

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Taylor Wimpey UK Ltd.	<p>Application for the variation of part of the wording of Conditions 32 and 33 of Outline Planning Application 16/0335 (allowed at appeal (Appeal Reference: APP/P1805/W/20/3265948)) to amend the occupation trigger numbers included within the aforementioned conditions comprising the following:</p> <p>Condition 32 Amending the occupation trigger for a roundabout at the Junction of Rock Hill / Fox Lane from 100 dwellings to 398 dwellings ; amending the occupation trigger for cycle improvements along Stourbridge Road from 100 dwellings to 153 dwellings; amending the occupation trigger for improvements at the Worcester Road / Shrubbery Road junction from 100 dwellings to 550 dwellings and;</p> <p>Condition 33 Amending the occupation trigger for a signal-controlled junction on the A448 Kidderminster Road from 200 dwellings to 396 dwellings; and roundabout works on the A448 Kidderminster Road from 200 dwellings to 332 dwellings.</p> <p>Land At, Perryfields Road, Bromsgrove, Worcestershire,</p>	23.01.2026	25/00798/S73

**RECOMMENDATION:**

- a) **MINDED to GRANT** planning permission
- b) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services following consultation with the Planning Committee Chairman, to agree the final scope and detailed wording and numbering of conditions as set out at the end of this report.

**Consultations**

**Worcestershire County Highways - Bromsgrove**

- No objection - comments on proposal are provided in the body of the report.

**Mott MacDonald**

- No objection - comments on proposal are provided in the body of the report.

**The Bromsgrove Society**

- Objection

- Concerns with delay in traffic despite using the new roundabout facility.
- Increased traffic delay generally.
- More information needed in respect to understanding the junction modelling.

### **North Worcestershire Water Management**

- This application has no drainage or flood risk implications.

### **WRS - Noise**

- No nuisance comments

### **WRS - Air Quality**

- The variation will not contribute additional traffic to the completed development, WRS have no adverse comments in regard to Air Quality.

### **Housing Strategy**

- Happy to support this application for the amendment of occupation triggers as it will mean that the affordable housing elements will be available sooner and will help mitigate the impacts of homelessness on families and associated costs to the council.

### **Dodford with Grafton Parish Council**

- No comments provided.

**Full copies of the responses from consultees are available to view on Public Access and Members are encouraged to review these.**

### **Publicity**

#### **First consultation**

Site Notices posted 9 September 2025 (expire 3 October 2025)

Press Notice published 5 September 2025 (expire 22 September 2025)

3 representations including comments from CPRE submitted from the first public consultation. Comments summarised as follows:-

- Traffic and travel was a significant issue prior to the development.
- Kidderminster Road junction is a significant risk. These developments link to travel to schools.
- Difficult to move around by bike due to failure to implement meaningful infrastructure.
- Trigger numbers too high at present.
- Need infrastructure in place urgently for developers and we need the council to develop an effective sustainable transport plan.
- The requirements for highway improvements were a significant part of the rationale for consent being granted for the Whitford and Perryfields development due to the extra traffic that would be generated as a result of the schemes.
- Concern that the road improvements will not be delivered. Need to ensure that improvements are delivered.
- The developers seek to significantly weaken the highway occupation triggers originally imposed by the Inspector at appeal. The Inspector's original decision deliberately

imposed strict limits to safeguard Bromsgrove from unacceptable congestion and safety risks.

- The junctions identified are already under severe pressure. Rock Hill and Fox Lane are well known for congestion at peak times. Stourbridge Road, Worcester Road, and Shrubbery Road form part of the town's main movement corridors and suffer from queuing and delays. The Kidderminster Road (A448) junction and roundabout are critical for both local and through traffic, as well as for access to the motorway network. To allow additional homes without the agreed mitigation would worsen congestion, increase delays, and elevate the risk of accidents.
- Impact on air quality and the health of residents living along these busy corridors.
- Flawed Evidence
- Concern relating to the details expressed in the Technical Note in respect to traffic flows data recorded in 2025, and change in working/ commuting patterns since Covid. To base a relaxation of conditions on such temporary circumstances is flawed and irresponsible.
- Residents were assured throughout the consultation and appeal process that off-site highway works would be delivered early in the development to manage its impacts.
- Revision trigger points for highway improvements would set a precedent.
- The proposal conflicts with the NPPF requirement that development should only be approved if the residual cumulative impacts on the road network would not be severe. By deferring key works, the residual impact will be severe.

## **Second consultation**

Site Notices posted 24 April 2026 expiry date 11 May 2026

Press Notice published 24 April 2026 expiry 11 May 2026

Neighbour letters sent to interested parties 17 April 2026 expiry date 4 May 2026

No further representations have been submitted following on from the second consultation.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP3 Future Housing and Employment Development

BDP5A Bromsgrove Town Expansion Sites

BDP16 Sustainable Transport

BDP19 High Quality Design

### **Others**

National Planning Policy Framework (2024)

National Planning Practice Guidance

Bromsgrove High Quality Design SPD

National Design Guide

**Relevant Planning History**

25/00346/REM	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.	Granted	07.11.2025
24/00246/REM	Reserved Matters Application for Phase 2: 437 residential units (Class C3) on land abutting Kidderminster Road/Perryfields Road, in accordance with the Outline Planning Permission for 1,300 dwellings (application reference 16/0335) allowed at appeal under reference APP/ P1805/W/20/3265948. The Reserved Matters application seeks consent in line with condition 1 for detailed matters of appearance, landscaping, layout, and scale.	Granted	16.01.2025
23/00869/REM	Resubmission of Reserved Matters Application of Phase 1 (21/01626/REM), 149 residential units on land abutting Stourbridge Road/Perryfields Road, which is in line with the Outline Planning Permission for 1,300 dwellings (application reference 16/0335) allowed at appeal under reference APP/ P1805/W/20/3265948. The Reserved Matters application seeks consent in line with condition 1 for detailed matters of appearance, landscaping, layout, and scale.	Granted	10.11.2023
21/01626/REM	Reserved Matters Application of Phase 1, 149 residential units on land abutting Stourbridge Road/Perryfields Road, which is in line with the Outline Planning Permission for 1,300 dwellings (application reference 16/0335) allowed at appeal under reference APP/ P1805/W/20/3265948. The Reserved Matters application seeks consent in line with condition 1 for detailed matters of appearance, landscaping, layout, and	Refused	06.07.2023

scale.

16/0335	<p>Outline application for the phased development of up to 1,300 dwellings (C3); up to 200 unit extra care facility (C2/C3); up to 5HA 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 Road and Stourbridge Road, with associated highway works (including altered junctions at Perryfields Road / Kidderminster Road and Perryfields Road / Stourbridge Road) submitted for consideration at this stage.</p>	<p>Granted at appeal subject to a S106</p>	05.08.2021
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Other relevant applications – Land at Whitford Road site

25/00901/S73	<p>Variation of condition 25 of planning permission 24/00516/S73:            FROM: No part of the development shall be occupied until the junction of Fox Lane/ Rock Hill has been altered in accordance with the scheme for a roundabout shown on the plan Fox Lane/ Rock Hill schematic ref 7033-SK 005 revision F            TO: No part of the development shall be occupied other than No more than 49 dwellings (of which, no more than 30 shall be for private sale and no more than 19 shall be for affordable housing) until the junction of Fox Lane/ Rock Hill has been altered in accordance with the temporary scheme shown on the plan WSP Drawing 7033-WSP-HGN-00-SK C-0022-V2 Rev P02. Thereafter, no part of the development shall be occupied other than no more than 365 dwellings (of which, no more than 219 shall be for</p>	Granted	05.12.2025
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private sale and no more than 146 shall be for affordable housing) until the junction of Fox Lane/Rock Hill has been altered in accordance with the scheme for a roundabout shown on the plan Fox Lane/Rock Hill schematic scheme ref 7033- SK-005 revision G and ancillary drawings 7033-s278-701 rev C02, 2015804 AGE- ZZ-XX-DR-X-0002, 0003, 0004, 0005, 0006 REV C02

25/00900/S73	<p>Variation of condition 27 of planning permission 24/00516/S73:            FROM: No more than 99 dwellings shall be occupied until the junction of the A448/ Whitford Road/ Perryfields Road has been altered in accordance with the plan Whitford Road/ Perryfields Road proposed junction arrangement ref 461451-D-014, and until a pedestrian crossing on the A448 has been provided in accordance with the plan Potential A448 signalised crossing ref 7033SK-015 revision A.            AMEND TO: No more than 250 dwellings shall be occupied until the junction of the A448/ Whitford Road/ Perryfields Road has been altered in accordance with the plan Whitford Road/ Perryfields Road proposed junction arrangement ref 461451-D-014, and until a pedestrian crossing on the A448 has been provided in accordance with the plan Potential A448 signalised crossing ref 7033-SK-015 revision A.</p>	<p>Delegated powers to approve from 11 May 2026            Planning Committee</p>	
25/00529/S73	<p>Variation of condition 25 of planning permission APP/P1805/W/20/3245111 allowed on appeal 09/02/2021 (LPA 16/1132):            FROM: No part of the development shall be occupied until the junction of Fox Lane/ Rock Hill has been altered in accordance with the scheme for a roundabout shown on the plan Fox Lane/ Rock Hill schematic ref 7033- SK 005 revision F            AMEND TO: No more than 49 dwellings (of which, no more than 30 shall be for private sale and no more than 19 shall</p>	Granted	24.06.2025

be for affordable housing) shall be occupied until the junction of Fox Lane/Rock Hill has been altered in accordance with the scheme for a roundabout shown on the plan Fox Lane/Rock Hill schematic scheme ref 7033-SK-005 revision G and ancillary drawings 7033-s278-701 rev C02, 2015804 AGE- ZZ-XX-DR-X-0002, 0003, 0004, 0005, 0006 REV C02.

16/1132	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.	Granted on Appeal with S106	09.02.2021
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### **Assessment of Proposal**

#### **S73 The Town and Country Planning Act 1990**

Members are advised that the grant of a S73 application is a grant of a new planning permission. The S106 Legal Agreement for the Perryfields Road development continues to apply to any subsequent S73 planning permission. This ensures that the required contributions and mitigation would continue to be secured.

#### **Proposal**

Permission is sought to vary the wording of conditions 32 and 33 in respect to 1300 dwellings granted planning permission under the allowed appeal APP/P1805/W/20/3265948.

The current wording of condition 32 is as follows:-

- 32) No more than 100 dwellings hereby approved shall be occupied until the highway improvements/offsite works/site access works comprising:**
- (i) *A roundabout at the Junction of Rock Hill / Fox Lane in general accordance with drawing WSP 7033-SK-005F*
  - (ii) *Approved Access Plan for a signal-controlled junction on B4091 Stourbridge Road in general accordance with drawing 173050B\_A09*
  - (iii) *Cycle Improvements along Stourbridge Road in general accordance with drawing 20086\_08\_020\_08*
  - (iv) *Improvements at the Church Street/ Market Street junction in general accordance with drawing 173050B-A11*
  - (v) *Improvements at the Worcester Road / Shrubbery Road junction in*

*general accordane with drawing 173050B-A12*

*Have been constructed and completed.*

Proposed wording for condition 32 to correspond with the following:-

- Amend the occupation trigger for a roundabout at the Junction of Rock Hill / Fox Lane from 100 dwellings to **398** dwellings;
- Amend the occupation trigger for cycle improvements along Stourbridge Road from 100 dwellings to **153** dwellings;
- Amend the occupation trigger for improvements at the Worcester Road/Shrubbery Road junction from 100 dwellings to **550** dwellings

The current wording of condition 33 is as follows:-

**33)** *No more than **200** dwellings hereby approved shall be occupied until the works for a signal-controlled junction and roundabout on the A448 Kidderminster Road in general accordane with drawing 173050B\_A08B has been constructed and completed.*

Proposed wording for condition 33 to correspond with the following:-

- Amend the occupation trigger for a signal-controlled junction on the A448 Kidderminster Road from 200 dwellings to **396** dwellings;
- Amend the occupation trigger for roundabout works on the A448 Kidderminster Road from 200 dwellings to **332** dwellings.

In respect to condition 33, these figures have changed from the initial submission that proposed: -

- Roundabout delivery at 396 dwellings; and,
- A448/Whitford Road/Perryfields Road works at 550 dwellings.

The two conditions set out trigger points associated with highway improvements required as part of a broader package of highway infrastructure necessary for the scale of the development allowed on appeal. The scale of works varies from small enhancements such as cycle improvements, to the provision of a major roundabout on the A448 Kidderminster Road. It is intended that the trigger points for the relevant scale of highway improvement works be varied as per the requested variation of conditions. For ease, please find enclosed the change in trigger points summarised in table format.

Condition No.	Works	Current Trigger (dwellings)	Proposed Trigger (dwellings)	Change
32 - i	Roundabout at Fox Lane/ Rock Hill	100	398	Increase of 198 dwellings
32 - ii	Signal controlled junction on B4091 Stourbridge Road (site access)	100	100	No change
32 - iii	Cycle Improvements along Stourbridge Road	100	153	Increase of 53 dwellings
32 - iv	Improvements at Church Street / Market Street junction	100	100	Works completed
32 - v	Improvements at Worcester Road / Shrubbery Road	100	550	Increase of 450 dwellings
33	A448 Roundabout (site access) and stopping up of Perryfields Road	200	332	Splitting the works package and increase of 132 dwellings
33	Signalisation of A448/Whitford Road/Perryfields Road	200	396	Splitting the works package and increase of 196 dwellings

The applicant states that the requirement for this Section 73 application arises from the need to amend the occupation triggers included within conditions 32 and 33 as a result of the delays experienced in the process of implementing the relevant off-site highways works as per in the affected conditions. In order to ensure the continued delivery of housing in line with the Council's expectations – including affordable housing units – amending these triggers is necessary to continue the build out of the Perryfields Road development site and continuing completions on properties. This is set out in further detail below:-

- Taylor Wimpey have been progressing with the build out of the wider Perryfields Site since the grant of the Phase 1 Reserved matters application in November 2023. Throughout this time the applicant has actively engaged with Worcestershire County Council (WCC) Highways and other relevant stakeholders to progress the required off-site Highways works, amongst other considerations. The variation of these conditions is being requested due to a number of factors that have caused delays in securing the Section 278 (S278) agreements and implementing the mitigation.
- WCC Highways, has restricted roadworks in specific locations in the vicinity of the Site due to other works in Bromsgrove scheduled simultaneously such as high voltage cableworks and the A38 improvement works. In order to ensure that there is sufficient capacity on the remainder of the local highway network and so that diversions can be accommodated where necessary whilst these ongoing works are completed, the applicant is unable to secure road space to implement its S278 obligations at the current time. Following discussions with the WCC Highways, the applicant understands that they are unlikely to be able to secure road space to progress their off-site highway obligations. 2026 has been indicated as the first opportunity for road space for utility diversion works to Kidderminster Road and any tie in of a new roundabout.
- It is important that Taylor Wimpey are able to continue delivering plots on the Perryfields Site. The site forms a critical part of Bromsgrove District Council's five-year housing land supply moving forward, and delays in delivery will have a significant impact on this. As such, Taylor Wimpey are seeking to amend the occupation triggers for the off-site highway works as detailed above to allow this much needed housing delivery to continue whilst S278 matters are concluded.

- Based on the likely timing of being able to secure road space on the local highway network to implement the offsite works, alongside the results of the Transport Planning Technical Note, Taylor Wimpey have afforded careful consideration to the trigger points being proposed within the amended conditions 32 and 33.

Since the submission of the application, and following on from discussions with consultees, the initial trigger figures originally sought under this application have been revised and condition 33 has now been split in respect to the trigger points for the works to the Kidderminster Road signal controlled junction, and the new A448 Kidderminster Road roundabout. This is proposed due to timings in terms of securing of road space for each element of the works. However, it is clear from the occupation trigger points that works to provide the new A448 roundabout would be implemented in advance of the proposed signal controlled works on Kidderminster Road.

A Transport Planning Technical Note (2025 Revision) has been prepared by SLR consulting in support of this S73 application. A traffic impact assessment methodology has been developed to evaluate the implications of the proposed changes, particularly for two key junctions i.e. Perryfields Road/Kidderminster Road/Whitford Road junction and Rock Hill/Fox Lane. The applicant has submitted updated traffic data and modelling in support of the application utilising much of the same transport evidence prepared in association with the Whitford Road application 25/00900/S73 that was considered recently at Planning Committee on 11th May 2026, to increase the occupation trigger points in respect to the timings of the highway works proposed to the A448/Whitford Road/Perryfields Road junction.

Following on from further discussions with WCC Highways and Mott MacDonald, additional supporting transport documents have been submitted as well as a S73 Trigger Dates and Delivery Strategy (16th April 2026).

Members are encouraged to review the submitted information which is available to view under the application reference on the Council's website.

### Background

Members will be aware that the site is allocated for development as Bromsgrove Town Expansion Site BROM2 in policy BDP5A of the Bromsgrove District Plan.

This application follows the grant of planning permission on appeal by the Planning Inspectorate in 5 August 2021 (16/0335/OUT appeal reference: APP/P1805/W/20/3265948). Subsequent Reserved Matters applications have been submitted and approved for residential development under Phase 1 (Ref: 23/00869/REM) and Phase 2 (Ref: 24/00246/REM) of the overall development site. These development phases are currently under construction.

### Perryfields Road Planning Permission and Whitford Road Planning Permission

As mentioned above the original Perryfields Road planning permission was granted on appeal in August 2021 whilst the original Whitford Road planning permission was granted on appeal in February 2021. The planning permissions are separate, stand-alone planning permissions. However, each includes a condition requiring alterations to the

junction of the A448/Whitford Road/Perryfields Road but provide different highway improvement schemes. The Whitford Road permission requires a signalised junction to be installed at the junction with Kidderminster Road and Perryfields Road; whilst the Perryfields Road permission requires more extensive works including the closure of Perryfields Road to through traffic, the installation of a signalised junction, and the creation of a roundabout further along the A448 to the west of the site. As a result, the signalised junction requirements differ for each scheme.

This application also seeks to vary various trigger points for site access works and off-site junction improvement schemes. In the case of the A448 roundabout works, and the A448/Whitford Road/Perryfields Road signalisation upgrade, the applicant is proposing a staged approach to delivering the works package.

WCC Highways and Mott McDonald have been consulted on both applications. Members are encouraged to read the full comments provided by the consultees that are available to view under the application reference on the Council's website.

### Highway Matters

Initial comments in October 2025 from WCC Highways advised deferral of the application requesting additional information be provided in respect to proposed trip rates, queue and traffic survey data.

Given that the two Whitford Road section 73 applications were also under consideration (25/00900/S73) and (25/00901/S73), as mentioned above; the applicant was encouraged to engage with the Whitford Road developers (Bellway Homes) to undertake a cumulative scenario test based upon the current and proposed temporary road arrangements including the most recently adapted Fox Lane/ Rock Hill junction. The applicant was requested to confirm the build out rate to ensure the cumulative scenario for the two schemes reflected the most up-to-date information.

In addition, the applicant was requested to consider a hybrid option for splitting the works package at the A448/ Whitford Road/ Perryfields Road junction, and the proposed A448 roundabout site access. The applicant provided this information within an additional Transport Response (SLR, dated 10th November 2025).

Whilst the updated transport and highway information addressed some highway concerns meaning that the trigger points for some highway improvements could be varied and considered acceptable; such as works to cycle improvements along Stourbridge Road (Condition 32 – iii); and improvements at Church Street / Market Street junction (Condition 32 – v). There were still concerns regarding a delay to works to the Roundabout at Fox Lane/ Rock Hill (Condition 32 – i) and delay to the A448 roundabout triggered at 396 dwellings (including the temporary stopping up of Perryfields Road and the through connection provided to the northern arm of the roundabout); and the signalisation of the A448/Whitford Road/Perryfields Road triggered at 550 dwellings.

The applicant was requested to provide additional traffic modelling data in respect to the above highway improvements; and to reconsider the scale of housing occupation trigger points requested.

Mott Macdonald, appointed as the Local Planning Authority's independent Transport Advisors, undertook a review of the submitted information and requested additional transport information.

Additional technical notes have since been submitted. In addition, meetings have been held with the applicant, WCC Highways, and Mott MacDonald, resulting in the submission of a S73 Trigger Dates and Delivery Strategy (16th April 2026) as well as a revision to the trigger housing occupations to those cited above.

## **Impact Assessment**

For the proposed cycle improvements on Stourbridge Road and works at the Church Street/ Market Street junction, WCC Highways does not consider that this variation would result in a severe residual cumulative impact on capacity or congestion nor an unacceptable impact on highway safety. The proposed increase in dwellings, despite its timing, remains consistent with the overall transportation, access and movement strategy of the development.

In respect to the Church Street/Market Street junction improvement, these works comprise principally of lining and road marking upgrades, given the scale of these works and the balance of minimising disruption in light of constraints to roadspace availability, as previously outlined WCC Highways considers that increasing the occupation trigger point would allow further occupations on site without giving rise to a severe residual cumulative impact or an unacceptable impact on highway safety.

In respect to the Fox Lane/Rock Hill roundabout improvements; a committed "interim" scheme which involves widening Fox Lane to create an additional short lane has been approved under planning consent 25/00901; and implemented on site. Technical and transport supporting details submitted for this application reflect this interim scheme in respect to the increased occupation trigger points.

The interim scheme with a flare offers greater capacity allowing more vehicles to queue side-by-side on Fox Lane effectively increasing the discharge rate of vehicles entering Rock Hill. This improved efficiency can lead to reduced delays for traffic on Fox Lane and enhanced overall junction performance, particularly during peak periods when traffic volumes are highest. The introduction of the Land at Perryfields development is expected to impact the junction's performance at peak times. However, this impact is not considered to result in an unacceptable impact on highway safety or severe impact upon congestion, as set out in the National Planning Policy Framework (NPPF).

In respect to the A448/ Whitford Road/ Perryfields Road Junction, the technical and supporting information submitted for the variation of conditions demonstrates that the hybrid approach offers short-term capacity and safety benefits at the A448/Whitford Road/Perryfields Road junction. This solution essentially involves closing the old Perryfields Road arm when delivering the roundabout, thereby eliminating the movement onto the A448 where visibility is reduced.

This means that any impacts on the existing junction configuration will persist up to 332 dwellings, until such time as the roundabout is constructed and the connection through the development to the roundabout is made available.

The current trigger for the roundabout works is 200 dwellings, of which 149 are located in the north as part of the consented Phase 1 development and will access the network via the Stourbridge Road signalised junction. As these dwellings do not utilise the A448/Whitford Road/Perryfields Road junction, the number of dwellings relying on the existing arrangement increases from 51 at the original trigger to 183 under the revised 332 dwelling scenario. This represents a net increase of 132 dwellings using the existing arrangement prior to delivery of the new infrastructure. Whilst this means there are shorter term impacts on the current junction arrangement, these impacts are not considered severe.

The applicant has a requirement under condition 35 of 16/0335/OUT to sever parts of Perryfields Road including its junction with Kidderminster Road. To improve safety, and in line with their approved severance plan submitted to discharge condition 35, the applicant will implement the temporary stopping up on Perryfields Road's southern end once the roundabout is open to traffic. This would then direct all traffic to use the new roundabout and reduces traffic on the problematic sections of Perryfields Road and enables an opportunity to open up old Perryfields Road connection to active travel users earlier. WCC Highways welcome this approach and consider the proposed variation, in line with the hybrid option acceptable; and that the residual cumulative impacts of development are not severe with no unacceptable impact on highway safety.

Mott MacDonald has reviewed the revised proposals and updated evidence provided by the applicant and note that the revisions have been made to the proposals to mitigate the temporary traffic impacts of the development during the phases of delivery controlled by these conditions. They acknowledge that the application is being brought forward in a context where significant coordination is being undertaken by WCC Highways to direct the timing and delivery of various packages of works on the highways network. In all cases there would also inevitably be some residual level of temporary traffic impact that would arise from delivery of the consented works, due to the need for the development including its associated highways works to come forward via a phased approach. In this regard and recognising the approach also has the support of WCC Highways, the discreet issues arising from the S73 application have generally been mitigated to a sufficient degree.

Mott MacDonald concludes that whilst a level of traffic disruption can be expected from the proposed delivery strategy, the strategy is appropriate to bring forward the delivery of the residential dwellings within the constraints that exist.

Mott MacDonald has previously made suggestions of potential right turn options for the signal controlled junction of Kidderminster Road as a temporary mitigation measure; but they have since acknowledged that the reduction in the trigger threshold from 550 to 396 for the permanent works at this junction mitigates original concerns they had on this matter. Mott MacDonald consider that the revised strategy presented is not expected to result in a severe impact.

Mott MacDonald considers the revised approach to be a more proportionate, and controlled management of the traffic impacts during the build-out of the development. A level of additional impact is always likely to arise during construction works, especially during a multi-staged delivery of a complex scheme that will require works on the highway network.

WCC Highways have considered Mott MacDonald's recommendations and clarify that the transport modelling indicates some increased potential for blocking back between junction arms under the interim scenario particularly along the A448 Kidderminster Road towards the proposed roundabout. In network terms, such effects may result in a degree of reduced short term operational efficiency. However, when considered alongside the enhanced safety benefits arising from the closure of Perryfields Road, which is constrained by substandard geometry, the hybrid approach is considered to deliver a greater safety benefit. The identified impacts of blocking back are likely to be limited in duration and will be alleviated upon delivery of the roundabout and the signalisation scheme. The interim impacts are not considered severe in the context of the NPPF.

Although alternative interim mitigation measures could be considered, such as the provision of dedicated right-turn lanes on the A448 Kidderminster Road, it is considered that the delivery of such short-term interventions on a principal A-road would be substantial, taking into account the scale of works required, impacting on existing utilities, as well as the need for traffic management and potential road closures to deliver such a scheme. This is particularly relevant given the proximity in timing to the proposed signalisation upgrade, as well as the associated constraints on the availability of road space. In the absence of a material safety benefit, WCC Highways would not consider such measures to represent a reasonable or optimal short-term solution.

It should be noted that the S73 Trigger Dates and Delivery Strategy represent a considered attempt to demonstrate the proposed approach to implementation. But the timing of the proposed works remains subject to the granting of road space, which constitutes a separate process from that established under the Town and Country Planning Act.

To conclude WCC Highways has undertaken a robust assessment of the application and based on analysis of the information provided, advises no objection. It has considered that increasing the occupation numbers in conditions 32 and 33 of planning permission 16/0335/OUT would not result in a severe residual cumulative impact on capacity or congestion nor an unacceptable impact on highway safety. Paragraph 116 of the NPPF states that planning permission should only be refused where that would be the result.

### Housing Delivery

The variation in conditions 32 and 33 would allow for the continued delivery of housing in the District, including affordable housing much needed in this area.

### **Conclusion**

As with the original planning permission granted on appeal, it is essential to secure mitigation against otherwise severe highway impacts associated with the development of the Perryfields Strategic housing site during construction as well as after construction. The current application continues to propose appropriate mitigation whilst construction work continues on site. WCC Highways has advised that there is no concern regarding severe impact or highway safety. Similarly, Mott MacDonald's review has not identified severe impact or highway safety reasons for refusal. Therefore, the threshold for refusing the application on highway grounds is not met; the proposal does not conflict with paragraph 116 of the NPPF.

Other conditions attached to the outline planning permission will be applied to the S73 decision to ensure satisfactory development is achieved. WCC Highways has requested clarification that the proposed altered wording of the condition appropriately captures the temporary stopping up of Perryfields Road as part of the roundabout works. The wording of revised condition 33 will be altered to reflect this.

The requirements of the S106 Legal Agreement attached to the original appeal decision continue to apply to any planning permission granted as a result of this S73 application and thereby ensure that the impact of the development is mitigated in a satisfactory manner.

The increase in occupation numbers together with the proposed mitigation is considered acceptable. To conclude, the proposed variation of conditions 32 and 33 are considered acceptable with regard to planning policy and other material planning considerations.

### **RECOMMENDATION:**

- a) **MINDED to GRANT** planning permission
- b) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services following consultation with the Planning Committee Chairman, to agree the final scope and detailed wording and numbering of conditions as set out at the end of this report.

### **Conditions:**

Amended conditions 32 and 33

Re-impose conditions attached to appeal decision APP/P1805/W/20/3265948 as amended to reflect details previously approved.

**Case Officer:** Sharron Williams Tel: 01527 534061 Ext 3372  
Email: sharron.williams@bromsgroveandredditch.gov.uk