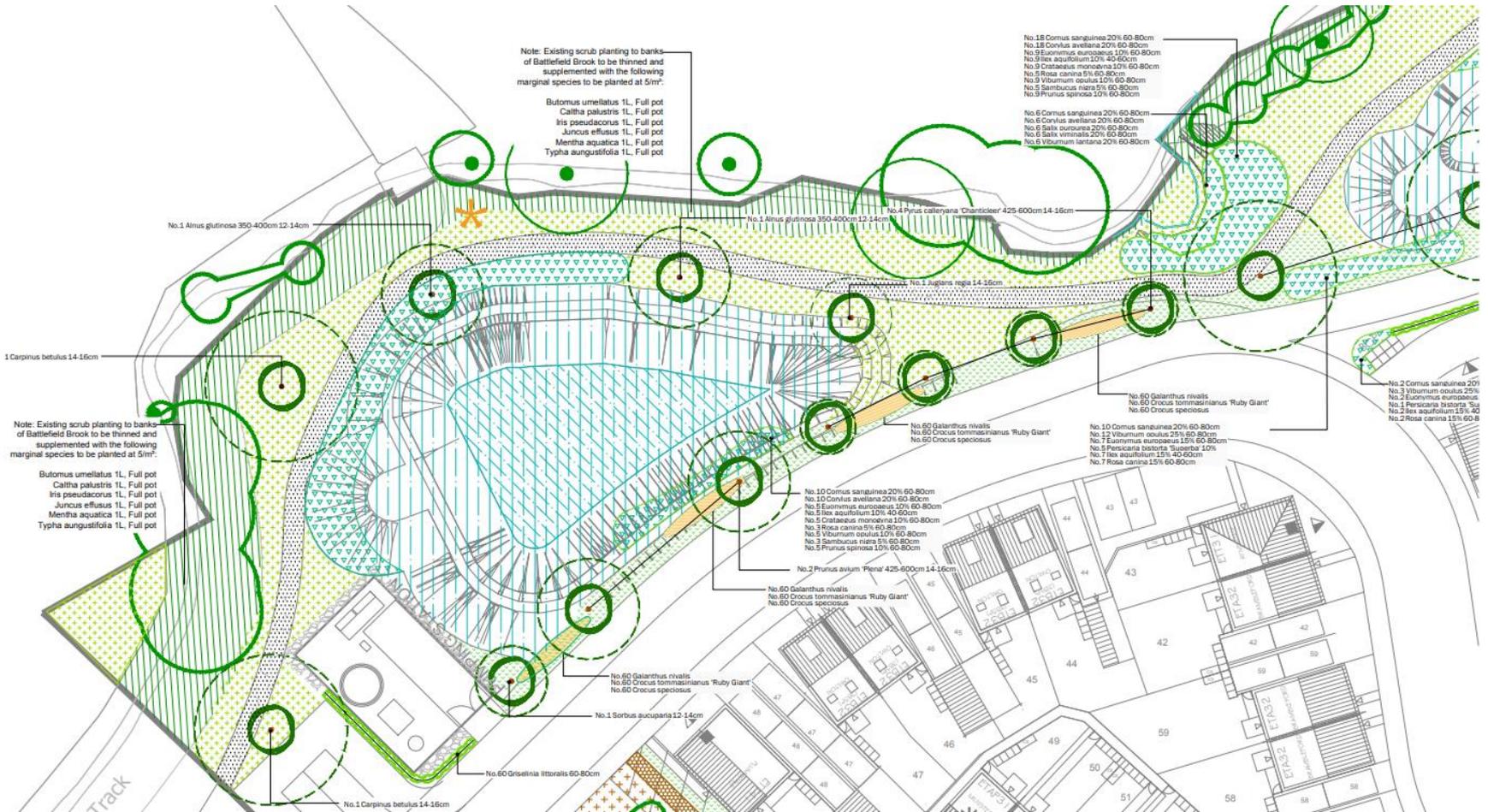
GARAGES 1:100@A3

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Informal footpath route alongside Battlefield Brook



Informal footpath route alongside Battlefield Brook



Open space area and footpath links adjacent to Perryfields Road

