

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Taylor Wimpey UK Ltd.	Reserved Matters Application (appearance, layout and scale as appropriate to the development) for the creation of a spine road with associated drainage infrastructure and a temporary site compound, pursuant to outline planning permission reference 16/0335 (allowed at appeal under reference APP/ P1805/W/20/3265948) for 1,300 dwellings at Perryfields, Bromsgrove. Land at Perryfields Road, Bromsgrove	07.11.2025	25/00346/REM

RECOMMENDATION:

- (1) MINDED to **APPROVE** Reserved Matters
- (2) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Culture Services to agree the final scope and detailed wording and numbering of conditions as set out in the list at the end of this report

Consultations

Worcestershire Highways – Bromsgrove

- No objection subject to conditions.

Mott MacDonald

- The Reserved Matters application brings forward important details for approval which will allow confirmation of the appearance, layout and scale of the spine road link which is key to deliver the overall transport strategy of the site. Recommendations are set out above regarding the design of this scheme that should be considered to ensure that the spine road delivers on the intent to be a suitable route for all users and especially given its key role as a corridor for active travel and public transport.
- Mott MacDonald therefore agree with the recommendation of 'No Objection' by Worcestershire County Council.

Active Travel England (ATE)

- Following a high-level review of the above planning consultation, Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application.

County Public Rights of Way (PRoW)

- Bromsgrove footpaths BM-613, BM-614 and BM-673 will be affected by the road construction/improvement, drainage works and possibly the excavation of 'Pond C'. Raise no objection but would draw the applicant's attention to their general obligations to PRoW.

Ramblers Association

- No comments submitted.

Natural England

- No comment

Environment Agency

- No objection

North Worcestershire Water Management (NWWM)

- The documents related to drainage / flood risk have been reviewed and are acceptable.
- However, additional details will still need to be submitted to address conditions imposed as part of the outline approval.

Severn Trent Ltd

- No comments submitted.

WRS – Contaminated Land

- Although WRS would not raise any specific adverse comments in relation to the reserved matters application for the spine road and associated works it should be noted that contaminated land conditions are still applicable for the wider site as part of planning reference 16/0335.

WRS – Noise

- Recommend a condition for a Construction and Environmental Management Plan.

WRS – Air Quality

- No objection

Worcestershire Archive and Archaeological Service

- A phased programme of archaeological works was conditioned (9 and 10) under the successful appeal decision for 16/0335 ' Phased development at Land at Perryfields Road. An Outline Archaeological Mitigation Strategy and Written Scheme of Investigation was approved in 2021.
- Only part of the area of the current application (25/00346/REM) has been archaeologically investigated (part of the northern section as part of Phase 1 development. The remainder of the area of the current application should be archaeologically investigated to a satisfactory level, prior to any development, including any drainage and infrastructure, under conditions 9 and 10 of the appeal decision for 16/0335.

Arboricultural Officer

- Having reviewed the documentation submitted in relation to this application, have no objection to the proposal in view of any tree related issues.

The Bromsgrove Society

- The spine road design may discourage through traffic and lead to drivers routing through the Town Centre and unsuitable residential streets in the Sidemoor residential area.
- Also express concern regarding the junction improvements proposed to the Parkside junction proposed as a result of the Perryfields development.

Publicity

113 neighbour letters sent 14 April 2025 (expire 8 May 2025)

Site notices displayed 30 April 2025 (expire 24 May 2025)

Press notice published 25 April 2025 (expire 12 May 2025)

6 public representations received raising the following issues:

- Road infrastructure issues/traffic
- Closure of Perryfields Road, it is current direct route at present
- Disruption and increase the dangers on Bromsgrove roads. Reference to BREP improvements.
- Concern regarding the design of the spine road
- Air quality will be worse

Other matters have been raised but these are not material to the determination of the application and have not been reported.

Site Description

The Perryfields Road development site (allocated as BROM2 in the Bromsgrove District Plan) is located to the south of the intersection between the M5 and the M42 and amounts to 72.26 hectares in area, extending between the A448 Kidderminster Road to the south, the B4091 Stourbridge Road to the north-east, and bounded by the residential area of Sidemoor to the south-east.

Proposal Description

This application follows the granting of outline planning permission at appeal and the approval of external access arrangements by the Planning Inspector.

Members will be aware that the development of the allocated BROM2 site will be in the form of 5 Phases.

This application is for the remaining section of the main movement corridor (spine road) and associated infrastructure works; and is intended to serve the remaining phases of the development. This section of the spine road will join the main movement corridor that has been implemented under Phase 1 development (Ref: 23/00869/REM), and Phase 2 development (Ref: 24/00246/REM).

Members will be aware that Phase 1 development off Stourbridge Road has been under construction for some time, whilst Phase 2 is currently under construction off Kidderminster Road.

The remaining spine road will connect at the terminus of Phase 1 and run south-east, roughly parallel to the M5 motorway. It then turns through proposed development areas before connecting into the approved Phase 2 area.

Mini roundabouts are shown as well as spurs to serve future residential/commercial phases. These spurs also allow for connections to other sites under the control of Worcestershire County Council, including an access point into land designated for the provision of a new school.

Two sections of Perryfields Road, and a section of Fockbury Mill Lane will ultimately be severed as part of this section of the main route corridor. The stopping up of these roads will enable enhanced quality cycle/pedestrian facilities, ensuring less reliance on the car. Members should be aware that the principle of stopping up of these roads has already been considered at the outline stage and approved in principle and is clearly indicated within the suite of approved plans (Access and Movement Parameters Plan and also conditioned accordingly within the appeal decision (condition 35)).

General footpath and cycle links have been incorporated as important direct pedestrian/cycle routes within the overall development.

The drainage infrastructure includes four attenuation ponds, a pumping station, as well as an attenuation tank that is proposed below ground.

- Two attenuation ponds (C and D) and the attenuation tank are proposed to be provided adjacent to Perryfields Road, opposite The Orchards School.
- The other two attenuation ponds are proposed to be provided in existing fields; one would be close to Fockbury Mill Lane (pond B) and run parallel with the M5 motorway; whilst the fourth attenuation pond (pond A) would be located close to the Phase 1 development.
- The pumping station is proposed to be provided in an existing field off Fockbury Mill Lane.

A temporary site compound is also proposed and will be located close to the southern boundary of the Phase 1 development, to the south-west of Perryfields Drive development. This compound is required to enable the applicant's sequence of build out and will be used for staff amenity providing welfare and site office facilities, staff car parking, storage of materials, plant and equipment storage, including a concrete silo. It is anticipated that the compound will be required until the end of 2027.

The principle of the main route corridor has been established through the granting of a mixed-use outline permission 16/0335 which included up to 1300 dwellings, up to 200 unit extra care facility, up to 5ha of employment, mixed use local centre with retail and community facilities, first school, open space, recreational areas and sports pitches, associated services and infrastructure.

The condition requirements to be addressed prior to the commencement of this aspect of the development would be the following:

Condition 1 details of the access, appearance, landscaping and scale in that phase to be submitted and approved.

Condition 4 development to be carried out in accordance with approved plans which included detailed vehicular access plans off Kidderminster Road and parameter plans that provided indicative details in respect to access and movement, open space and green infrastructure, development heights, noise mitigation and drainage.

Condition 8 requires a Habitat Management Plan.
Condition 9/10 requires a programme of archaeological work.
Condition 11 requires a Construction Environmental Management Plan.
Condition 12 requires drainage details.
Condition 13 requires a preliminary risk assessment in respect to contamination.
Condition 14 requires protection of all trees and hedges to be retained.
Condition 18 requires finished floor levels.
Condition 20 requires the submission of soft landscaping works.
Condition 21 requires the submission of hard landscaping works.
Condition 22 requires details of boundary treatment.
Condition 23 requires a landscape management plan.
Condition 29 requires details in respect Battlefield Brook protection/mitigation
Condition 30 requires details of external lighting.
Condition 35 requires details of strategy and timescale for the severance of Perryfields Road.
Condition 36 requires water efficiency measures.
Condition 37 requires finished road levels.
Condition 39 requires maintenance and management plan for open space areas next to Battlefield Brook

Details that form part of this application in respect to the infrastructure works address conditions 4, 8, and 37 of the above conditions. A separate discharge of conditions application will need to be submitted in due course to address the above conditions.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP3 Future Housing and Employment Development
BDP5A Bromsgrove Town Expansion Sites
BDP12 Sustainable Communities
BDP16 Sustainable Transport
BDP19 High Quality Design
BDP21 Natural Environment
BDP23 Water Management

Others

National Planning Policy Framework (2024)
National Planning Practice Guidance

Relevant Planning History

- The application site forms part of a larger site that was the subject of a planning appeal (LPA Ref: 16/0335/OUT and PINS ref: APP/P1805/W/20/3265948). The appeal was allowed 5 August 2021 granting outline planning permission 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 Kidderminster and Stourbridge Road, with associated highway works (including altered junctions at Perryfields Road/Kidderminster Road and Perryfields Road/Stourbridge Road) submitted for consideration at outline stage.

The Planning Inspector considered and allowed the Reserved Matter of access. This included consideration of traffic movement and highway safety together with a proposed mitigation package and approved two vehicular access points into the site from Stourbridge Road and Kidderminster Road.

The appeal was allowed subject to a Section 106 Agreement that secured a number of contributions and mitigation measures and condition requirements to be addressed prior to the commencement of each phase.

- Planning application 23/00869/REM was submitted for 149 residential units on land abutting Stourbridge Road/Perryfields Road for Phase 1 of the overall development. This application was considered at Planning Committee on 6 November 2023 and was approved on 10 November 2023.
- Planning application 24/00246/REM was submitted for 437 residential units on land abutting Kidderminster Road/Perryfields Road for Phase 2 of the overall development. This application was considered at Planning Committee on 14 January 2025 and was approved on 16 January 2025.

Assessment of Proposal

Phasing

Members will recall that when determining the appeal, the Inspector anticipated development taking place on a phased basis and this is reflected in the wording of many of the conditions. A phasing plan has been approved as part of the discharge of conditions. Therefore, the submission of a Reserved Matters application for only part of the overall site is acceptable.

This proposal will ultimately enable access to the remaining phases of the Perryfields development. Applications for residential development under phase 3 and 4 will be submitted separately.

Layout

The outline planning permission was allowed on appeal subject to a condition that the Reserved Matters shall be in accordance with the indicative development area parameter plans. The plans approved as part of the outline application also included detailed plans for the access arrangements/improvements for Stourbridge Road, Kidderminster Road and other nearby roads indicated for highway improvements.

The approved Access and Movement Plan showed a 'main movement route corridor'. The infrastructure works proposed under this application will complete the 'main route corridor' for the Perryfields development.

This phase also indicates that a severance of Perryfields Road and Fockbury Mill Lane will be necessary to enable the main route corridor to become the formal route into this strategic site. Members will recall that as part of the outline decision, approximate locations of such severances are annotated on the approved Access and Movement Plan.

In respect to this phase the severances are as follows:

- Fockbury Mill Lane
- Perryfields Road close to The Orchards School
- Perryfields Road south-west of Damson Drive

The stopping up of these roads will ultimately provide cul-de-sac facilities and enhanced pedestrian/cyclist routes. However, the details of these features will be determined under future Reserved Matters for the residential developments of phase 3 and 4.

Appearance and Scale

Due to the nature of the proposed development, the main built form would be the provision of the spine road, and the appearance of the pumping station. The pumping station will comprise of a cabinet and infrastructure that will be enclosed with a boundary wall of 1.8 metres. The overall size of the enclosure for the pumping station facilities would be 11 x 16.6 metres.

The ponds and attenuation tank would be landscaped accordingly. Details of landscaping and boundary treatment will be considered at the discharge of conditions stage under conditions 20, 21 and 22 of the outline approval.

The road is proposed in a similar location to that indicated on the approved Access and Movement Parameters Plan that formed part of the outline approval. The design and appearance of the spine road is discussed in more detail in the sections below. However, overall, the appearance and scale of the proposed development would be acceptable in accordance with policies BDP5A, BDP16, and BDP23 of the Bromsgrove District Plan.

Highway Matters

From a highway and transportation perspective, this application principally comprises the spine road connection between the Perryfields Phase 1 residential site approved in November 2023 under Reserved Matters application reference 23/00869/REM and the Phase 2 portion of the site by Kidderminster Road, approved in January 2025 (ref. 24/00246/REM).

A through connection between Kidderminster Road and Stourbridge Road will be maintained as part of this development proposal aligning with the approved and conditioned Access and Movement Parameter Plan.

The section of the spine road relevant to this planning application has been designed

in accordance with the principles established as part of the outline approval set by the Planning Inspectorate.

To achieve these established principles, a 6.1m wide road has been provided. There is localised widening at the bends along the spine road which is necessary to safely accommodate two-way traffic based on vehicle tracking data. The required 20mph design speed has been achieved through a combination of measures including horizontal alignment, three mini-roundabouts, and a build-out feature on the northern section.

A ghost right-turn arrangement has been provided for the existing school. The applicant also proposes to provide a dropped kerb crossing north of this facility to account for the existing public rights of way that cross the existing section of Perryfields Road. Opposite the school access and close to the proposed crossing, there is a demolished property. Whilst there is an existing access, the plans show this will be removed and the footway/kerb reinstated.

Worcestershire County Highways will seek a contribution (under a Section 278 Agreement) to monitor and potentially implement a Traffic Regulation Order (TRO) to ensure that no potential displaced parking occurs within the access to the existing school, ensuring the required visibility splays for the ghost island right turn feature and the control dropped-kerb crossing are clear of parking. This will be secured during the technical details stage of Section 278 Agreement.

There is a combination of 2m footways and a 3.5m wide shared foot/cycleway provided on the spine road through the development site. A signalised crossing is proposed where the active travel corridor switches from the northbound approach to the southbound. The supporting visibility splay drawing shows the required sight stopping distance (70m) can be achieved. Localised footway widening has been provided to ensure the full extent of the visibility splay can be achieved within the proposed highway boundary.

Forward visibility at the bends along the spine road (25m) and junction visibility at all the side roads (25m) will be provided in accordance with the required standard. It has been confirmed that all side road junctions have a 10m radii where the carriageway meets a higher category road (i.e. the spine road).

The proposed spine road has been subject to an independent Road Safety Audit (RSA) Stage 1/2 and a designer response produced. The findings of the RSA have been considered by Worcestershire County Council.

A Construction Environmental Management Plan which is required under condition 11 of the outline approval and will be required to be submitted as part of this development phase prior to development. In addition, a street lighting assessment will also be required to be submitted in accordance with condition 30 of the outline approval.

County Highways raise no objection to the proposal but emphasise that although this planning application focuses primarily on the layout of the main spine road which forms the through route movement corridor of the development; it is important to note that several other elements of the site, including the local centre, future school, potential

modifications to the existing school, and additional residential parcels are still in the pre-planning stages.

Mott MacDonald have also assessed the proposal and raise no objections to the scheme but refer to the potential provision of additional crossings, as well as bus stop facilities. These facilities can be established when there is clarity on the final design and layout of the remaining phases to be approved. County Highways also state that as future phases progress through the Reserved Matters planning process, the developer will be required to provide additional necessary infrastructure to ensure their integration and acceptability within the overall development. This may include pedestrian/cycle crossings, bus stops and surfacing details that will need to be secured during the technical details stage of a Section 278 Agreement.

Member will note that representations have been received from residents and the Bromsgrove Society in respect severing Perryfields Road, and off site junction improvements. Members will note that the severing of Perryfields Road, and off site junction improvements have already been set by the outline planning consent; and that the spine road accords with the planning principles set by the Planning Inspectorate, and aligns with the approved and conditioned Access and Movement Parameter Plan.

In conclusion on highway matters, Worcestershire County Highways have no objection to the proposal but recommend conditions.

Public Right of Way Matters

Bromsgrove footpaths BM-613, BM-614 and BM-673 will be affected by the road construction/improvement, drainage works and possibly the excavation of 'Pond C'.

Existing Public Right of Way (PRoW) footpaths (No. BM-613 and BM-673) meet at a staggered junction with Perryfields Road close to The Orchards School. Any improvements to the existing road could have the potential to obstruct these footpaths. In respect to PRoW footpath BM-614, the construction of pond C would be near to the footpath and again, could have the potential to obstruct the Rights of Way during the construction of the pond. Worcestershire County Public Rights of Way have stated no objection to the proposal but have recommended that the applicant will need to adhere to the legal obligations to PRoW.

Drainage Matters

The proposed spine road is located within close proximity to Battlefield Brook; as per condition 37 of the outline approval, the finished levels of the road must be constructed a minimum of 600mm above adjacent 1 in 1,000 year flood levels. Details have been submitted to ensure compliance with condition 37.

Details have been submitted regarding the drainage layout with the inclusion of four SuDS ponds and a below-ground attenuation tank.

Suitable bunding has also been provided around the foul pumping station, to ensure sufficient containment in the event of a failure, and to avoid any contamination of the adjacent Battlefield Brook.

Although drainage details have been submitted to support the application and North Worcester Water Management raise no objection to the proposal; additional details are still required to be submitted as part of a discharge of condition application to cover conditions 12, 18, 29, and 36 of the outline approval.

In respect to the pumping station, this aspect of the proposal will be fully enclosed with a boundary wall. Details regarding boundary treatment and landscaping will be submitted as part of a discharge of condition application to cover conditions 20, and 22 of the outline approval.

In respect to the attenuation tank, this facility will be underground and as such soft/hard landscaping will be provided above ground. Details regarding landscaping will be submitted as part of a discharge of condition application to cover conditions 20, and 21 of the outline approval.

Other Matters

It is anticipated that the temporary site compound is proposed to be provided on site until the end of 2027. Given the length of time that this will be located on site, consideration will need to be given to neighbouring occupiers in terms of how the temporary compound operates during this time. As part of the submission of the CEMP that will be required to be discharged under condition 11 of the outline approval; details of operation of the temporary compound will need to be submitted for approval and include matters such as: boundary treatment, external lighting, security measures, operational hours for personnel, operational times for material deliveries etc.

Representations have been submitted by residents in respect to air quality. However, Worcestershire Regulatory Services have no objection to the development on air quality grounds.

Conclusion

This is an allocated development site. The Reserved Matters under consideration are in accordance with the approved plans of the outline approval and relevant conditions imposed by the Planning Inspector. Taking account of material planning considerations, the development is acceptable, subject to the conditions set out below, and is recommended for approval.

RECOMMENDATION:

- (1) MINDED to **APPROVE** Reserved Matters
- (2) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Culture Services to agree the final scope and detailed wording and numbering of conditions as set out in the list at the end of this report

Conditions:

1. The development hereby approved shall be carried out in accordance with the plans and documents (drawing numbers to be inserted).

Reason: To provide certainty to the extent of the development hereby approved in

the interests of proper planning.

2. The Development hereby approved shall not be open to traffic until the visibility splays shown on drawings:

PH3-4 408K SPINE ROAD 25M JUNCTION & FORWARD VISIBILITY
SPLAYS SHEET 1

PH3-4 409J SPINE ROAD 25M JUNCTION & FORWARD VISIBILITY
SPLAYS SHEET 2

PH3-4 410H SPINE ROAD 25M JUNCTION & FORWARD VISIBILITY
SPLAYS SHEET 3

have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above the adjacent carriageway.

Reason: In the interests of highway safety.

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