

24/00533/REM

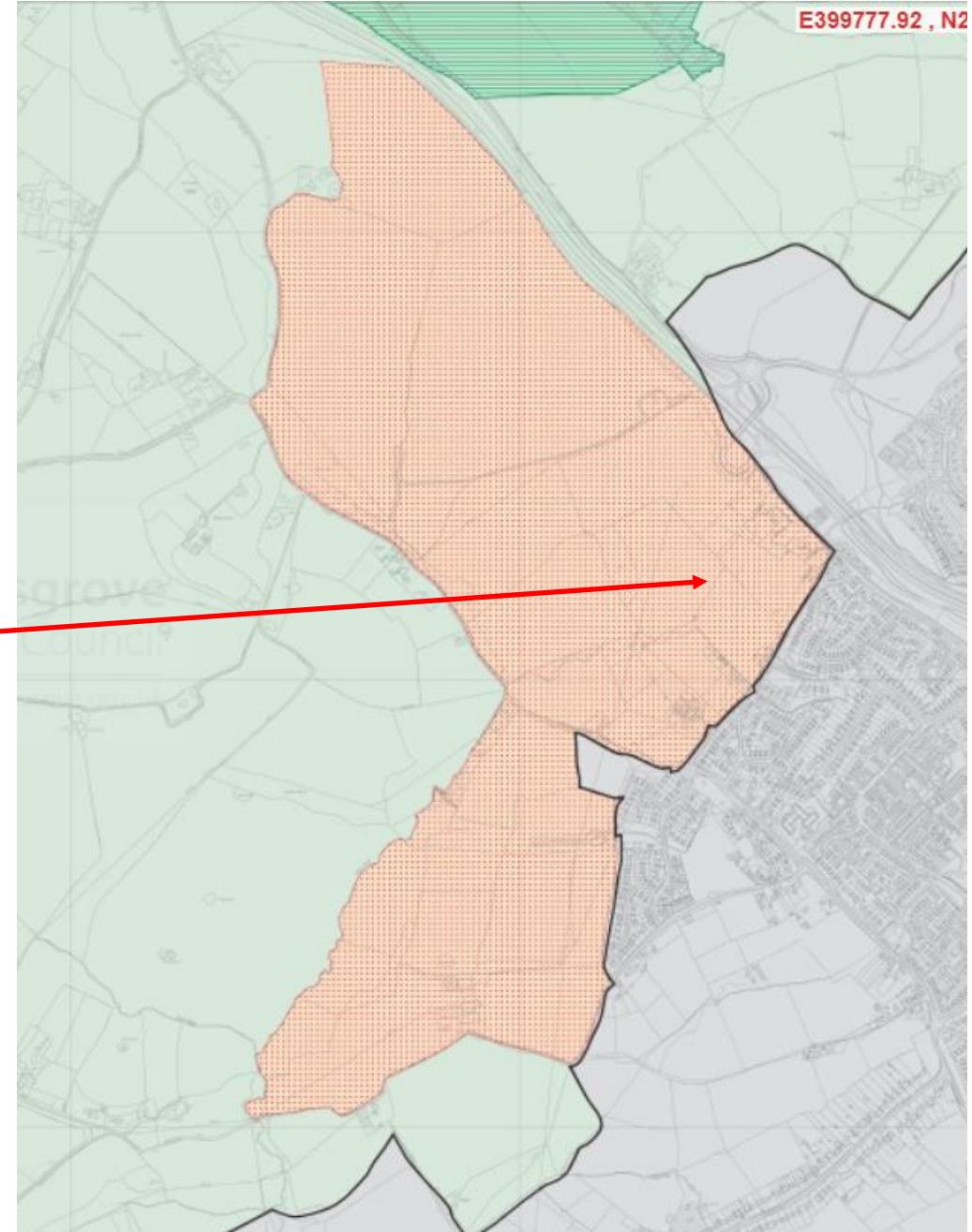
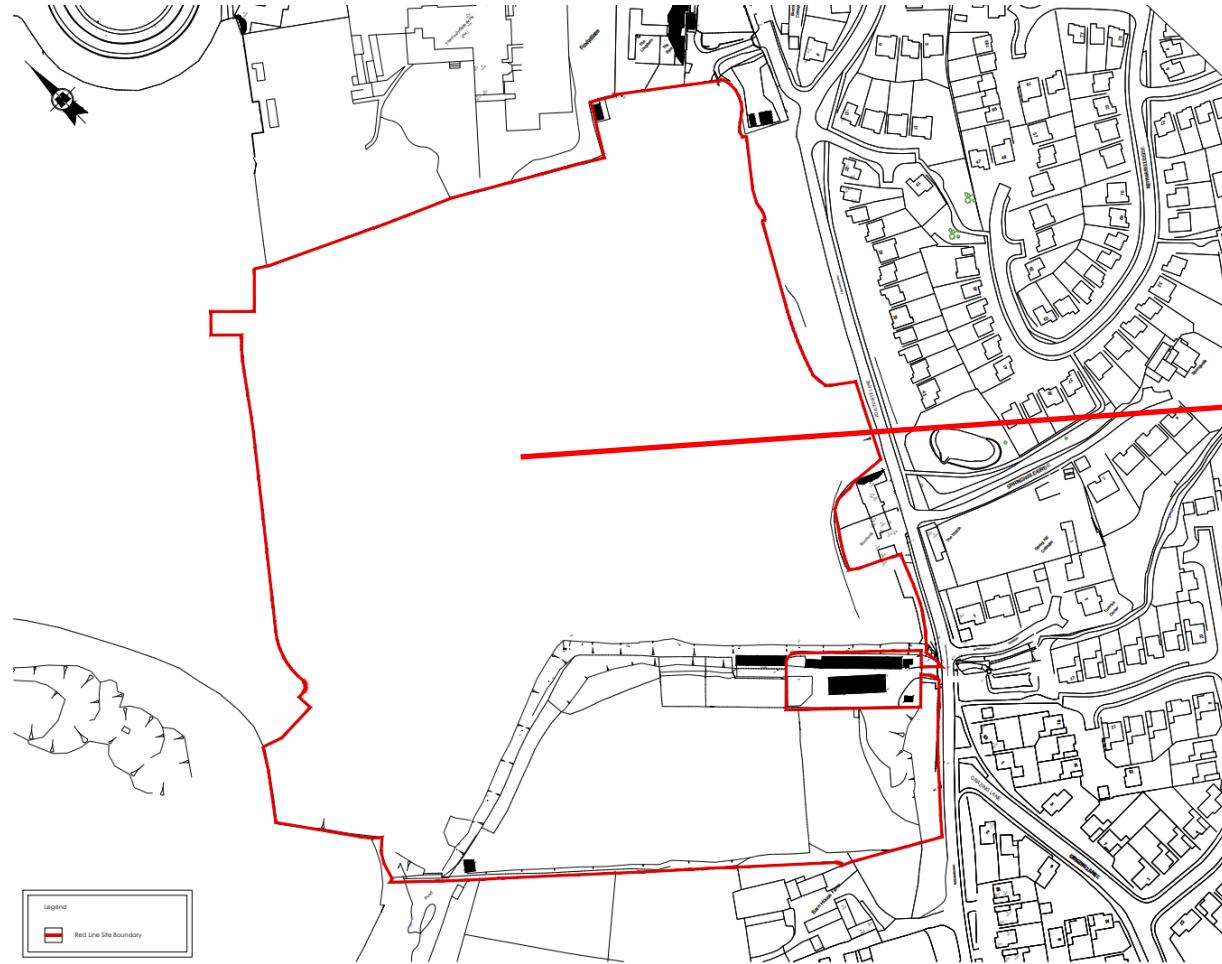
Land To The West Of Foxlydiate Lane And Pumphouse Lane,
Bromsgrove Highway, Bromsgrove, Worcestershire

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

Recommendation:

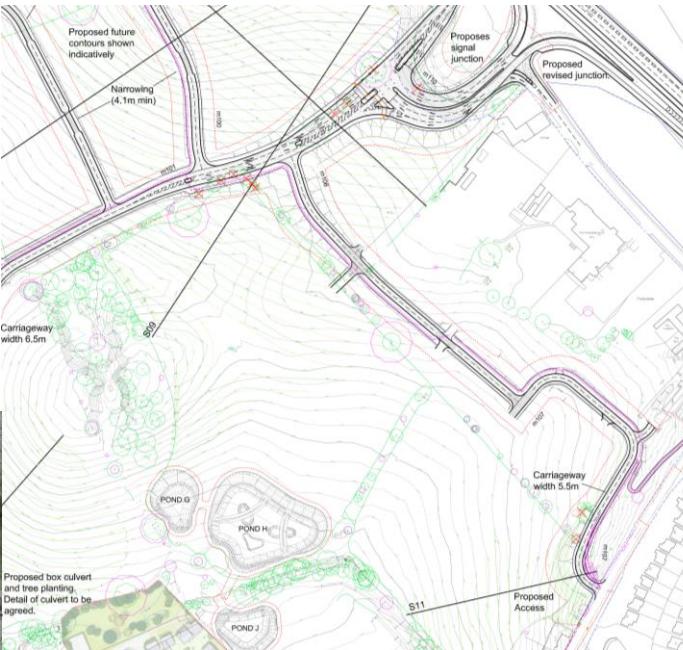
Delegated/Minded to Approve subject to conditions

Site Location and Development Plan Allocation



Context

Proposed layout

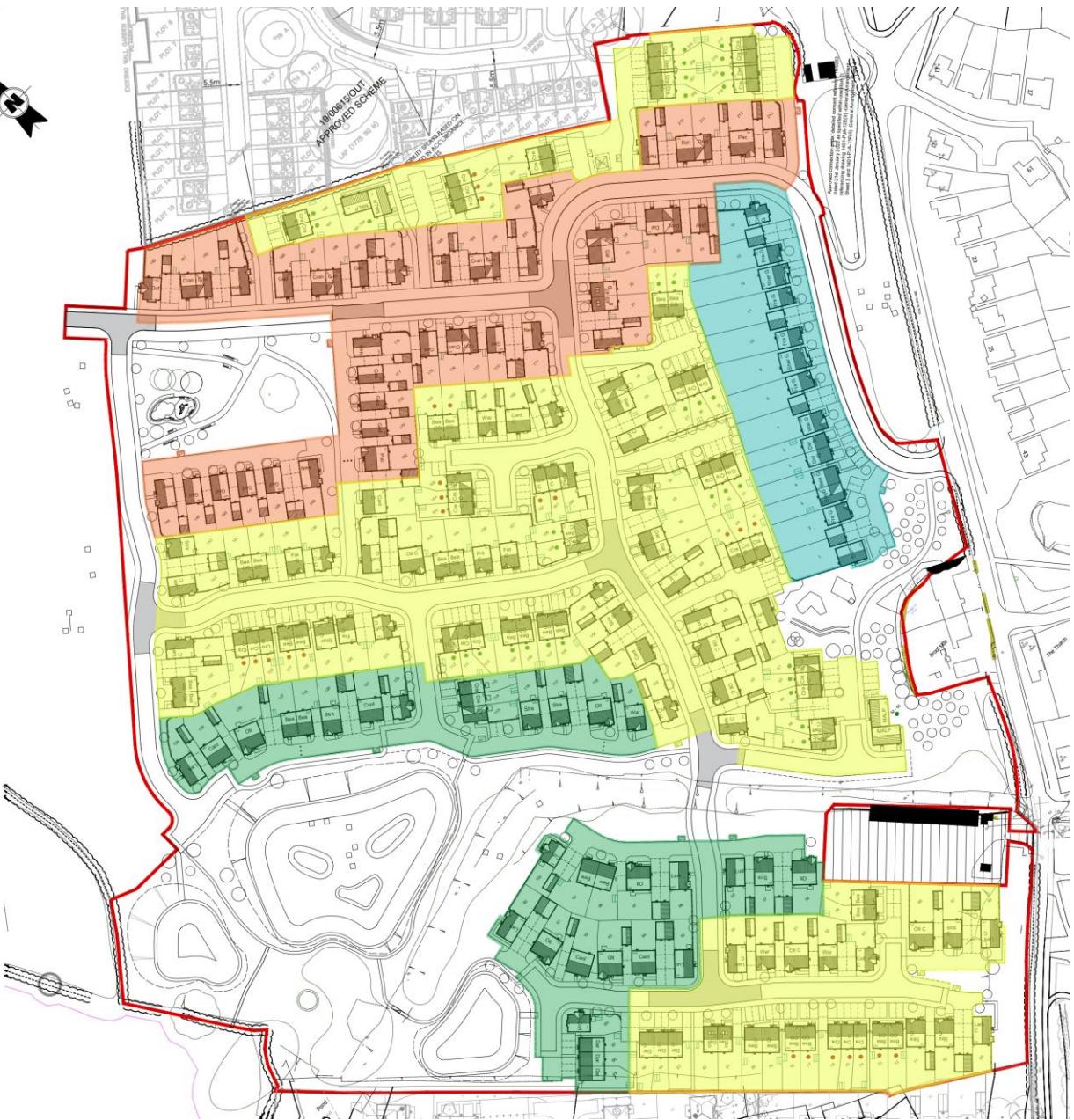
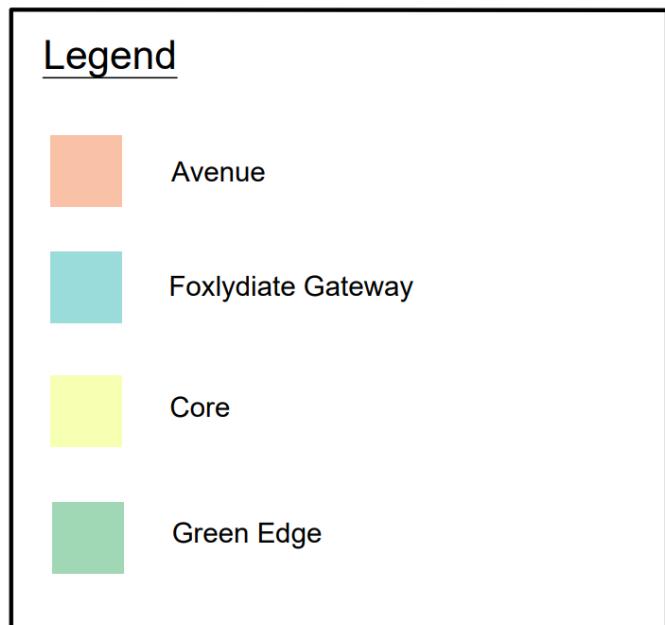


Access approved under 16/0263

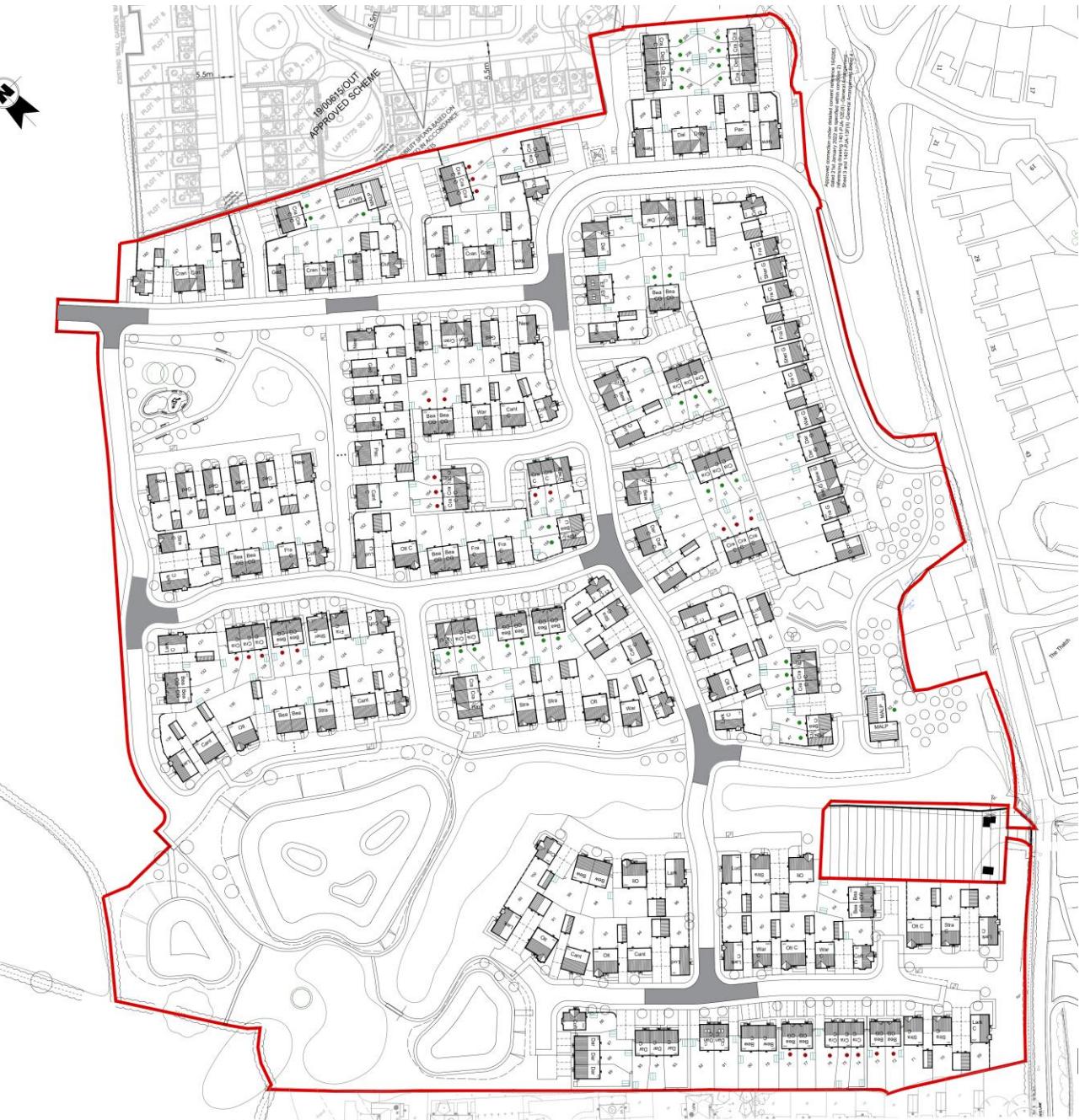
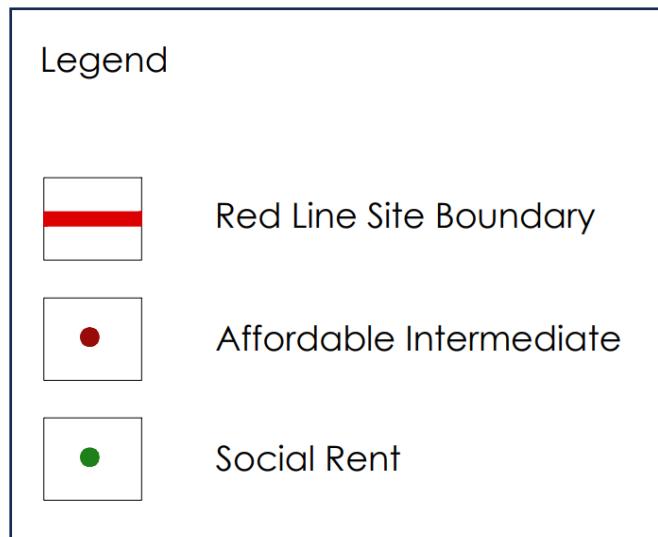
Aerial View



Character Areas

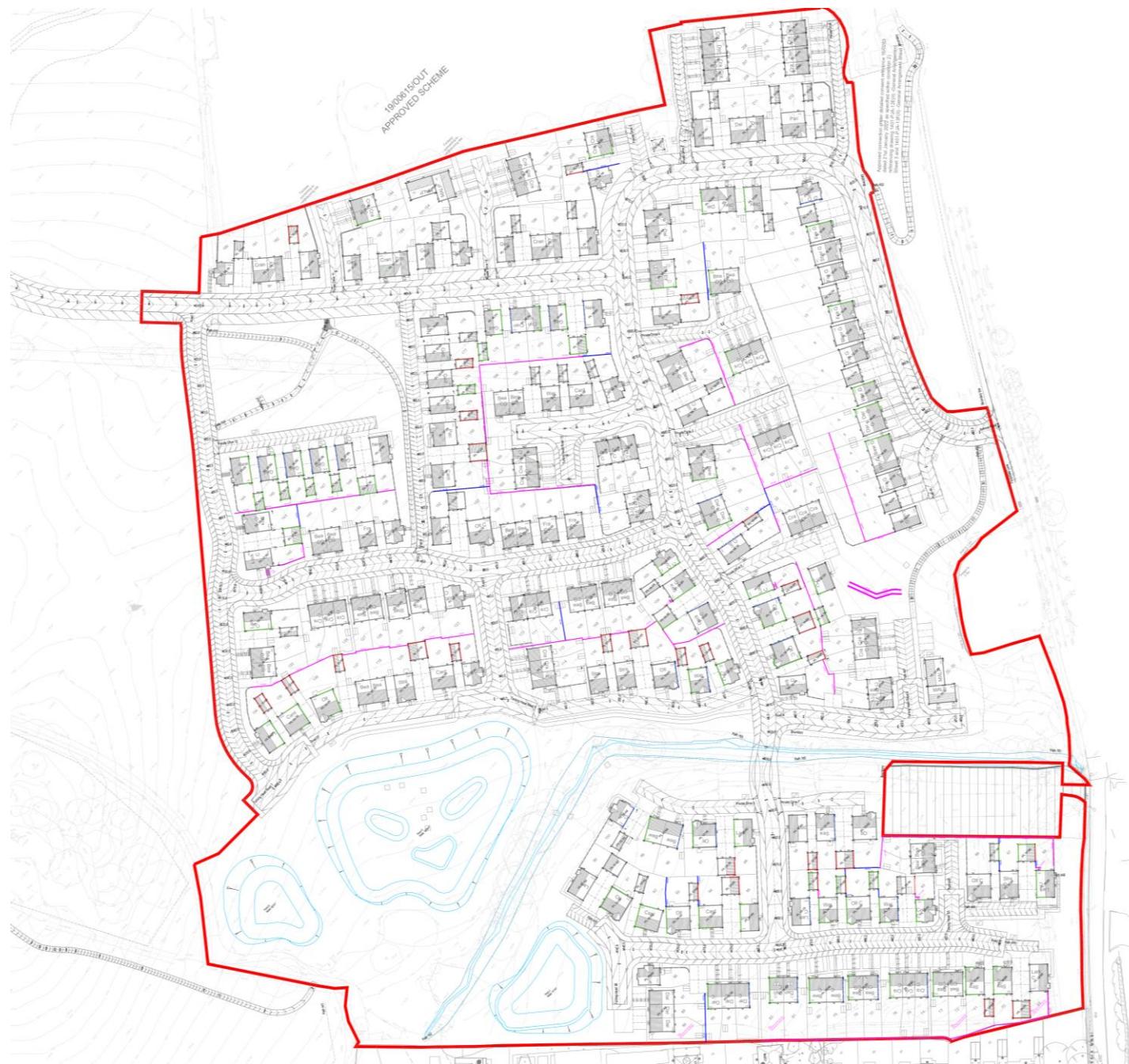


Proposed site layout

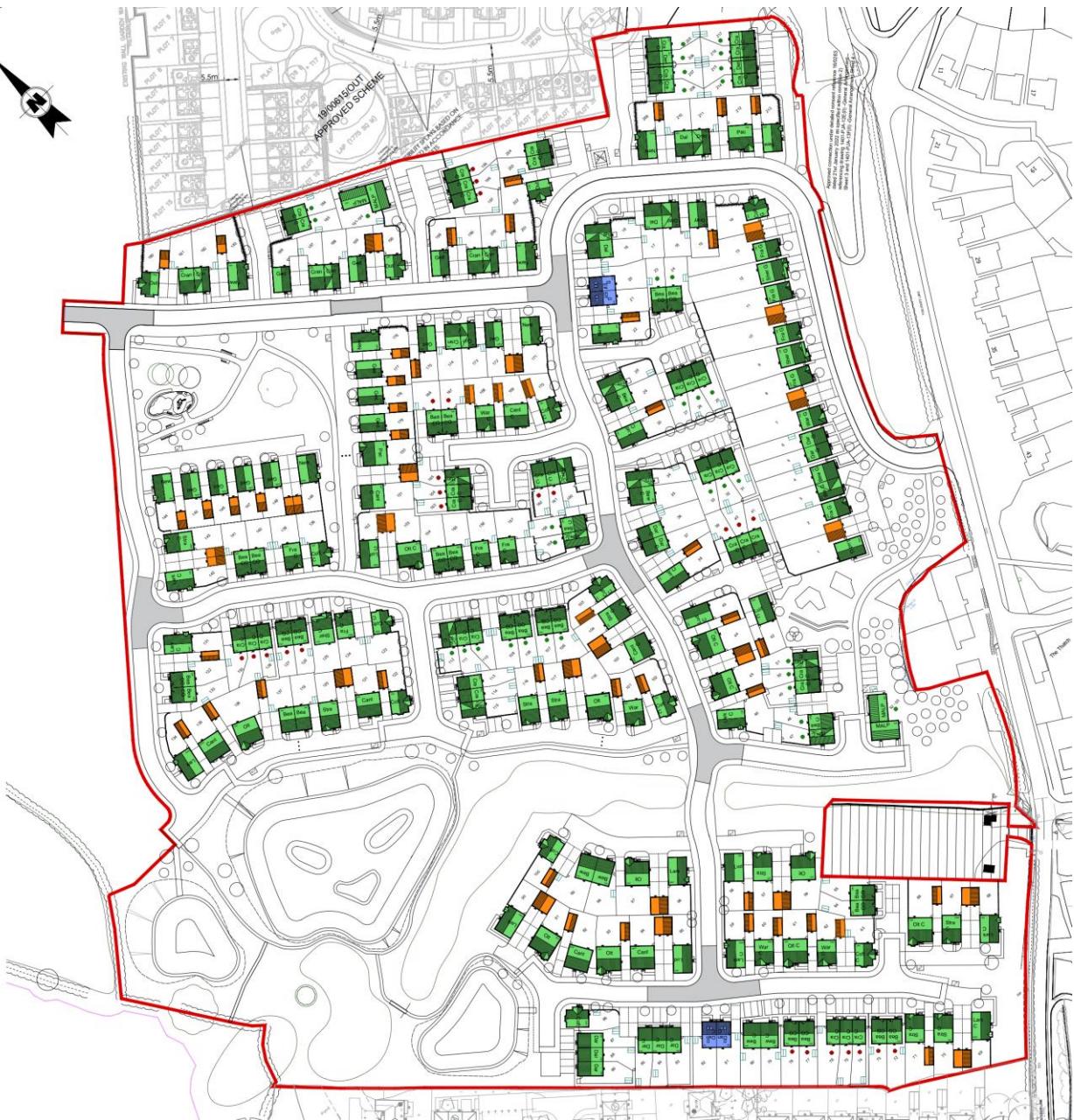


Proposed Levels

KEY	
FFL 125.775	Proposed FFL
◆	Proposed levels
—	Retaining feature (Type & height varies)
—	Gravel Board fence (450mm max height)
—	Exposed brickwork
—	Tanking
—	Double DPC
—	Existing contours
—	Proposed contours
◀ □	Level access
R ▾	Ramped access
S ▾	Stepped access



Building Heights



Street Scene A-A
Foxdyate Gateway



Street Scene B-B
The Avenue



Street Scene C-C
The Green Edge



Street Scene D-D
The Green Edge



OLTON
PLOT 56

STRATFORD
PLOT 57

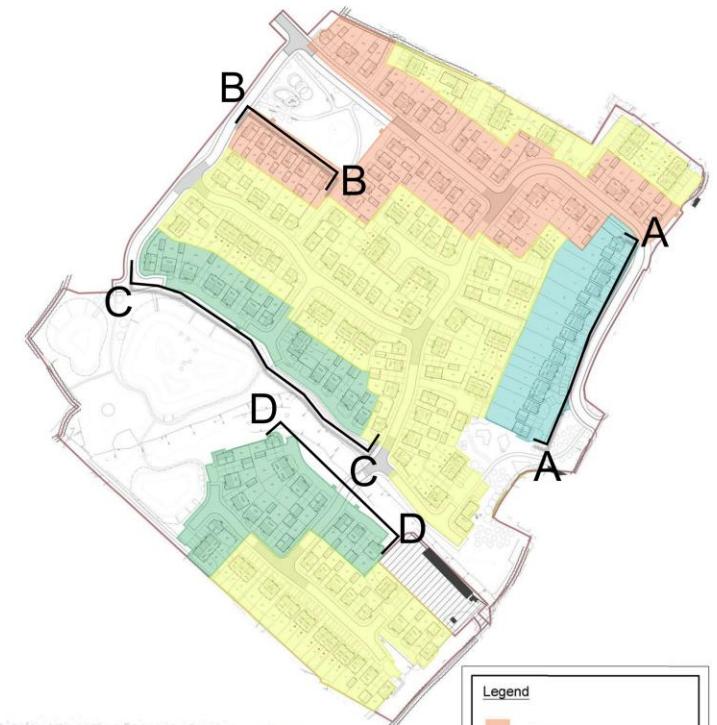
LUDGATE
PLOT 58

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

Street Sc



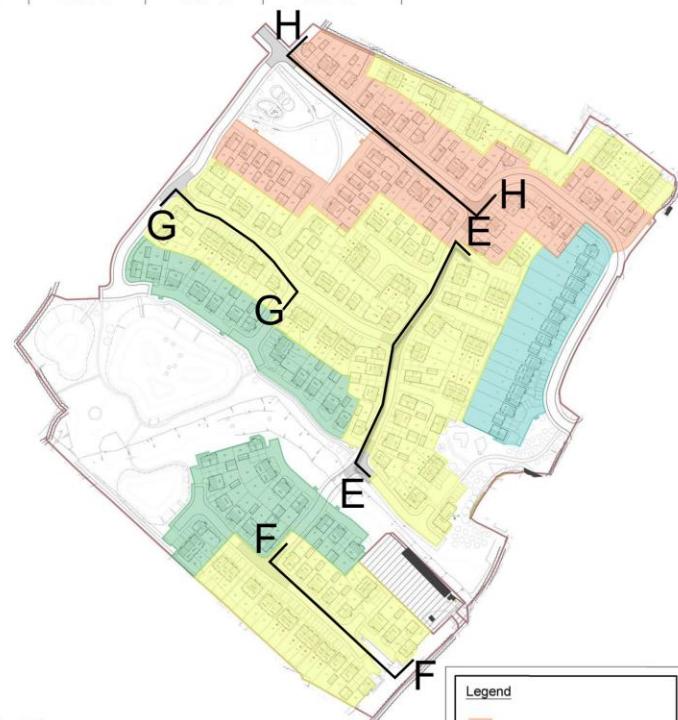
Street Scene G-G

The Core



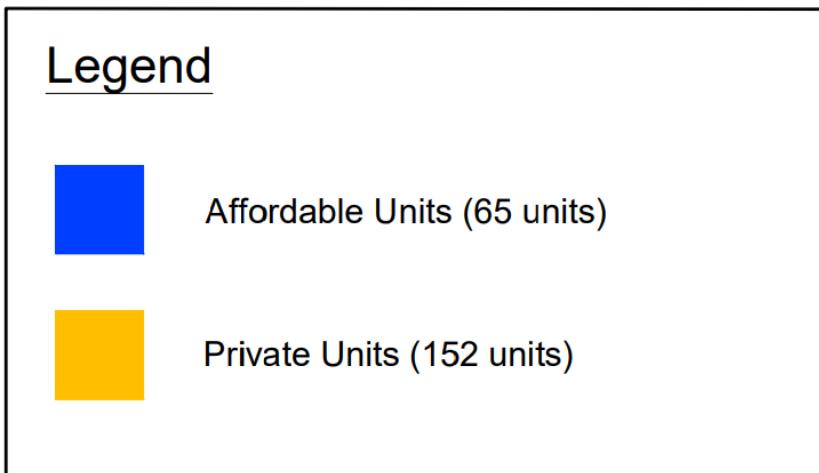
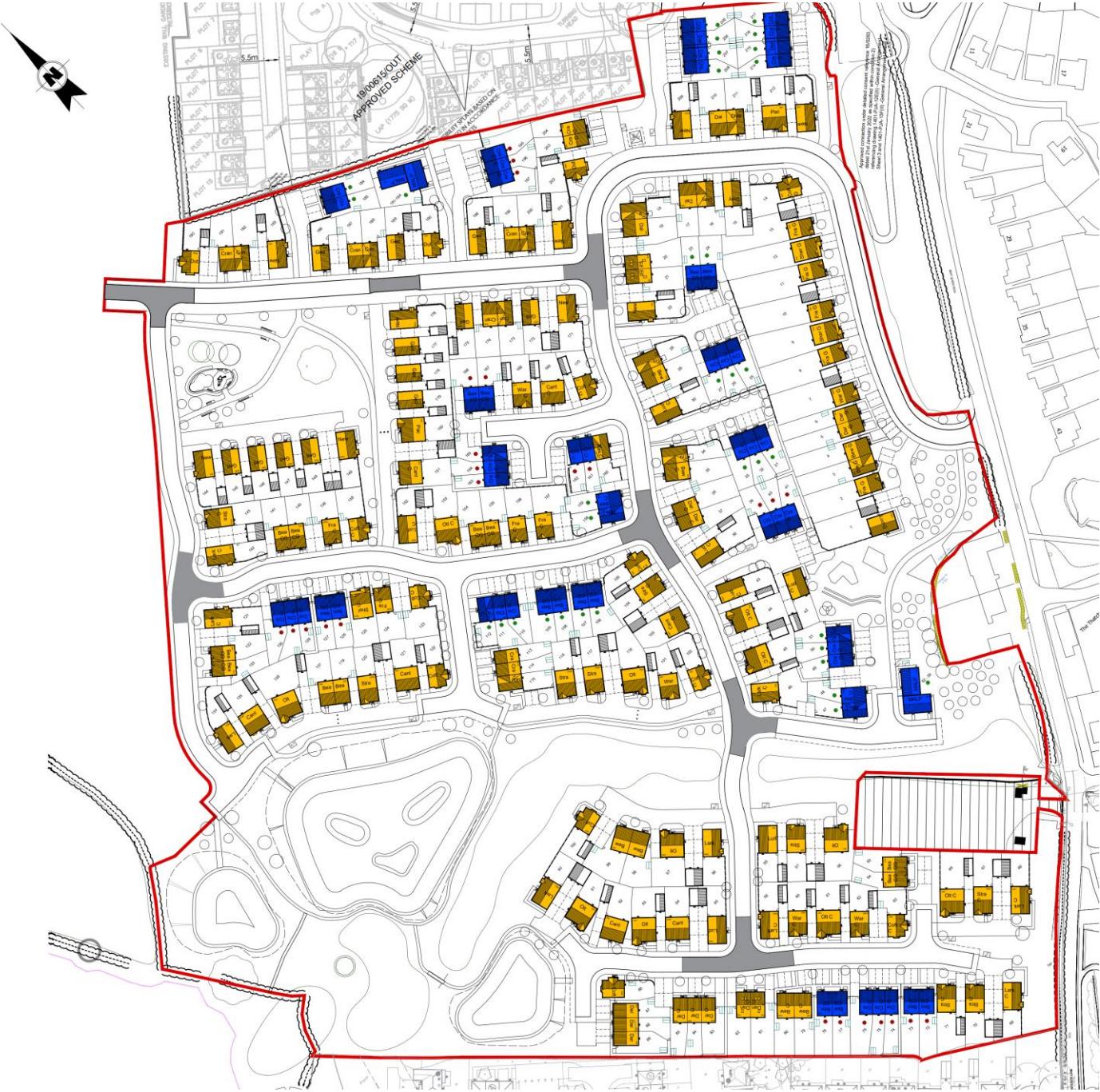
ROAD COFTON C
PLOT 123

Street Scene The Avenue

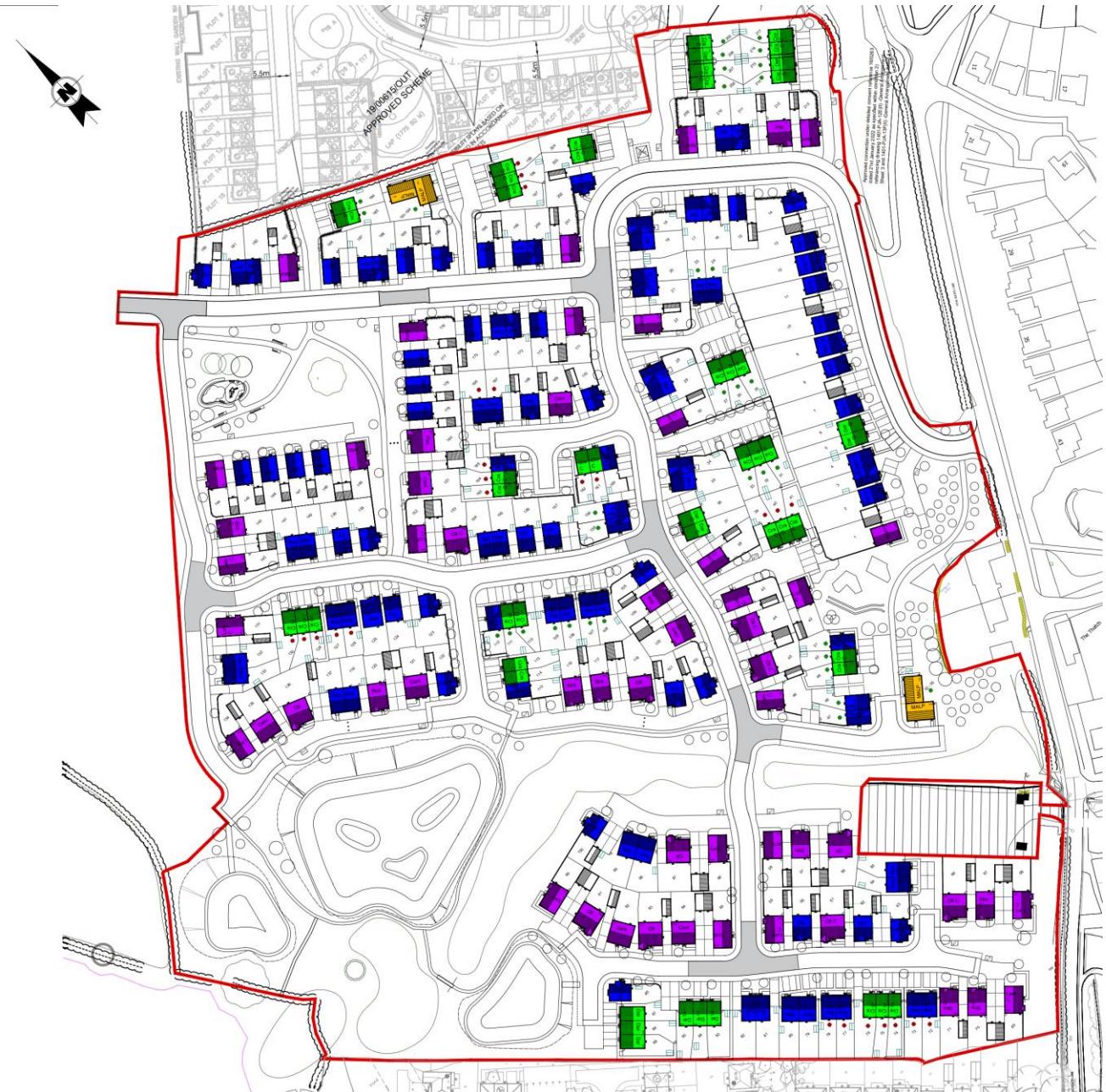


Streetscenes

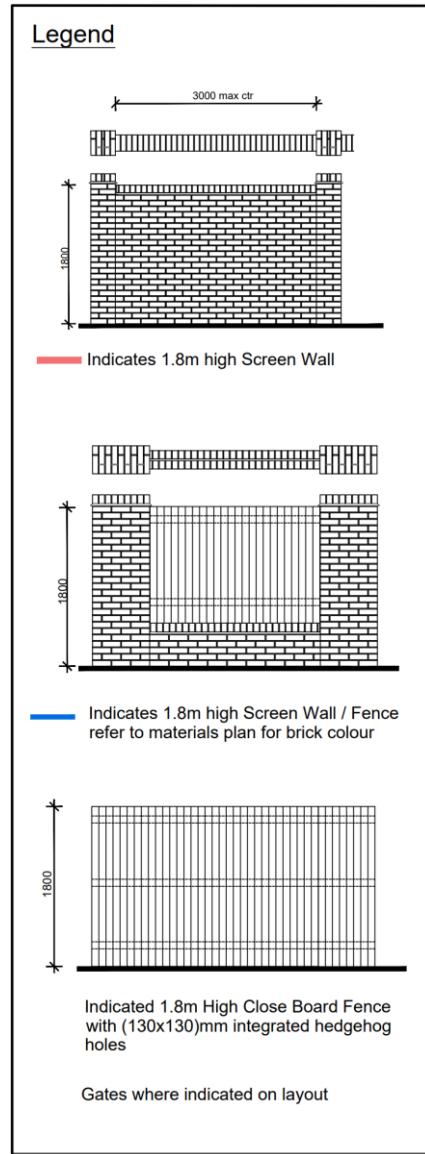
Tenure



Dwelling Size



Boundary Treatment





Landscape 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 spine comprising existing and proposed green spaces, which will provide a safe, accessible and attractive backdrop for new riverside walks and spaces to relax 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

1 Spring Brook and associated habitat corridor: A important established green space forming part of the public open space. A diversity of trees and shrubs, dominated by willow, that provides habitats to many species of birds, bats, amphibians and insects while offering significant amenity to residents.

2 Existing hedge and woodland along north-eastern boundary: Predominantly deciduous tree group with evergreen elements (Yew, Scots Pine and Holly) provide screening to old hotel building beyond. The woodland adjoins a Hawthorn and Elm hedge.

3 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 Avenue is a mix of mature trees and smaller trees and shrubs, including a lime, 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 permeable materials, using uncoloured surface treatment.

4 Village Green: An attractive, centrally located public open space for residents to relax, socialise and meet. Oak trees have been retained and form the backdrop of this space providing significant visual amenity, shade and home to local wildlife. The existing group of hawthorns have also been retained and forms the backdrop of a new fenced play area. The play area is designed to be a safe and inclusive space for children to play and a space for parents and carers. This space offers alternative walking routes as well as resting areas with benches, bins and lighting encouraging people to spend time here. A variety of new planting has been proposed to create a mix of green defining routes and spaces. Overlooked by sheep on 3 sides offering natural screening.

5 The Meadow: Public Open Space adjacent to Spring Brook and its existing mature vegetation incorporating 3 proposed intervention basins. Whilst this area is created primarily to accommodate large sustainable drainage features, they offer great opportunities for natural habitats to be created and enhanced for walking. This part of the site is a species rich meadow with the banks supporting wetland and riparian habitats. The area is an occasionally inundated area as well as new native tree planting. A meadow path weaves around the basin to define walking routes with seating along the path. Taller trees and shrubs have been retained and new trees have been planted to create a mix of green space 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 will be provided along the private drives to enhance amenity and give a sense of separation for the residents.

6 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.

7 Meadow bank: A species rich sloping meadow with low native scrub, providing habitat for a wide range of invertebrates. The area is a mix of open grassland and scrubland, amenity grass lawn and ornamental trees offer a low key quiet garden space at lower levels for the residents. An informal walk path offers a pedestrian link to the orchard and entrance from Parkway Lane.

8 Streets and Community Streets: These streets are planted with small to medium size trees to reinforce their character like Cherries and Whitebeams.

9 Green Streets: A tertiary street with less formal character than the Avenue, designed for traffic speed. Crimson leaved tree planting proposed on one side with medium size trees.

10 Private Driveway: 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.

11 New footpath links to neighbouring sites: surfaced pedestrian links provided to the proposed development allowing permeability through the eastern boundary.

12 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.

13 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.

Landscaping Masterplan

Rewards
Site:
Client:
Title:
Drawing Ref:
Status:
Revision:
Scale:
Drawn by:
Date of issue:

Webheath, Redditch, Phase DC1

St Philips

Landscape Masterplan

STP0885-02-601

Planning

E 1:500 @ A0

LG

10.07.2025

Node
Imperial & Whitehill
23 Colmore Row
Birmingham
B3 2BS

thisisnode.com | 0121 667 9259



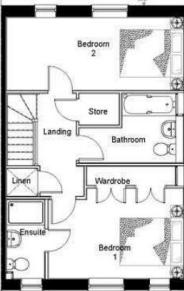
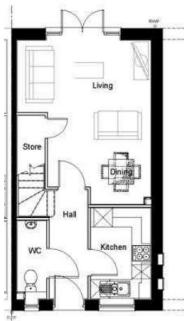
Selection of House Types



FRONT ELEVATION



REAR ELEVATION



Denby



Crawford

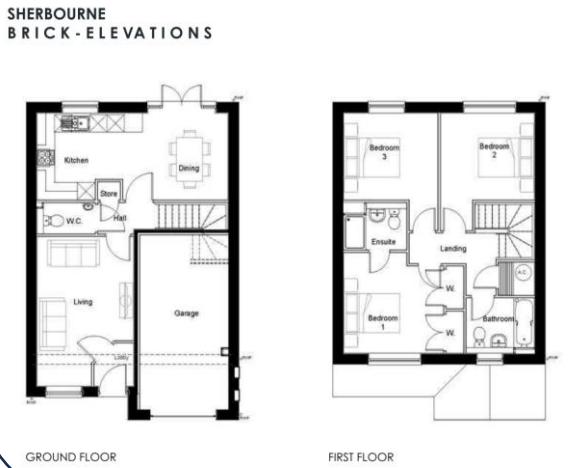


COFTON G
RENDER - ELEVATIONS



BRECON & BEWDLEY G
BRICK - ELEVATIONS

Selection of House Types



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

