

Name of Applicant	Proposal	Expiry Date	Plan Ref.
St Philips Homes Ltd	<p>Reserved matters application for the erection of 217 dwellings to include details of appearance and landscaping, layout, internal roads and scale of development pursuant to the approved hybrid planning permission (Ref: 16/0263) at land at Foxlydiate Lane and Pumphouse Lane, Webheath, Redditch ("Foxlydiate").</p> <p>Land to west Foxlydiate Lane and Pumphouse Lane, Bromsgrove</p>	21.08.2024	24/00533/REM

RECOMMENDATION:

- (a) **MINDED to APPROVE RESERVED MATTERS**
- (b) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services to determine the application following the receipt of amended play area details and layout
- (c) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services to agree the final scope and detailed wording and numbering of conditions as set out at the end of this report.

Consultations

Worcestershire Highways - Bromsgrove

- Following submission of amended plans no objection.
- Recommend conditions: visibility splays, dropped kerbs/tactile paving, provision of car parking/cycle parking, protection measures to prevent pedestrian ingress to ponds.

National Highways

- No objection

Arboricultural Officer

- No objection. Previously recommended amendments to planting species adjacent to plots 205 and 217 along the site boundary with Longbarn and The Byre (now included on plans)
- The plans provided are clear and show the location, species and size of tree and shrub to be planted. I am happy there will be a mix of extra heavy standards, and standards and heavy standards, as the extra heavy standards will create a visual impact straight away.
- The species selection is good and will enhance the existing tree stock in the area.
- The specifications set out for planting and establishment are sufficient, with detailed descriptions of the requirements and references to the relevant British Standards the work must meet.

Leisure Services

- Recommend amendments to reposition the play area adjacent to the pathway and provide 2 entry points and to further improve inclusivity;
- Pedestrian gates to be self-closing and a contrasting colour (yellow)
- Proposed springer to include a back rest
- Play panel to be included

Urban Design (Place Services)

- Pedestrian and Cycle Permeability – earlier rectilinear path removed from south plots 52-55. More organic route leading north east offers links to Foxlydiate Lane and wider . Details currently lacking: overriding concerns are to ensure it is able to negotiate the gradient in the most contextual way possible. Suggest condition on materiality, gradient/accessibility and handrails
- Definition of Corners - corner dwellings have active frontage on both aspects.
- Vista Termination – 2.5 storey dwellings located at important vista
- Boundary Treatments - reiterate our concerns regarding the proposals for timber boundary walls between brick piers in public areas. Timber fences will be insufficiently robust, may become damaged, could be replaced unsympathetically, or be repainted without reference to neighbours.
- It is a missed opportunity to enact the recommendation to provide suitably robust brick walls across the public areas of the scheme, which may mean that the scheme will weather badly. In addition Section 9 of the Design Code makes it clear that masonry is required for **all** public facing garden walls and therefore the proposals are not consistent with the Design Code for this area
- Front to Back Relationships - The Design Code Is quite clear that regarding the Block Typologies is section 7 (Back to Back blocks, Mews Blocks and Edge Blocks) and that a front to back relationship as appears in plots 25 to 27 is therefore non-compliant. However it is positive that there is confirmation that the soft strip of planting including trees is possible as this will help to animate the rear boundary.
- Tripple Tandem Parking - note that triple tandem parking remains in the scheme, it does at least avoid more frontage parking which would undermine dwellings relationship to streets and spaces, including the ability to provide passive surveillance at ground floor.
- Corner Dwellings: Scale, Massing and Architecture - welcome the raising of the roof pitches to corners generally and the render to help define corners
- Architecture of the Cofton has been amended - the windows above pulled together to avoid the 'upside down' look and to properly ground the elevation.
- The Green Edge - It is positive that render has been added to plots 90, 100, 122 and 144 and timber has been specified for the porches and cladding of bays/gables. This should allow a more organic variety of materials which is appropriate overlooking landscaping
- Conclusion.
Much has improved over our consultation of this scheme and we commend the applicant for this. Mostly, this layout now conforms to a perimeter block structure, ensuring that the streets and spaces are well overlooked and are therefore better animated and safer. Parking dominance has been reduced

throughout. The layout is more permeable than in early iterations with efforts being made to connect culs-de-sac together with pedestrian paths.

- Efforts have been made to improve the legibility, simplify detailing so design with human scale vertical proportions. Full height render or brickwork is now used. Corners are better emphasised with increased height, and full height render therefore providing a differentiation in materiality from their neighbours.

Community Safety Manager

- I note the changes to some tandem parking, preference for frontage parking that is directly overlooked.
- I note the re-arranged communal maisonette parking, this is positive and provides better natural surveillance.
- I note the change from straight roads to more meandering roads, this is generally positive.
- Preference that the hedge has been removed from around the play area to aid natural surveillance.

North Worcestershire Water Management

- The proposed development site is situated in the catchment of Spring Brook. This phase of the development falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. The EA's flood mapping does however indicate that there is some medium to high risk to the site from surface water flooding. This is mostly along the existing watercourse that runs through the site and will sit within the green corridor where no residential properties are proposed. There is some additional low surface water flood risk across the site, but this can be mitigated with suitable drainage and the proposed finished floor levels that will be set at least 150mm above the surrounding ground levels.
- The wider development was commented on previously and at this stage we made recommendation and indications on what we expected to see at each reserved matters application. Having reviewed the Sustainable Drainage strategy and other submitted plans it would appear that all this information has been detailed as requested. In summary provided that works are completed in line with the plans referenced below NWWM considers the details covered in the application acceptable.

Severn Trent Water Ltd

- No objection
- I can advise that all drainage for this development has been agreed with STW

Redditch Borough Council

- No objection

Health and Safety Executive

- This application does not fall within any HSE consultation zones.

Bentley Pauncefoot Parish Council

- Cycle/footpath at north-east corner of site connecting to Foxlydiate Lane - BPPC is pleased that the applicant has confirmed that construction of the cycle/footpath is a pre-occupation requirement. BPPC request that the LPA make clear that it must be constructed, and completed, prior to the occupation of the first dwelling within this reserved matters application.
- Dwelling orientation - concerned dwellings not orientated to ensure maximum energy efficiency, and the commitment given in the Design Code, that states "an energy-reducing design process shall be considered at detailed design stage that considers buildings' form, orientation and massing to optimise solar gains".
- Other renewable energy technologies – concerned that Design Code reference to "Other renewable energy technologies such as solar thermal and solar PV to support heat pumps shall be considered during reserved matters and detailed design on an individual building basis" not adhered to.

Public Consultation

Site Notices displayed on 04.07.2024 (28.07.2024)

Press Notices published 14.06.2024 (01.07.2024)

Neighbour Consultation 37 letters 19.06.2024 (13.07.2024)

Representations have been received from 5 neighbouring properties raising the following concerns:

- Close proximity of Maisonettes to Brookside House
- Pedestrian footpaths need to be designated paths to prevent footfall.
- Retention of existing trees and hedges
- More tree planting
- Access is at a blindspot
- Road sweepers required to keep road clean / to be parked on site
- Proximity of proposed dwellings to The Longbarn and the Byre (NDHAs)
- Impact of headlights from proposed private road on rear of The Longbarn
- Request for 2m high brick wall to the NDHAs
- Impact on existing drainage and electrical infrastructure.

The Bromsgrove Society

- Neutral representation

Other issues have been raised but these are not material planning considerations and have not been reported.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

RCBD1: Redditch Cross Boundary Development

BDP19 High Quality Design

BDP20 Managing the Historic Environment

BDP21 Natural Environment

BDP7 Housing Mix and Density
BDP24 Green Infrastructure

Others

National Planning Policy Framework (2024)
National Planning Practice Guidance
National Design Guide
Bromsgrove High Quality Design SPD

Relevant Planning History

The site is part of the allocated RCBD1 Redditch Cross Boundary Development Site (Site 1 Foxlydiate) and part of the cross boundary hybrid planning permission 16/0263/HYB (RBC: 16/00077/HYB) granted on 21/01/2022. Planning permission was granted subject to a S106 Legal Agreement.

The S106 Legal Agreement includes the following obligations/contributions: Travel Infrastructure including active travel, Passenger Transport Services, junction improvements, A38 BREP contribution, Barn House Farm link, Community Facilities including outdoor sport facilities, vehicle contribution, town centre realm improvements, community hall, healthcare contributions, affordable housing and education contribution.

16/0263	Hybrid application 16/0263 comprising: 1) Outline Application (with all matters reserved with the exception of vehicular points of access and principal routes within the site) for the demolition of existing buildings and the erection of : Up to 2,560 dwellings (Class C3); Local centre including retail floorspace up to 900 sq metres (Classes A1, A2, A3) health and community facilities of up to 900 sq metres (Class D1) ; A 3FE first school (Class D1) (up to 2.8Ha site area) including associated playing area and parking and all associated enabling and ancillary works. 2) Detailed application for the creation of a means of access off Birchfield Road, Cur Lane, Foxlydiate Lane and emergency, pedestrian and cycle access to Pumphouse Lane. The creation of a primary access road, including associated cut and fill works and other associated earthworks, landscaping, lighting, drainage and utilities, crossings and surface water attenuation/drainage measures.	Granted S106	21.01.2022
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Current application under consideration:

25/01272/REM	Reserved matters application for a pumping station pursuant to the approved hybrid planning permission 16/0263 at land at Foxlydiate Lane and Pumphouse Lane, Webheath, Redditch ('Foxlydiate').	Under consideration
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Background

The Hybrid planning permission requires specified conditions to be addressed as part of this Reserved Matters submission include the following:

Condition 5 - requires development to be carried out substantially in accordance with:

- Design and Access Statement,
- Landscape and Visual Impact Assessment,
- Environmental Statement,
- 23451 9414T - Land Use Masterplan
- 23451 9610I - Land Use Parameter Plan 23451 9601K - Access and Movement Parameter Plan
- 23451 9604O - Scale Parameter Plan
- 23451 9605P - Green Infrastructure Parameter Plan

Condition 7 – requires a Design Code to be submitted

Condition 8 – requires details of finished ground levels of all buildings

Condition 9 – requires details of refuse storage

Condition 10 – requires details of hard surfaces

Condition 11 – requires details of boundary treatments

Condition 12 – requires details of an External Lighting Strategy

Condition 24 - requires details of secure cycle parking

Condition 31 – requires details of soft landscaping and communal open space

Condition 35 – requires details of water efficiency

Condition 36 – requires drainage details of surface and foul water

Condition 37 – requires SuDS management plan

Assessment of Proposal

Site Description

This application relates to the first phase of the development of the wider Foxlydiate site and comprises approximately 10.03 hectares.

It is bounded to the south-east by Foxlydiate Lane and to the north-east by properties fronting onto Birchfield Road. This includes the Non-Designated Heritage Assets Longbarn and The Byre (converted former farm buildings) and the site of the former Foxlydiate Hotel. The south-west and north-west boundaries are formed by the remaining areas of the 136 hectare wider Foxlydiate development site. Part of the south-west boundary adjoins the recent Redrow Development at St Andrews Road.

Proposal Description

The hybrid planning permission granted detailed (full) planning permission for the means of access from Foxlydiate Lane to this Reserved Matters site and part of the access route which runs through the current application site (adjacent to plots 1-21 and 180-201). This Matter has been determined and is not for re-consideration as part of this Reserved Matters application

The current application seeks approval for the remaining Reserved Matters for this phase for development: Layout, Scale, Appearance and Landscaping and internal roads access (other than that granted under 16/0263). These are defined as:

Layout: the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. This includes the internal road configuration.

Scale: the height, width and length of each building proposed within the development in relation to its surroundings.

Appearance: the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture; and

Landscaping: the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes-

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features

Internal Roads – Access: accessibility within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

The proposed scheme includes hard and soft landscaping, public open space including a village green element with play area and 217 dwellings (this has been reduced from an initial proposal for 222 dwellings).

Some properties feature garages (integral, single or double). All include off-street parking and cycle storage.

Some retaining structures are proposed to address changes in levels across the site

The application has been amended since first submission and now proposes 217 dwellings and 11 different house types providing 152 market units and 65 affordable units. The number of bedrooms and tenure are set out in Table 1.

Table 1:

	Tenure	No. of Bedrooms	Total each Dwelling Size	Total Affordable Housing by type	Overall Total
Market	Private	2	14	-	152
		3	83		
		4	55		
Affordable	Social Rent	1	8	40	65
		2	20		
		3	12		
	Shared Ownership	2	16	25	
		3	9		
Total units:217					

Assessment

Layout

Some comments from the public consultation have raised concern at the layout including an access on Foxlydiate Lane. The access onto Foxlydiate Lane was addressed as part of the hybrid application and granted planning permission. It is not a matter to be re-visited in the current Reserved Matters application.

The proposed layout generally follows that indicated on the masterplan and includes the road layout approved as part of the hybrid planning permission.

The 'village green' is positioned in accordance with the area of open space indicated on masterplan. The developer has responded positively to comments from the Council's Urban Design Consultant, Leisure Services and Community Safety in the design of this space. It is overlooked and includes pathways that are positioned to follow anticipated desire lines leading to the play area and through the space to the wider site. Leisure Services has provided further comments with regard to the design and layout of the play area to improve its functioning and inclusivity. At the time of writing this report amended plans are awaited. An update will be provided at the Planning Committee meeting.

Many of the plots achieve rear garden areas in excess of the minimum standard set out in the High Quality Design SPD. The rear garden lengths of a few plots are less than the minimum such that distances between rear elevations are marginally less than those set out in the guidelines. Three out of 217 plots have less than the minimum garden area and are shorter than the minimum garden length. It is important to consider the layout as a whole – and in this context the slight shortfall is not considered significant.

The layout does include one section with a front to back relationship between the terraces at plots 25-27 and 31-33. This is in part due to site levels. In this instance such a layout is considered acceptable because of the particular level difficulties and also that it has been mitigated by the distance between habitable rooms (over 24m) and the inclusion of a soft

landscaping strip with trees that the Urban Design Consultant has confirmed will animate this area.

The layout shows spaces identified within the plots for refuse storage. It also includes some indicative bin collection points. Some of these are located within private drives whereas bin collection would usually occur within public areas. The detail of these can be addressed by planning condition.

Comments received from the Parish Council have queried the orientation of the dwellings in relation to solar gain. The internal layout of the dwelling types includes habitable rooms with windows on varied elevations with some rooms having a dual aspect. Balancing matters of architecture and urban design has resulted in a variety in the layout, in the position and orientation of the dwellings to provide direct sunlight at different times of day to offer the benefits of solar gain. The applicant has stated that electric efficient heat pumps are being used in lieu of fossil fuels gas solution. There are a variety of issues for consideration in achieving a high-quality layout and overall the layout is considered acceptable with regard to matters of solar gain.

The residents of Longbarn on Birchfield Road have expressed concern at the proximity of proposed dwellings to the rear of that property. Longbarn and its neighbour The Byre are considered to be Non-Designated Heritage Assets (NDHA). The proposed dwellings are set approximately 21.2m from the rear of Longbarn and a similar distance from The Byre, this is significantly more than the separation requirements of the High-Quality Design SPD (12.5m). The nearest proposed dwellings are also approximately 5m away from the shared boundary.

Paragraph 216 of the NPPF requires that effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Policy BDP20 is also relevant. The effect of the layout and proximity of the proposed dwellings to the NDHA has been discussed with the Conservation Officer and no concern has been identified. It is recognised that the proposal will represent a definite change in outlook to the rear of the NDHA, however this is not considered to be harmful.

Some comments have been received questioning the use of triple parking bays. There is no design policy to restrict this. In the context of the layout the inclusion of some triple parking plot meets the parking standards and also enables soft landscaping to frontages and aids surveillance of the street with associated safety benefits. Therefore, the parking arrangement is considered acceptable in this instance. Worcestershire Highways has raised no objection on parking layout matters.

Scale

The Perimeter Plan shows this phase of development as 2-storey. The scale of buildings is generally 2-storey in accordance with the perimeter plan. There are 2 blocks of semi-detached dwellings that are 2.5 storey by the inclusion of velux windows in the front roofslope. These are positioned at the end of 2 vistas, within the main body of the development and are set away from the site boundaries. These were added on the

recommendation of the Council's Urban Design Consultant due to the important contribution these make to the quality of the vista, streetscene and sense of place and in this context are considered acceptable.

Condition 5 of the hybrid requires that the development is carried out 'substantially in accordance with' the Scale Parameter Plan. The introduction of two pairs of 2.5 storey semi-detached dwellings out of a total of 217 dwellings proposed in this phase is considered to be substantially in accordance with the planning condition.

Appearance

A limited palette of materials is proposed. Some plots have been amended to improve corners and now include rendering to help with definition in response to comments by the Council's Urban Design Consultant. This is considered to add to the legibility of the scheme. Some house types have also been amended such as the positioning of first floor windows on the Cofton house type which have been moved closer together to improve the external appearance. Overall, the architecture of the proposed dwellings is considered to form a positive streetscene and sense of place.

Overall, the submitted plans create a suitable visual impression. The appearance of the proposed dwellings is considered acceptable and is considered to accord with condition 5 of the hybrid planning permission.

Landscaping

The Design Code sets out information on proposed boundary treatments within the different character areas. Amendments have been submitted such that brick walls are now included along the Avenue frontage. This is considered acceptable.

Elsewhere external facing boundaries include walls with inset fence panels. The urban design comments raise the possibility of these being individually painted by residents which may affect the overall appearance and quality of the development going forward. The applicant has pointed out that brick wall / fence combinations exist within the vicinity of the site. These form part of the boundary treatment on the neighbouring St. Andrews Road development. In the character areas / streets where these are used the inclusion of inset panels would serve to break up the brickwork and avoid the possible creation of an overly hard appearance. It is noted also that both fence and walls could be individually painted without recourse to planning. In this instance, the inclusion of walls with inset panels is considered acceptable.

The residents of Longbarn have expressed concern regarding the proposed boundary treatment along the boundary with their property and have requested a wall be erected. Longbarn is a Non Designated Heritage Asset (NDHA).

These comments have been discussed with the applicant, the Tree Officer and the Conservation Officer. The landscaping proposals do not include a wall at this location. There is no planning requirement for a wall in this location. This has been confirmed by the Conservation Officer having regard to the NDHA. The existing boundary treatment is hedgerow and fence. The residents have confirmed that the existing hedgerow is within their garden.

Policy BDP20 encourages green infrastructure networks that enhance the amenity value of the historic environment. Policy BDP20 states that the District Council will promote a positive interaction between historic sites and places and high quality modern developments which allows for evolution and positive change whilst preserving and respecting the significance and setting of existing Heritage Assets.

In this instance the developer is proposing additional hedge planting along the boundary. The species have been discussed with the Council's Tree Officer and have been amended to introduce trees which are compatible with the hard surfacing of the driveways/parking and have a lighter canopy. The hedge species are evergreen and will provide a dense planting buffer to maintain privacy and protect against Longbarn residents' concern that headlights from vehicles using the parking spaces outside plots 205 and 206 may shine into their dining room window. The proposed landscaping is considered acceptable with regard to Longbarn.

Some comments received as part of the public consultation have requested additional planting and retention of hedges/trees. A Tree Preservation Order protects trees on site. Consideration of retaining hedgerow was undertaken a part of the hybrid and condition 5 of that permission requires the application to be substantially in accordance with the Green Infrastructure Plan. The proposed Landscaping plans show new planting including trees. The Tree officer has been consulted and considers the proposals acceptable.

The proposed Landscaping is considered to be in general accordance with documents specified in condition 5 of the hybrid planning permission including the Design and Access Statement and Green Infrastructure Parameter Plan.

Internal Roads Access

The proposed plans have been amended to reflect the details of the access approved under the hybrid planning permission. The layout acknowledges and provides a link to the cycle route to be provided through the protected trees onto Foxlydiate Lane. This has been raised by the Parish Council. This route forms part of the detailed grant of planning permission and details will be addressed by condition 17 of the hybrid.

The layout also includes footpath links joining up to those on the approved layout for the former Foxlydiate Hotel site (19/00615/OUT) to ensure permeability between the sites.

A footway is shown through an area of open space close to the site entrance onto Foxlydiate Lane and plots 52-55. This part of the site is subject to a noticeable change in levels. The Council's Urban Design Consultant has suggested a planning condition requiring details – this is considered appropriate.

Adequate off-street parking and cycle parking is proposed within the individual plots.

The Highway Authority has been consulted on the application and has raised no objection and has recommended conditions (visibility splays, dropped kerbs/tactile paving, provision of car parking/cycle parking, protection measures to prevent pedestrian ingress to ponds). Therefore, the internal road access is considered acceptable subject to conditions.

Affordable Housing

The S106 Legal Agreement includes the requirements for affordable housing. This requires Social Rent and Shared Ownership. The Housing Strategy Manager has confirmed this continues to be the case. The Strategic Housing Manager requested that gardens on affordable units be increased. Amended plans have been received and these revisions have increased the majority of gardens. This is considered acceptable.

The s106 also sets out that each phase must provide a minimum of 30% affordable housing and a maximum of 45%, with 40% affordable housing provision overall across the whole Foxlydiate site. This first phase proposes 30% affordable housing with a mix of 1, 2 and 3 bed units. The s106 does not require that each phase provides the mix in the tenure table but across the development site as a whole this will be required. Therefore, the current proposal is considered to be in accordance with the Legal Agreement. The required affordable housing mix is set out in table 2 in the s106 Legal Agreement copied below:

2. The Affordable Housing Tenure Mix is as follows:

Total Dwellings (assuming maximum no. of Dwellings permitted)		2560
Affordable		40%
Affordable Dwellings (assuming maximum no. of Dwellings permitted)		1024

	Social Rent	Shared Own
	60%	40%
1 Bed House/Maisonette	6.3%	4.5%
1 Bed Bung	1.4%	
2 Bed Flat		4.5%
2 Bed Bung	3.6%	
2 Bed House		20.5%
2 Bed House	26.8%	
3 Bed House		10.5%
3 Bed House	19.6%	
4 Bed House	2.3%	

The proposed affordable housing in this phase is proposed as follows:

	Social Rent 60%	Proposed affordable rent	Shared Own 40%	Proposed affordable intermediate
1 bed house/ maisonette	6.3% = 4.095	8	4.5% = 2.925	0
1 bed bungalow	1.4% = 0.91	0	N/A	
2 bed flat	N/A		4.5% = 2.925	0
2 bed bungalow	3.6% = 2.34	0	N/A	
2 bed house	26.8% = 17.42	20	20.5% = 13.325	16
3 bed house	19.6% = 12.75	12	10.5% = 6.825	9
4 bed house	2.3% = 1.495	0	N/A	
		TOTAL = 40		TOTAL = 25

Impact on Residential Amenity

The proposed development is considered acceptable with regard to the relationship and impact on existing residential properties adjoining the Reserved Matters site as a result of distance, orientation, layout and outlook.

The overall quality of the development is such that the residential amenity of future residents is considered acceptable.

Lighting and Ecology

A lighting strategy has been included with the RM application in accordance with condition 12. This is based on the lighting principles and protection of Dark Green and Blue Corridors identified in the Environment Statement Addendum appendix 8.4 and 8.5 and in accordance with condition 5 of the hybrid planning permission. The proposal includes the use of baffles and demonstrates the insignificant impact of proposed lighting on the sensitive areas identified.

Design Code

The site is identified as a part of the larger Monarch Green sub-area within the Foxlydiate site and largely reflects the Design and Access Statement submitted with the hybrid application. Condition 7 of the hybrid planning permission requires the submission of a Design Code with each Reserved Matters application. The Design Code submitted with the current RM application covers a wider area than the RM application site. The Code has been submitted with other RM applications within the Monarch Green area compliance statement has been submitted identifying 4 aspects of the development that deviate from the Code.

- With regard to 'Community Streets' the applicant has advised that Worcestershire County Council's design guide requires all properties be accessed by a 2m footway. Therefore, 5.5m-7.5m shared surfaces for dual use by pedestrians and vehicles have not been provided.
- Plots 81/82 (and plots 20/21) are located opposite a main road junction where a "vista stop end" is required and therefore dwelling types are 2.5 storey.
- Metal play equipment is proposed in accordance with local authority guidance in lieu of timber equipment.
- Rubber mulch is proposed at the play area in accordance with local authority guidance in lieu of bark mulch.

These aspects of the proposal are considered acceptable.

Conclusion

This Reserved Matters site is part of an allocated development site in the Bromsgrove District Plan. Hybrid planning permission has been granted under 16/0263. The application has been subject to negotiation and amendment such that, overall, the Reserved Matters are considered to comply with the relevant conditions and documents and when assessed against planning policy and material planning matters are now considered acceptable

subject to receipt of the amended a play area details and layout and the conditions identified.

- (a) **MINDED to APPROVE RESERVED MATTERS**
- (b) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services to determine the application following the receipt of amended play area details and layout
- (c) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services to agree the final scope and detailed wording and numbering of conditions as set out at the end of this report.

Suggested Condition Topics

- List of approved plans
- Details of bin collection points
- Details of materiality, gradient/accessibility and handrails of path from plots 52-55 to site entrance at Foxlydiate Lane
- Visibility splays
- Dropped kerbs/tactile paving
- Provision of car parking/cycle parking
- Protection measures to prevent pedestrian ingress to ponds

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