

23/00993/REM

Land At Whitford Road Bromsgrove

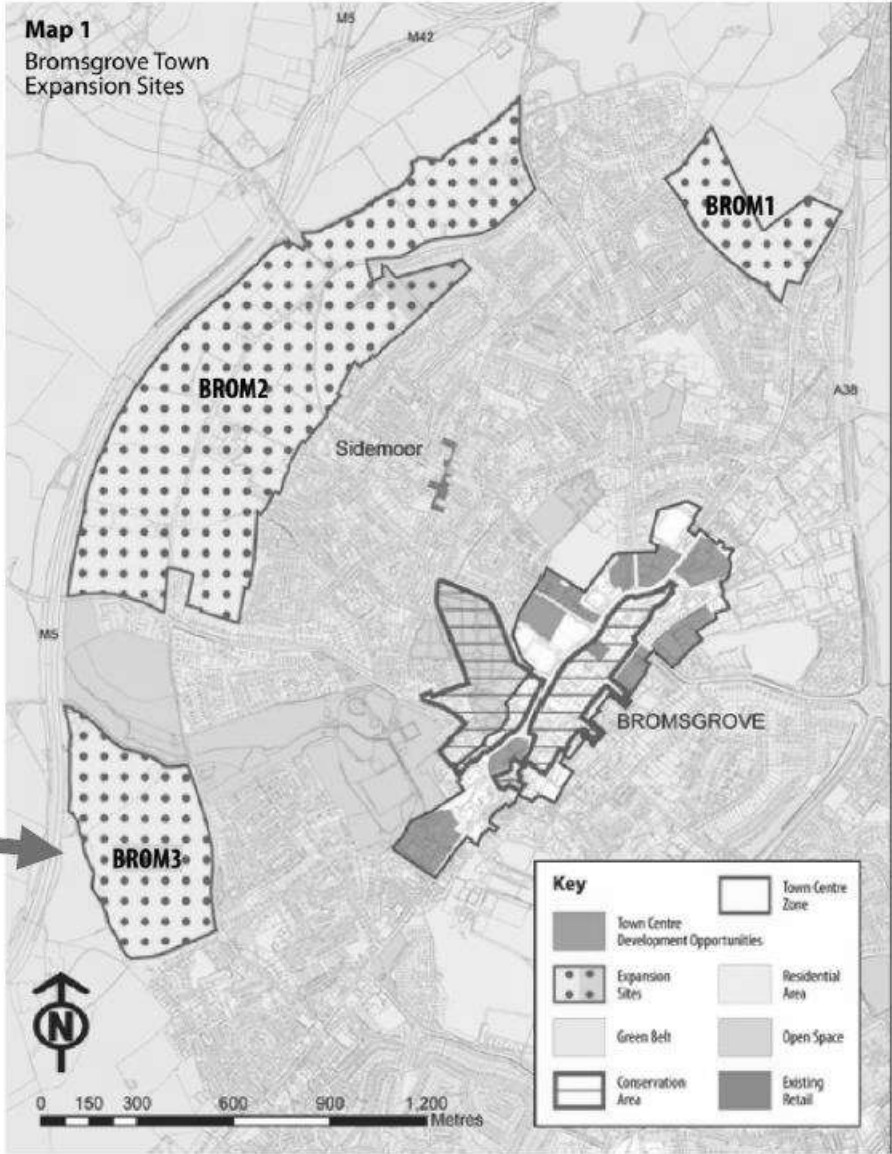
Reserved Matters (Layout; scale; appearance and landscaping) to outline planning permission 16/1132 (granted on appeal APP/P1805/W/20/3245111) for the erection of 120 dwellings with associated car parking, landscaping and other infrastructure within the northern section of Site A.

Recommendation: Minded to GRANT, delegated powers

Aerial View and Location Plan















Application site in relation to Bromsgrove District Plan site – BROM 3



Site Layout

KEY:

-  SITE BOUNDARY
-  BLOCK PAVING
-  1.8m BRICK & TIMBER WALL
-  1.8m TIMBER FENCE
-  EXISTING HEDGEROW PLANTING
-  BIN COLLECTION POINT
-  Dual Aspect side windows
-  GATES
-  PLOT NUMBER
-  PLOT PARKING NUMBER
-  WOODEN SHED TO PROVIDE A SECURE/COVERED CYCLE STOR
-  S106 RENTED/SHARED OWNERSHIP UNITS



Site Layout



Masterplan 16/1132 (APP/P1805/W/20/3245111)







Overlay



Character Areas



Indicative Amount and Uses

- Key**
-  Site Application Boundary
 -  Adjoining Site Ownership Boundary
 -  Residential
 -  POS and Landscape



Massing and Scale plan













Materials

KEY:



SITE BOUNDARY

Main Brick	
	Facing Brick - Forterra Worcester Red Multi Red smooth contrasting brick
	Facing Brick - Ibstock Alderley Russet Blend Red smooth contrasting brick
	Facing Brick - Ibstock Mercia Orange Multi Red smooth contrasting brick
	Weberpral M. Smooth Cast Render
	Hardie Plank Wood Effect Black Boarding
Roof Tiles	
	Roof Tile - Russell Grampian Brown
	Roof Tile - Russell Grampian Slate Gray
Elevation Enhancements	
	HOUSE TYPE ELEVATION STYLE: VILLAGE Canopies - Black flat GRP canopies
	HOUSE TYPE ELEVATION STYLE: COTTAGE Canopies - White apex GRP canopies with plain roof tiles
	Wooden paneled Gate
Doors to rear	White UPVC
Front doors	Black
Rainwater goods	Black
Garage door	Black



Affordable Tenure Plan



Visibility Splay Plan




























Garden sizes

Plot	Garden Area (m2)	Plot	Garden Area (m2)
Plot 1	91.7	Plot 61	94.31
Plot 2	86.3	Plot 62	95.74
Plot 3	78.38	Plot 63	112.29
Plot 4	76.3	Plot 64	79.07
Plot 5	86	Plot 65	76.07
Plot 6	87	Plot 66	76.75
Plot 7	61.2	Plot 67	68.24
Plot 8	82.45	Plot 68	41.35
Plot 9	129.82	Plot 69	49.11
Plot 10	97.47	Plot 70	49.54
Plot 11	104.75	Plot 71	48.8
Plot 12	68.78	Plot 72	51.13
Plot 13	74.69	Plot 73	49.8
Plot 14	80.57	Plot 74	50.25
Plot 15	89.73	Plot 75	53.68
Plot 16	71.04	Plot 76	70.66
Plot 17	42.58	Plot 77	73.12
Plot 18	39.1	Plot 78	84.06
Plot 19	47.59	Plot 79	83.26
Plot 20	53.22	Plot 80	68.68
Plot 21	52.55	Plot 81	126.75
Plot 22	50.36	Plot 82	151.85
Plot 23	66.62	Plot 83	88.39
Plot 24	54.4	Plot 84	61.92
Plot 25	71.28	Plot 85	64.86
Plot 26	64.27	Plot 86	75.4
Plot 27	64.67	Plot 87	75.15
Plot 28	61.74	Plot 88	72.83
Plot 29	115.01	Plot 89	167.69
Plot 30	60.08	Plot 90	128.92
Plot 31	86.1	Plot 91	140.06
Plot 32	86.57	Plot 92	70.46
Plot 33	58.88	Plot 93	112.1
Plot 34	60.47	Plot 94	91.45
Plot 35	50.03	Plot 95	115.96
Plot 36	68.3	Plot 96	70.37
Plot 37	67.44	Plot 97	69.11
Plot 38	75.45	Plot 98	67.14
Plot 39	93.51	Plot 99	69
Plot 40	81.47	Plot 100	71.52
Plot 41	96.89	Plot 101	79.21
Plot 42	68.95	Plot 102	71.2
Plot 43	82.33	Plot 103	70.69
Plot 44	71.28	Plot 104	70.33
Plot 45	135.15	Plot 105	60.24
Plot 46	75.91	Plot 106	NA
Plot 47	112.68	Plot 107	53.11
Plot 48	86.69	Plot 108	53.84
Plot 49	70.17	Plot 109	50.68
Plot 50	97.1	Plot 110	71.7
Plot 51	101.07	Plot 111	105.01
Plot 52	58.06	Plot 112	72.28
Plot 53	73.81	Plot 113	67.86
Plot 54	88.54	Plot 114	73.94
Plot 55	74.31	Plot 115	92.89
Plot 56	67.22	Plot 116	81.54
Plot 57	57.76	Plot 117	68.87
Plot 58	77.9	Plot 118	78.42
Plot 59	70.1	Plot 119	79.23
Plot 60	94.83	Plot 120	82.04



Landscaping

- KEY**
Soft Landscape Proposals - POS
-  Overall Site Boundary
 -  Private Ownership
 -  Existing trees/vegetation to be retained & protected during construction (in accordance with BS5837:2012). Refer to drawing 21001/102 & 103 Tree protection & Removal Phase 2A/2C
 -  Existing vegetation to be removed
 -  Proposed specimen tree
 -  Proposed evergreen/deciduous specimen shrubs
 -  Proposed clipped deciduous/evergreen hedgerows
 -  Proposed clipped native hedgerows
 -  Proposed woodland area
 -  Proposed deciduous/evergreen ornamental & native shrubs planting
 -  Proposed deciduous/evergreen ornamental perennial & grass planting
 -  Proposed bulb planting within grassed areas
 -  Proposed amenity turf grass to house frontages
Rakem Medillon turf or similar
 -  Proposed strong lawn mix: Emergate EG22 Strong grass mixture, sowing rate 25g m².
 -  Proposed strong lawn mix with clover: Emergate EG22C strong lawn grass mixture with clover, sowing rate 25g m².
 -  Existing grass to be oversown with tussock grass: Emergate EM10 Tussock mixture, sowing rate 6g m².
 -  Proposed tussock grass mix: Emergate EM10 Tussock mixture, sowing rate 6g m².
 -  Proposed Grass & Wildflower Mix seeding: EM0 Special General Purpose Meadow Mixture, sowing rate 6g m².
 -  Proposed tussock grass with wildflowers mix: Emergate EM10F Tussock Wildflowers mixture, sowing rate 6g m².
 -  Proposed attenuation basin seed mix: Emergate EP1 Paved Edge mixture, sowing rate 6g m².
 -  Proposed mown footpath
 -  Acoustic fence
 -  Areas of gravel
 -  Easement
 -  Tree Root Barrier Locations



Hedge



Boundary Treatment Plan

KEY:



SITE BOUNDARY



1.8m TIMBER FENCE



WALL & FENCE



GATES



Streetscene



Street Scene A



Street Scene D



Streetscene



Street Scene B



Street Scene C

Elevations and Floor Plans – selection of proposed dwellings



Elevations and Floor Plans – selection of proposed dwellings



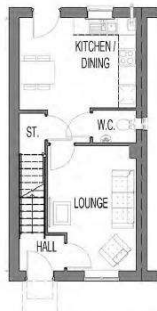
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



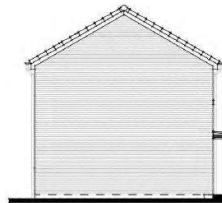
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



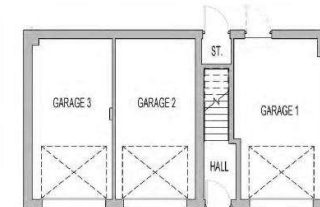
REAR ELEVATION

iller homes | House Type L255 DEL Delmont

SCALE 1:100 @ A3
0 1m 2m 3m 4m 5m



SIDE ELEVATION



GROUND FLOOR PLAN

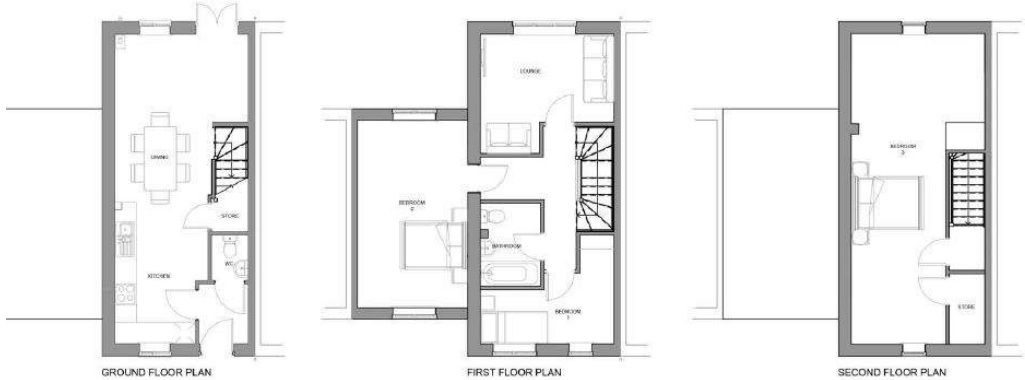
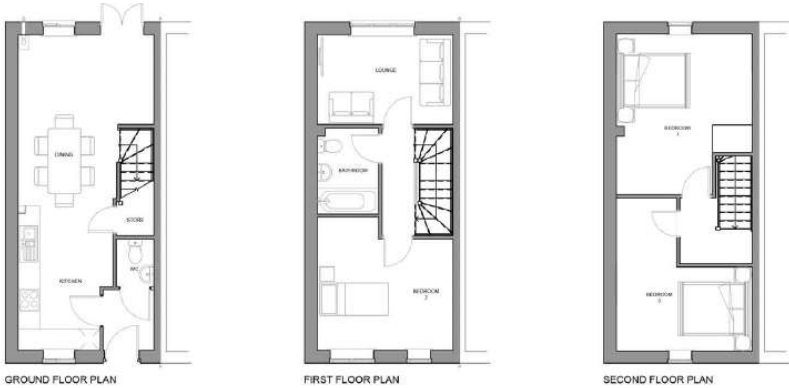


FIRST FLOOR PLAN

iller homes | House Type AL21 DEA Delamont

SCALE 1:100 @ A3
0 1m 2m 3m 4m 5m

Elevations and Floor Plans – selection of proposed dwellings

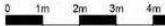


House Type AL31 PEY Peyton

Elevations and Floor Plans – selection of proposed dwellings



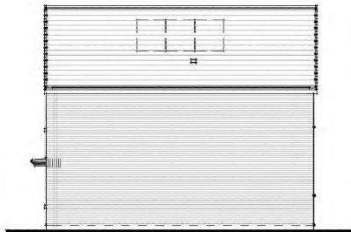
home | House Type V-201L FIN DT Fininstall



Elevations and Floor Plans – selection of proposed dwellings



FRONT ELEVATION



SIDE A ELEVATION



REAR ELEVATION



SIDE B ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SCALE 1:100 @ A3
0 1m 2m 3m 4m

iller homes | House Type L363 HAM Hampton



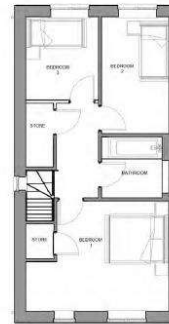
FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

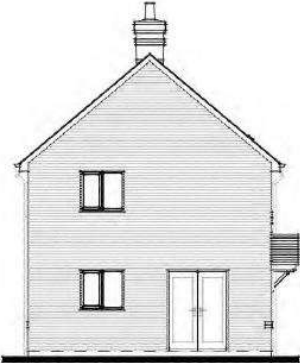
House Type L356 DEN Denton Gable
Floor Plans & Elevations

0 1m 2m 3m

Elevations and Floor Plans – selection of proposed dwellings



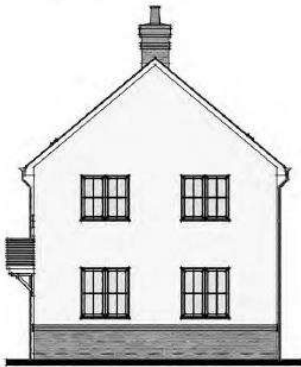
FRONT ELEVATION



SIDE A ELEVATION



REAR ELEVATION



SIDE B ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Elevations and Floor Plans – selection of proposed dwellings



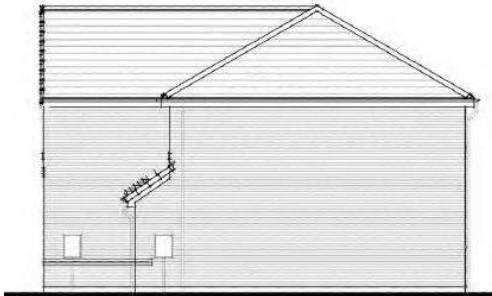
FRONT ELEVATION



SIDE A ELEVATION



REAR ELEVATION



SIDE B ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SCALE 1:100 @ A3
0 1m 2m 3m 4m 5m

Photographs



Views from
Timberhonger Lane



Views from Whitford Road