

24/00533/REM

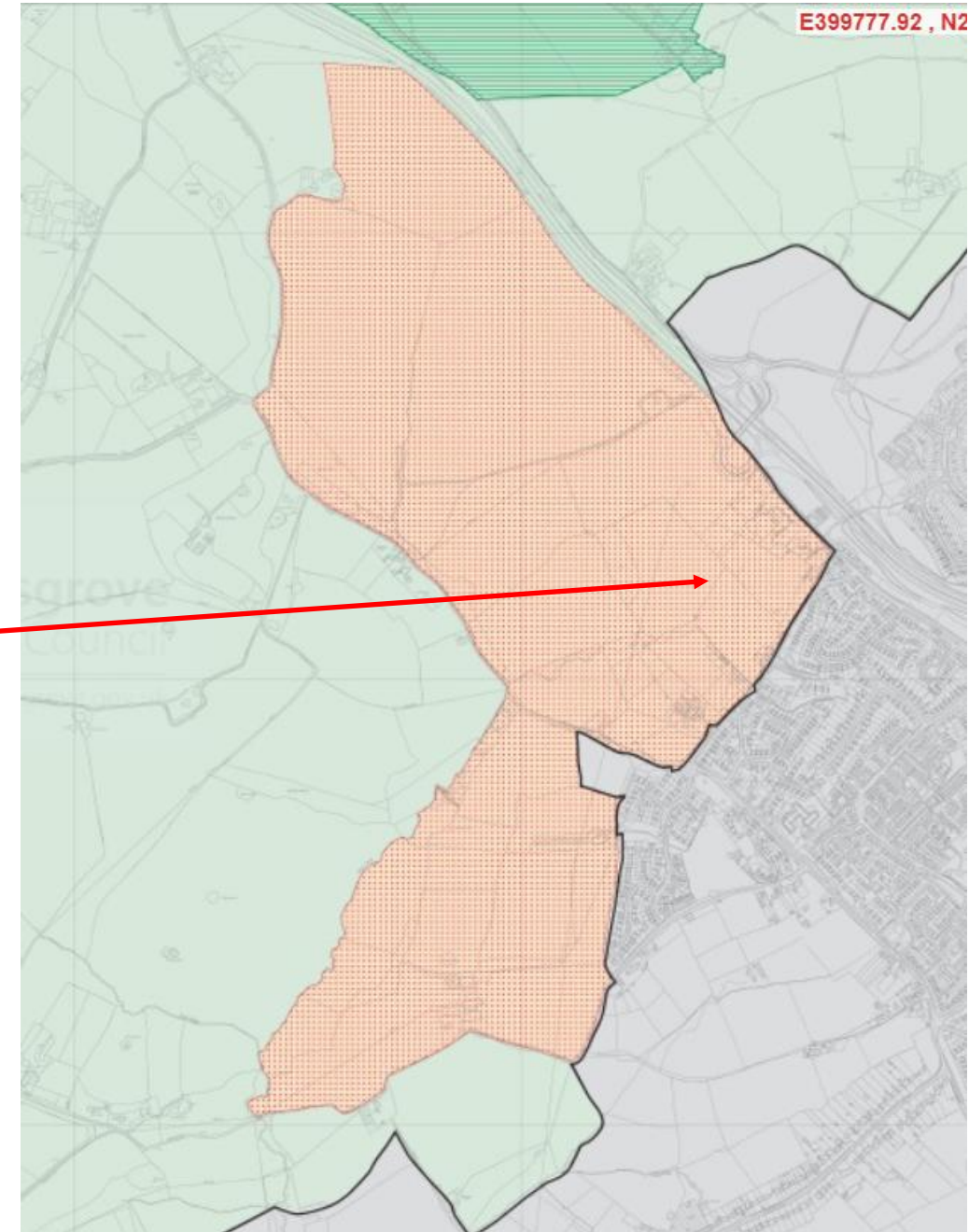
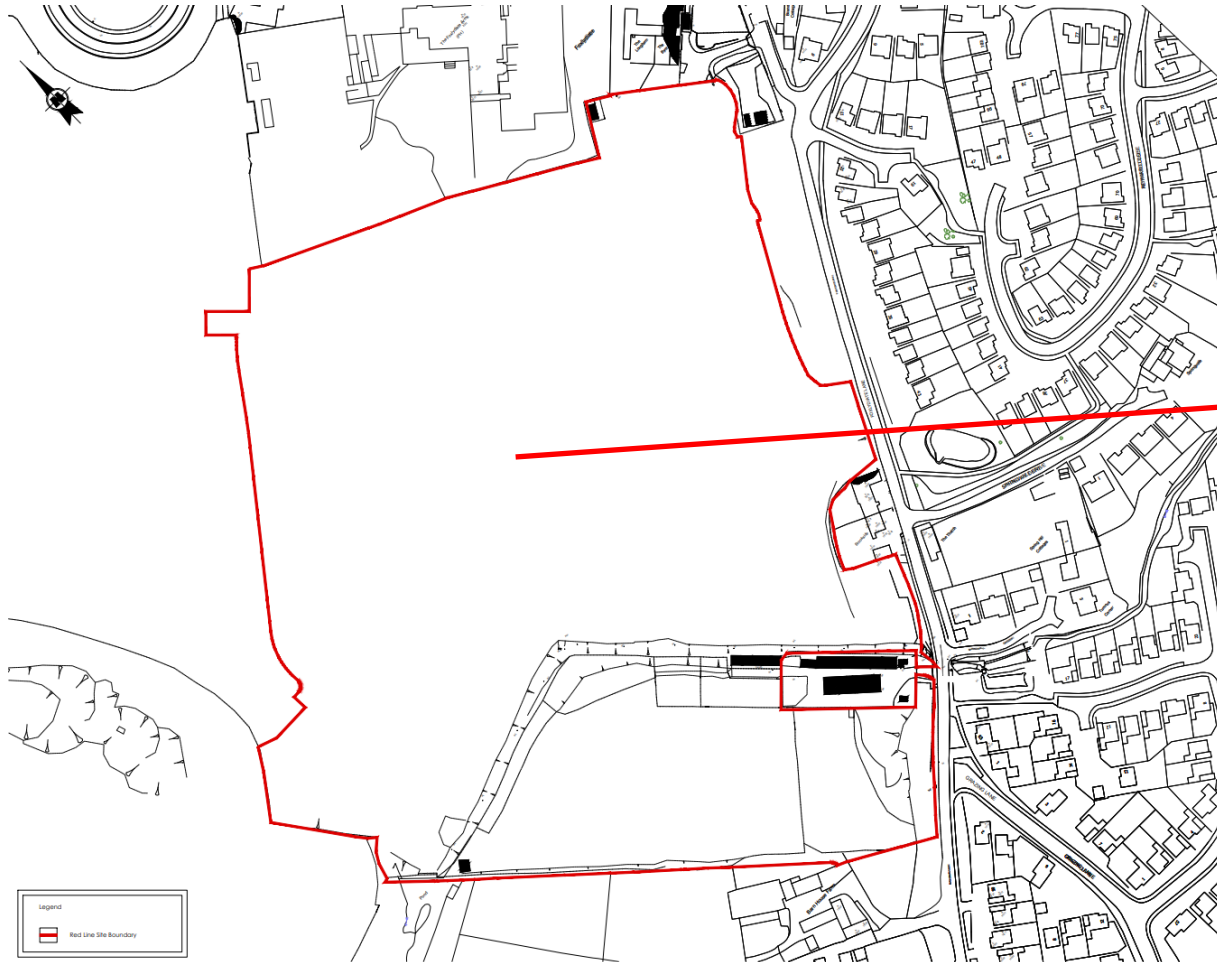
Land To The West Of Foxlydiate Lane And Pumphouse Lane,
Bromsgrove Highway, Bromsgrove, Worcestershire

Reserved matters application for the erection of 217 dwellings to
include details of appearance and landscaping, layout, internal
roads and scale of development

Recommendation:

Delegated/Minded to Approve subject to conditions

Site Location and Development Plan Allocation



Context

Proposed layout



Access approved under 16/0263

Aerial View



Character Areas

Legend

Avenue

Foxlydiat Gateway

Core

Green Edge

This figure is a detailed site plan map of a residential development, overlaid with a color-coded legend to identify four distinct character areas. The map includes a north arrow in the upper left corner and a scale bar indicating 0, 5, and 10 meters. The development is bounded by a red line. The character areas are defined as follows:

- Avenue:** Shaded in light orange, primarily located along the northern and western boundaries of the site.
- Foxlydiat Gateway:** Shaded in light blue, situated along the eastern boundary of the development.
- Core:** Shaded in light yellow, occupying the central and southern portions of the site.
- Green Edge:** Shaded in light green, located along the southern and western edges, often adjacent to landscaped areas or green spaces.

The map also shows individual house footprints, parking spaces, and internal road layouts. Text on the map includes 'BROOKHOUT APPROVED SCHEME' and 'MAP 0719 26 00'.

Proposed site layout

Legend



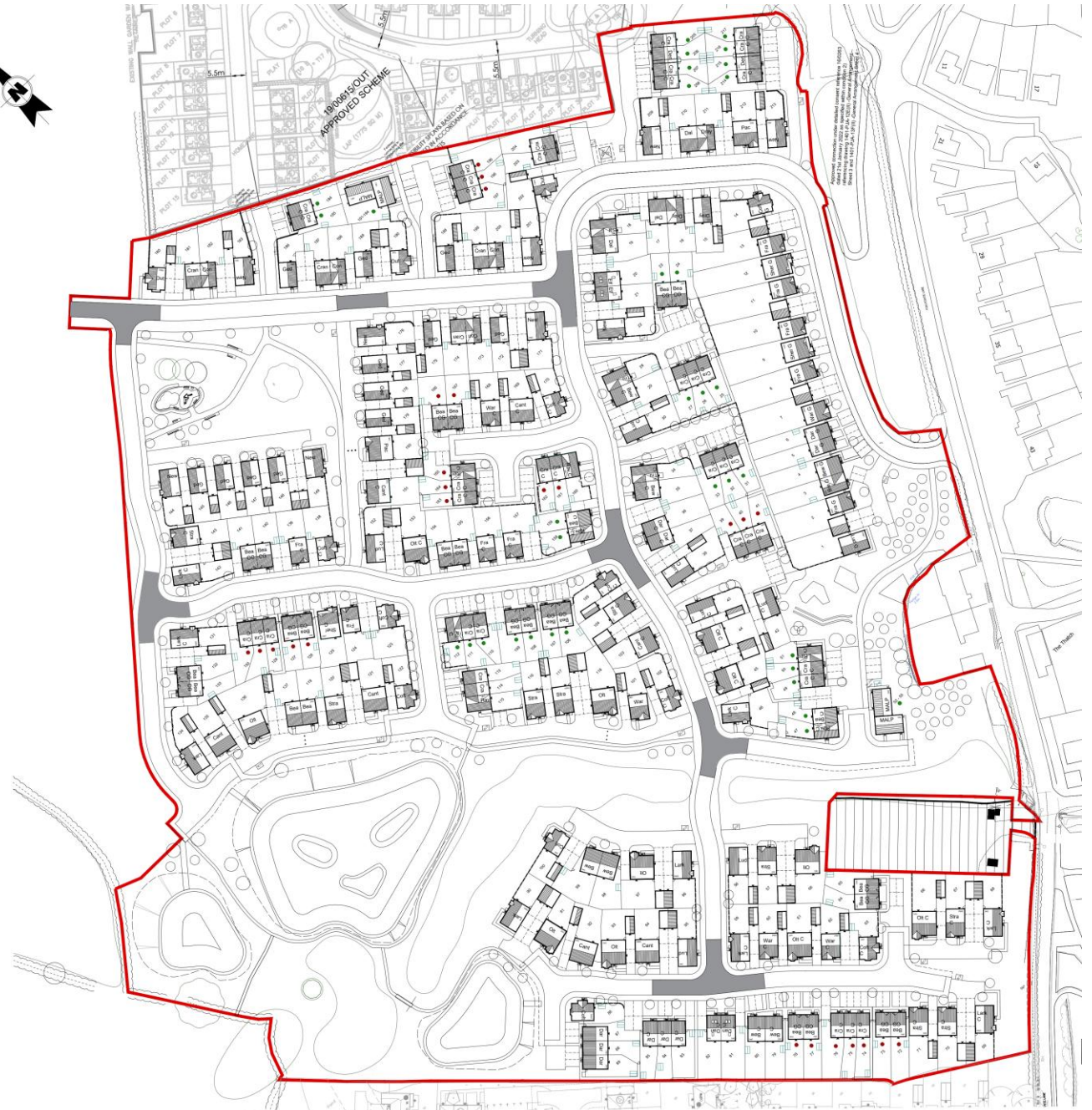
Red Line Site Boundary



Affordable Intermediate



Social Rent



Proposed Levels

KEY

FFL 125.775

Proposed FFL



Proposed levels



Retaining feature
(Type & height varies)



Gravel Board fence
(450mm max height)



Exposed brickwork



Tanking



Double DPC

128.5

Existing contours



Proposed contours



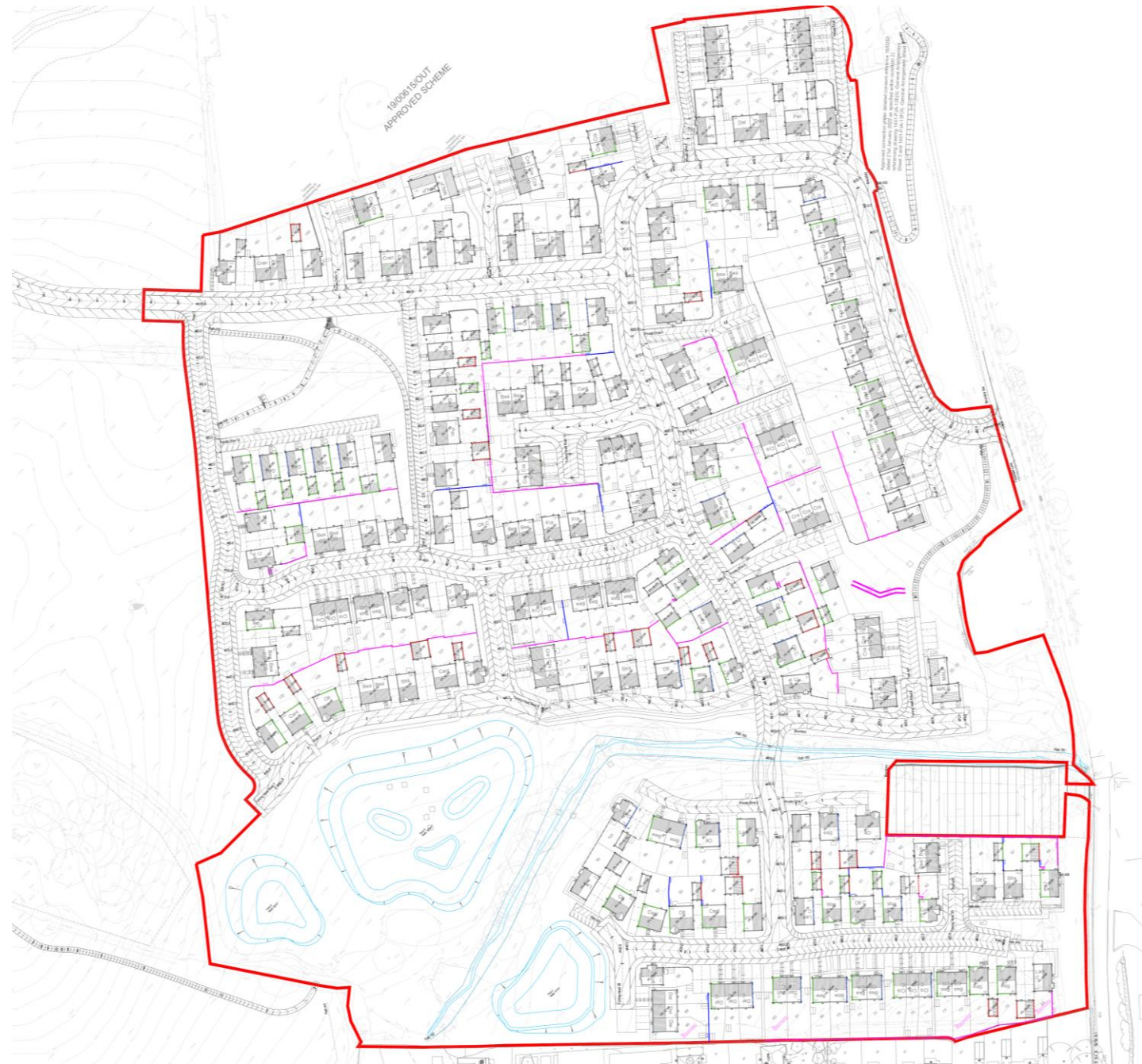
Level access



Ramped access



Stepped access



Building Heights

Legend



1 Storey



2 Storey



2.5 Storey



Street Scene A-A
Foxlydiat Gateway



| | | | | | | | | | | | |
|----------------------|-----------------------|--------------------------------------|----------------------------|-----------------------|-----------------------|----------------------------|-----------------------|-----------------------|----------------------------|-----------------------|---------------------|
| LUDGATE G PLOT 01 | FRANKLEY G PLOT 02 | BRECON & BEWDLEY G PLOTS 03&04 | DARWEN G PLOTS 05&06 | WARSTONE G PLOT 07 | FRANKLEY G PLOT 08 | SHERBOURNE G PLOT 09 | FRANKLEY G PLOT 10 | FRANKLEY G PLOT 11 | SHERBOURNE G PLOT 12 | FRANKLEY G PLOT 13 | COFTON G PLOT 14 |
|----------------------|-----------------------|--------------------------------------|----------------------------|-----------------------|-----------------------|----------------------------|-----------------------|-----------------------|----------------------------|-----------------------|---------------------|

Street Scene B-B
The Avenue



| | | | | | | |
|--------------------|---------------------|---------------------|---------------------|---------------------|--------------------|------|
| NEWTON PLOT 149 | GEDLING PLOT 148 | GEDLING PLOT 147 | GEDLING PLOT 146 | GEDLING PLOT 145 | NEWTON PLOT 144 | ROAD |
|--------------------|---------------------|---------------------|---------------------|---------------------|--------------------|------|

Street Scene C-C
The Green Edge



| | | | | | | | | | | | | | | |
|-----------------------|------------------------|-------------------|-----------------------------|-----------------------|------------------------|--------------------|------|------------------------|------------------------|-----------------------|-------------------|----------------------|--------------------|------|
| LARKFIELD PLOT 134 | CANTERBURY PLOT 135 | OLTON PLOT 136 | BEAUFORT PLOTS 119 & 137 | STRATFORD PLOT 120 | CANTERBURY PLOT 121 | COFTON PLOT 122 | ROAD | RAVENHURST PLOT 115 | CANTERBURY PLOT 116 | STRATFORD PLOT 117 | OLTON PLOT 118 | WARSTONE PLOT 101 | COFTON PLOT 102 | ROAD |
|-----------------------|------------------------|-------------------|-----------------------------|-----------------------|------------------------|--------------------|------|------------------------|------------------------|-----------------------|-------------------|----------------------|--------------------|------|

Street Scene D-D
The Green Edge



| | | | | | | |
|------------------|----------------------|--------------------|----------------------|------------------|-----------------------|--------------------|
| OLTON PLOT 56 | STRATFORD PLOT 57 | LUDGATE PLOT 58 | LARKFIELD PLOT 96 | OLTON PLOT 97 | BEWDLEY PLOT 98&99 | COFTON PLOT 100 |
|------------------|----------------------|--------------------|----------------------|------------------|-----------------------|--------------------|



Streetscenes

Street Scene E-E

The Core



| | | | | | | | | | | | |
|--------------------------------|-----------------------|-------------------|----------------------------------|----------------------|----------------------------------|-------------------------|----------------------|----------------------|--------------------|--------------------|------------------------|
| SALCOMB & DALBY PLOTS 18-19 | ELFORD PLOTS 20-21 | NEWTON PLOT 22 | TRURO & BEWDLEY C PLOTS 28-29 | LUDGATE C PLOT 30 | TRURO & BEWDLEY C PLOTS 34-35 | DARWEN C PLOTS 36-37 | LUDGATE C PLOT 38 | LUDGATE C PLOT 43 | OLTON C PLOT 44 | OLTON C PLOT 45 | LARKFIELD C PLOT 46 |
|--------------------------------|-----------------------|-------------------|----------------------------------|----------------------|----------------------------------|-------------------------|----------------------|----------------------|--------------------|--------------------|------------------------|

Street Scene F-F

The Core



| | | | | | | | | | |
|------|------------------------|-----------------------|--------------------|-----------------------|---------------------|------|--------------------|------------------------|------------------------|
| ROAD | LARKFIELD C PLOT 59 | WARSTONE C PLOT 60 | OLTON C PLOT 61 | WARSTONE C PLOT 62 | COFTON C PLOT 63 | ROAD | OLTON C PLOT 66 | STRATFORD C PLOT 67 | LARKFIELD C PLOT 68 |
|------|------------------------|-----------------------|--------------------|-----------------------|---------------------|------|--------------------|------------------------|------------------------|

Street Scene G-G

The Core



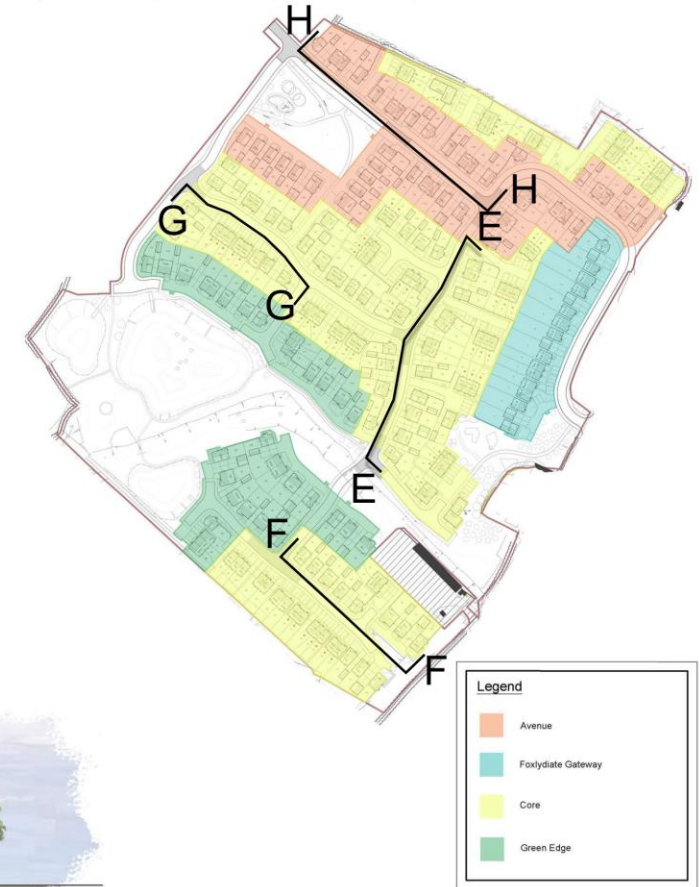
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| ROAD | COFTON C PLOT 123 | FRANKLEY C PLOT 124 | SHERBOURNE C PLOT 125 | BEAUFORT CG PLOTS 126&127 | CRAWFORD C PLOT 128-130 | LARKFIELD C PLOT 131 | ROAD |
|------|----------------------|------------------------|-----------------------------|---------------------------------|----------------------------|-------------------------|------|

Street Scene H-H

The Avenue



| | | | | | | | | | | |
|--------------------|--|--------------------|---------------------|--|---------------------|--------------------|---------------------|--|--------------------|------|
| DUTTON PLOT 180 | CRANFORD & CONSETT PLOTS 181&182 | NEWTON PLOT 183 | GEDLING PLOT 186 | CRANFORD & CONSETT PLOTS 187&188 | GEDLING PLOT 189 | DUTTON PLOT 190 | GEDLING PLOT 198 | CRANFORD & CONSETT PLOTS 199&200 | NEWTON PLOT 201 | ROAD |
|--------------------|--|--------------------|---------------------|--|---------------------|--------------------|---------------------|--|--------------------|------|



Streetscenes

Tenure

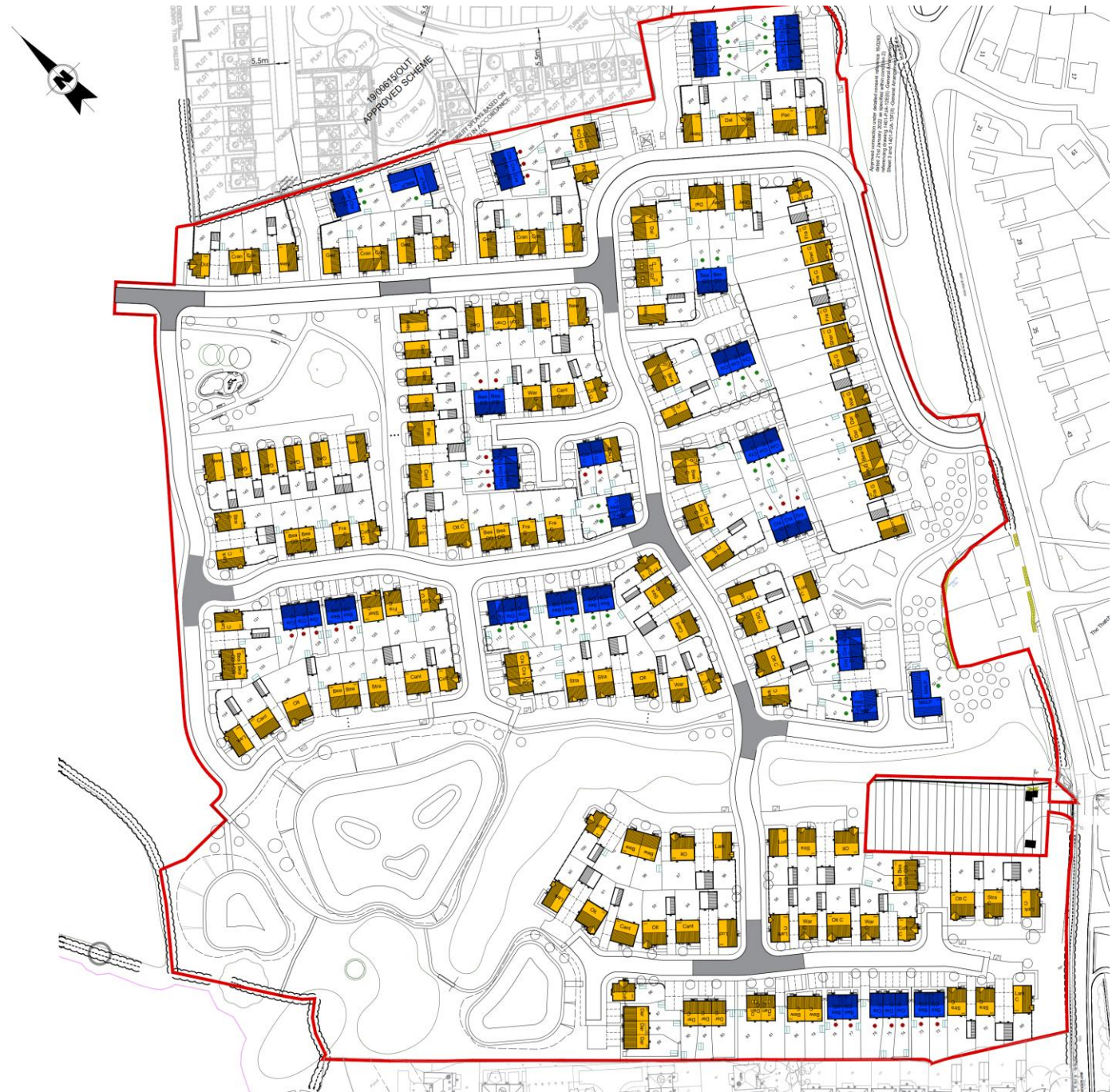
Legend



Affordable Units (65 units)



Private Units (152 units)



Dwelling Size

Legend



1 Bedroom (8 dwellings)



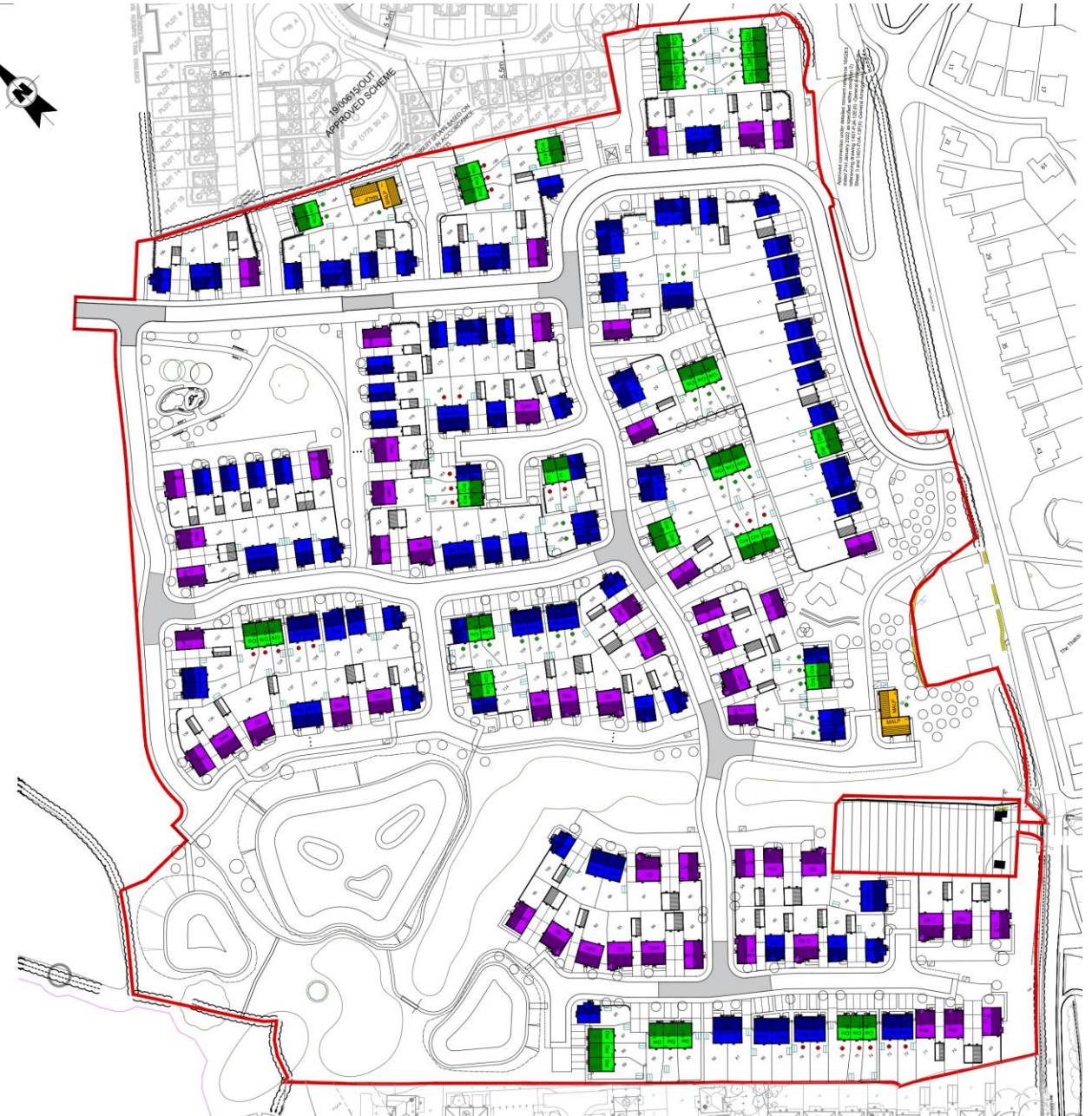
2 Bedroom (50 dwellings)



3 Bedroom (104 dwellings)



4 Bedroom (55 dwellings)



Boundary Treatment



Legend

Indicates 1.8m high Screen Wall

Indicates 1.8m high Screen Wall / Fence
refer to materials plan for brick colour

Indicated 1.8m High Close Board Fence
with (130x130)mm integrated hedgehog
holes

Gates where indicated on layout





Landscaping Design Principles

The provision of a significant and connected green infrastructure is a key concept for the wider site proposals. This phase of the development is part of a wider green space comprising existing mature planting and new green infrastructure. Spring Brook forms a unique and attractive backdrop for new residential walls and spaces to view and enjoy. The proposals place a strong emphasis on wildlife habitat creation and biodiversity enhancement within public open spaces, especially along the Spring Brook corridor.

Key Landscape Design Areas

- Spring Brook and associated existing mature vegetation:** an important established green and blue corridor forming part of the public open space. A diversity of trees and shrubs, dominated by willows, that provides habitats to many species of birds, bats, amphibians and insects while offering significant amenity to residents.
- Existing hedgerow and woodland along north eastern boundary:** predominantly deciduous tree growth with evergreen elements. Tree, Shrub Pine and Holly provide screening to old hotel building beyond. The woodland adjoins a Hawthorn and Elm hedgerow.
- Avenue:** A tree lined secondary movement route, with a formal and green character, facilitating easy and direct movement around the site for vehicles, pedestrians and cyclists. The front and side gardens accommodate a grass verge with a low boundary hedgerow running along Avenue. The trees, selected to be native cultivars, provide a strong identity and vertical structure to the green route, welcoming residents and visitors alike. The road and paths are surfaced with tarmac, while raised tables receive enhanced surface treatment.
- Village Green:** an attractive, centrally located formal public open space for residents to enjoy. The existing central Sessile Oak has been retained and become the centrepiece of the space providing significant visual amenity, shade and home to local wildlife. The existing group of Hawthorns have also been retained and form the buildings of a new fenced play space for the youngest residents with static and dynamic play equipment and seating for parents and carers. This space offers alternative walking routes as well as seating areas with benches, bins and lighting, encouraging people to spend time here. A variety of new ornamental and native tree planting is proposed within street amenity green defining routes and spaces. Characterised by dwellings on 3 sides offering natural surveillance.
- The Meadow:** Public Open Space adjacent to Spring Brook and its existing mature vegetation incorporating 3 proposed attenuation basins. Whilst this area is created primarily to accommodate large sustainable drainage features, they offer great opportunities for habitat creation and informal recreation such as walking. This part of the site is a species rich meadow with the basins incorporating wetland meadow on permanently wet and occasionally inundated areas as well as new native tree planting. A new green path weaves around the basins to define walking routes with seating along the path, litter bins and dog bins provided at the end points of the paths. A timber footbridge is harmoniously integrated into the landscape crossing Spring Brook between existing mature trees. Reinforced grass routes define maintenance access to the SuDS features. A dedicated perimeter footpath with a hedgerow is proposed along the private drive to enhance amenity and give a sense of separation for the residents.
- Community Orchard:** an informal edible garden with spring bulbs and ground covers forming part of the entrance landscape. This space provides an opportunity for residents to grow and eat fruit from the orchard trees. The trees are proposed to be heritage varieties local to the area.
- Meadow bank:** a species rich sloping meadow with low native scrub, providing habitat for a wide variety of wildlife whilst absorbing local differences. Treated gullies with seating, evening grass lawn and ornamental trees offer a low key quiet garden space at lower levels for the residents. An informal mulch path offers a pedestrian link to the orchard and entrance from Footpath Lane.
- Streets and Community Streets:** these streets are planted with small to medium size trees to reinforce their character like Cheries and Whitebarns.
- Green Streets:** a tertiary street with low formal character than the Avenue, encouraging low traffic speed. Crimson leaved tree planting proposed on one side with medium size trees.
- Private drives:** these spaces generally receive low levels of traffic and haven't got dedicated footpaths. They have a shared space character and enhanced surface treatment. Some of the private drives are located adjacent public open spaces and planted with transitional tree species. Timber bollards are used where required to control vehicular movement.
- New footpath links to neighbouring sites:** surfaced pedestrian links provided to the proposed development allowing permeability through the eastern boundary.
- Reinforced boundary planting:** existing Hawthorn hedge completed along the south western boundary, and existing mature vegetation reinforced with additional native shrub blocks and trees to provide screening.
- Future development:** Beyond the north western boundary future development is planned. The landscape treatment of the other side of the green street is to form part of the proposals of the next phase of the development.



Scale 1:500

| | | |
|---|-------------------------------|----------|
| E | Site layout updated | 21.01.26 |
| D | Contours added | 30.07.25 |
| C | Site layout updated | 10.07.25 |
| B | Hard surfacing updated | 11.04.24 |
| A | Mown paths and bridge updated | 20.03.24 |

Revisions:
 Site: Webbeath, Redditch, Phase DC1
 Client: St Philips
 Title: Landscape Masterplan
 Drawing Ref: STP0885-02-601
 Status: Planning
 Revision: E
 Scale: 1:500 @ A0
 LG
 Drawn by: 10.07.2025
 Date of issue:



Node
 Imperial & Whitehall
 23 Colmore Row
 Birmingham
 B3 2BS
 thisnode.com | 0121 667 9259

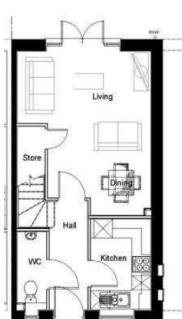
Landscaping Masterplan

Selection of House Types

FRONT ELEVATION



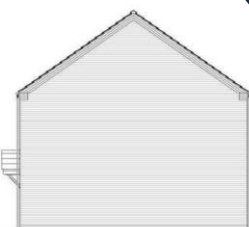
REAR ELEVATION



Denby



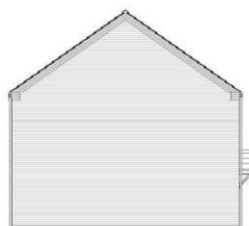
FRONT ELEVATION



SIDE ELEVATION

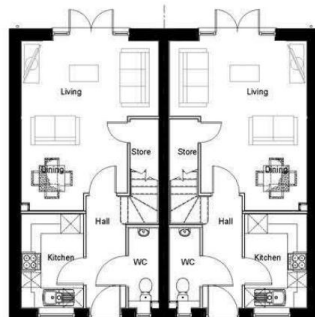


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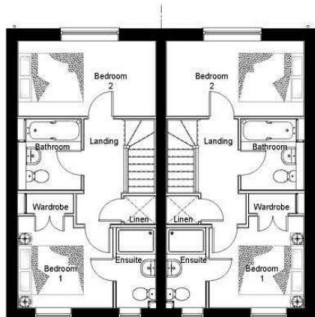


SIDE ELEVATION

Crawford



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

COFTON G
RENDER - ELEVATIONS



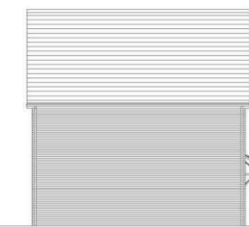
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



SIDE ELEVATION

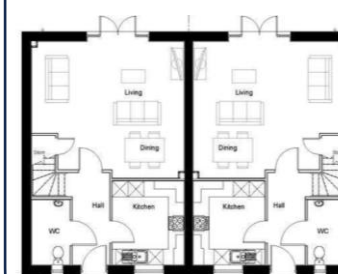


REAR ELEVATION

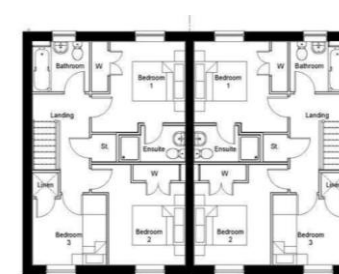


SIDE ELEVATION

BRECON & BEWDLEY G
BRICK - ELEVATIONS



GROUND FLOOR



FIRST FLOOR

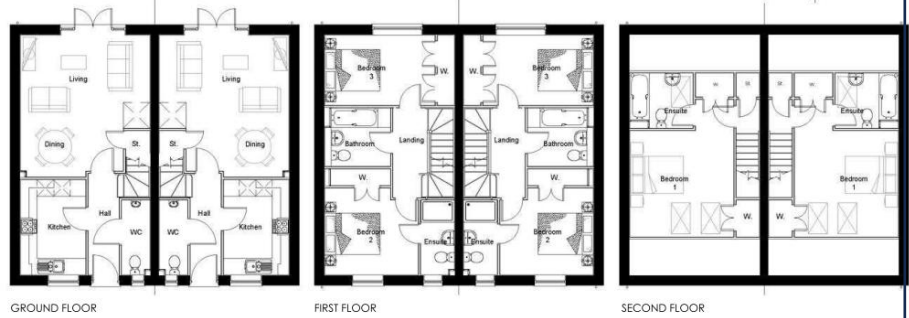
Selection of House Types



SHERBOURNE
BRICK - ELEVATIONS



ELFORD
BRICK - ELEVATIONS



Site Photos



View from frontage at entrance of Redrow development
St Andrews Road



View into site from Foxlydiate Lane access



View towards Foxlydiate Lane from within site

