



BROMSGROVE DISTRICT COUNCIL

VIRTUAL MEETING OF THE PLANNING COMMITTEE

TUESDAY 16TH MARCH 2021, AT 6.00 P.M.

SUPPLEMENTARY DOCUMENTATION

The attached papers were specified as "to follow" on the Agenda previously distributed relating to the above mentioned meeting.

OFFICER JOINT PRESENTATION SLIDES FOR:-

5. 16/0335/OUT - 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 - Land At, Perryfields Road, Bromsgrove, Worcestershire - Taylor Wimpey UK Ltd
6. 20/00300/FUL - Alterations to the junction of Fox Lane and Rock Hill to form a roundabout junction. Demolition of the existing building (The former public house 'The Greyhound Inn') - The Former Greyhound [ph], 30 Rock Hill, Bromsgrove, Worcestershire, B61 7LR - Taylor Wimpey UK Ltd (Pages 1 - 34)

K. DICKS
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

10th March 2021

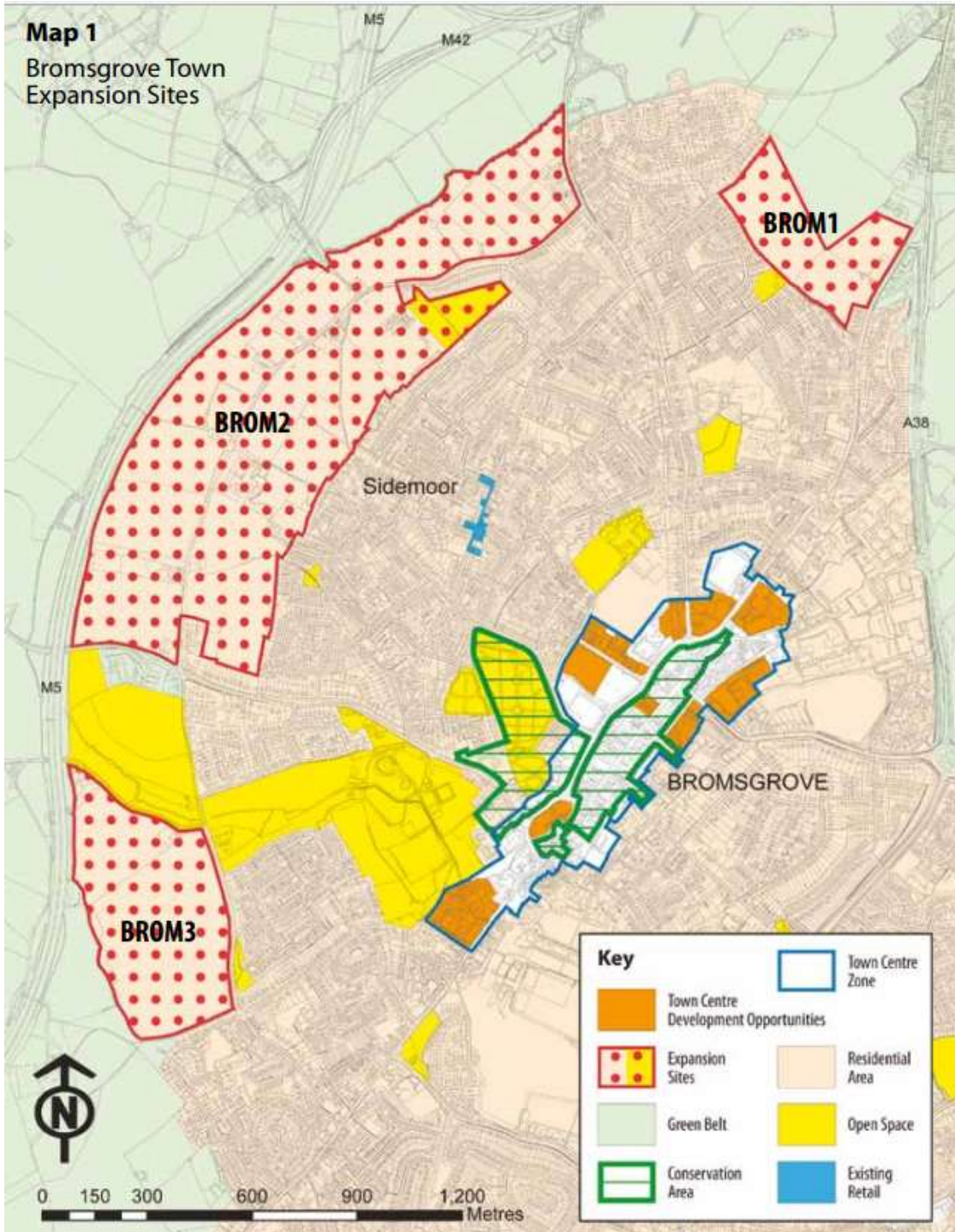
Perryfields and 30 Rock Hill

16/0335/OUT

2

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.

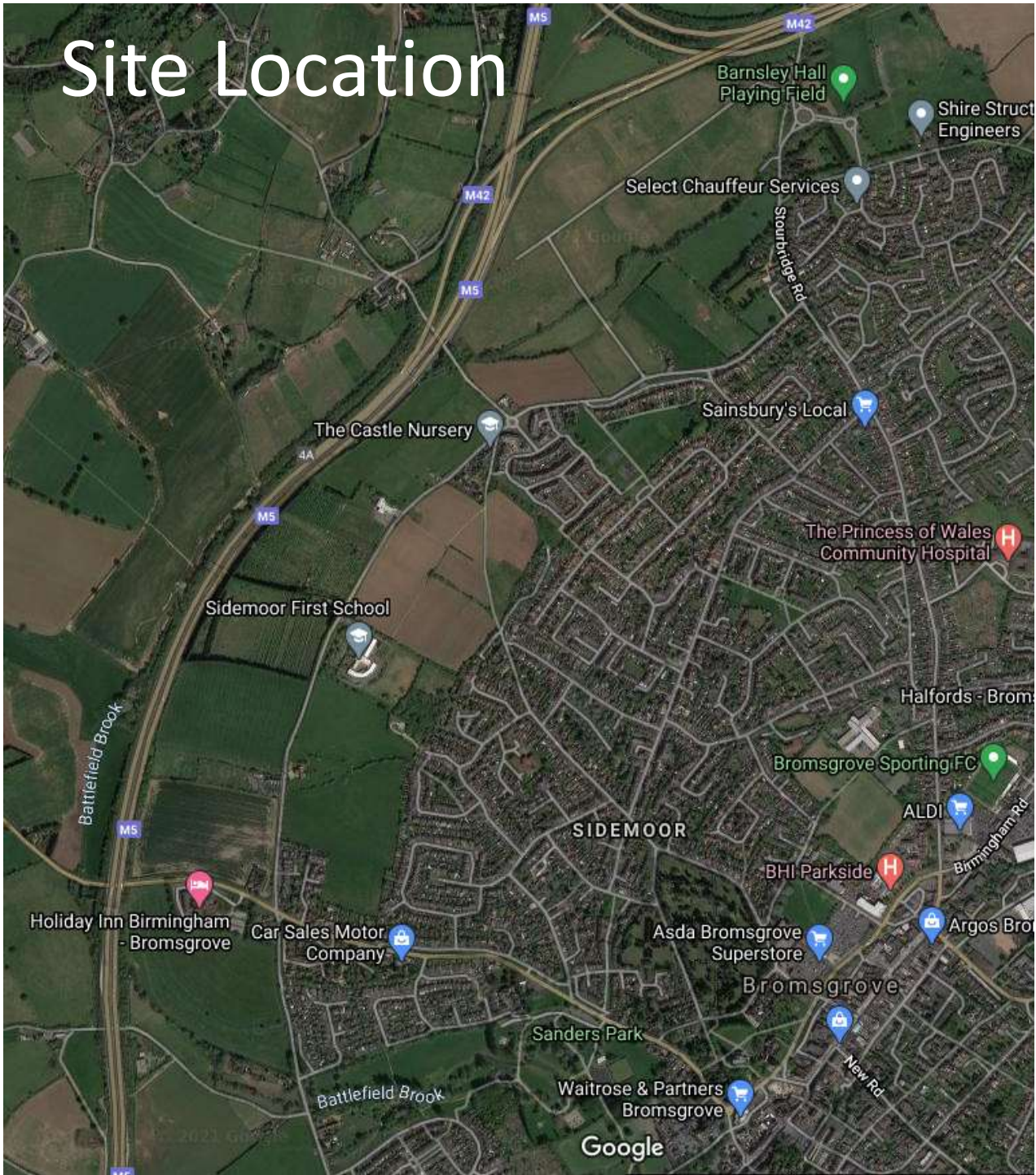
Recommendation: Approve



3

Extract from District Plan showing Bromsgrove Town Expansion Sites and PERRYFIELDS BROM2

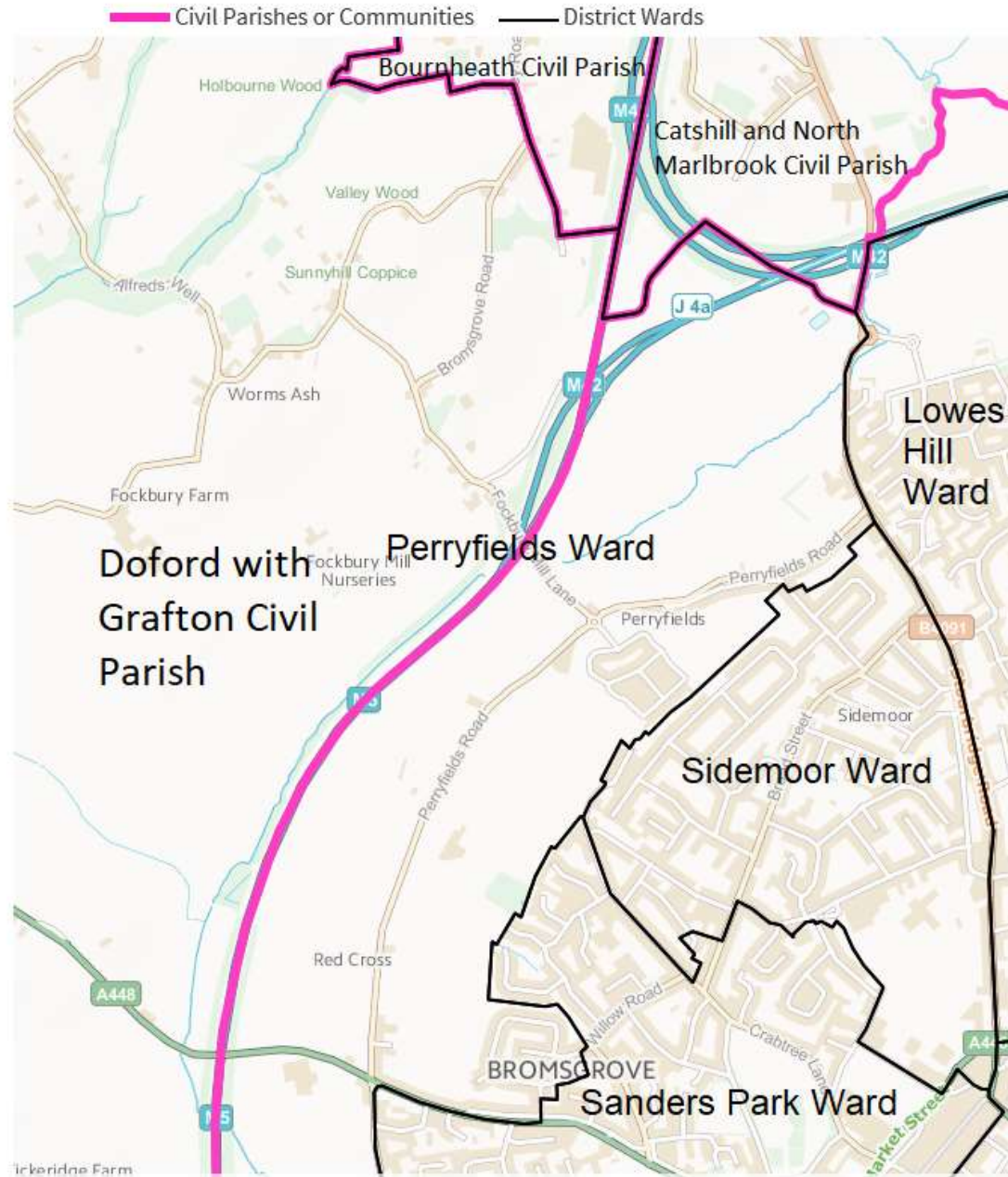
Site Location

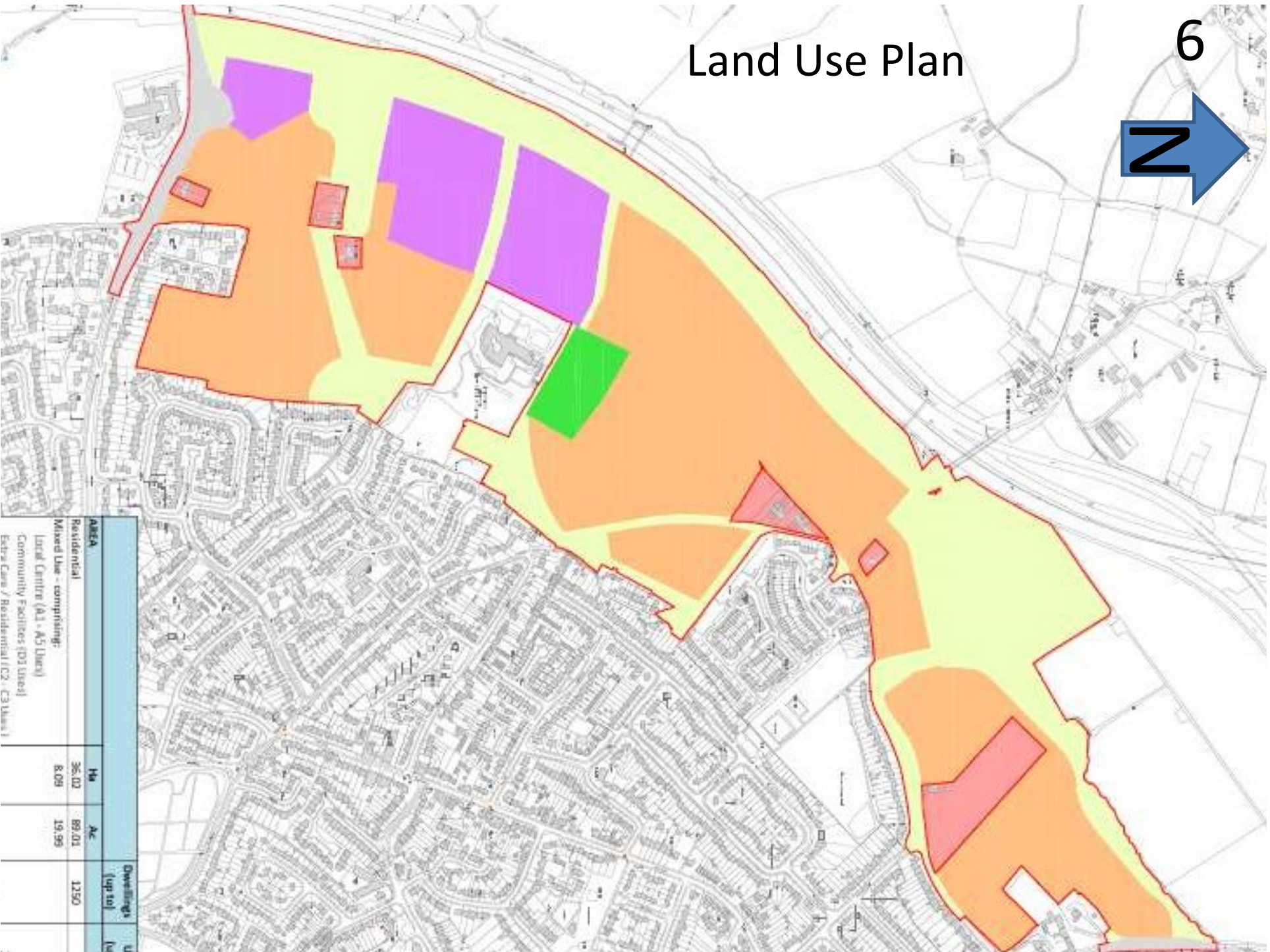


4

Parish & Ward Boundaries

5

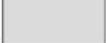




Land Use Plan

7

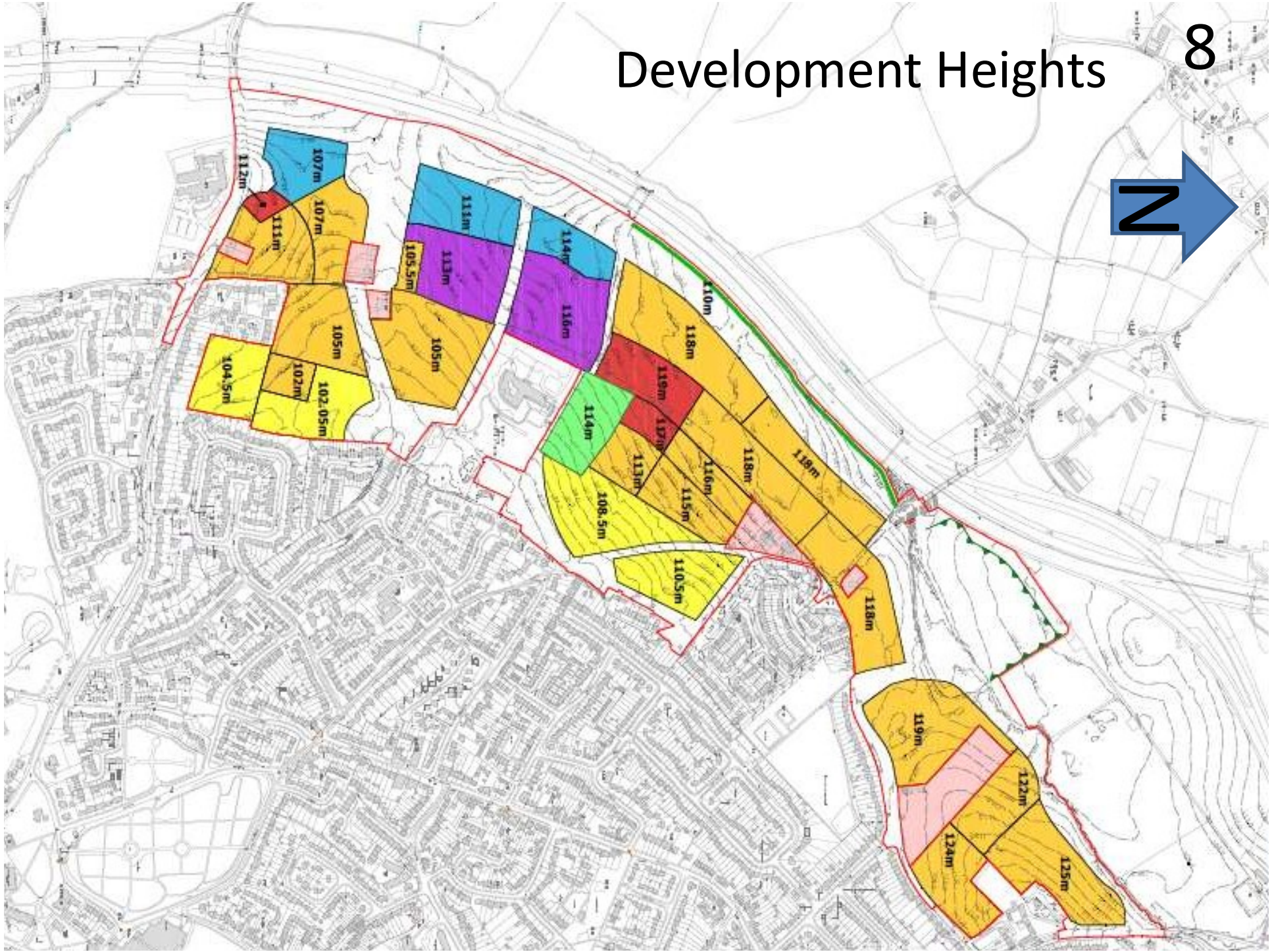
Legend

-  Application Boundary (72.25Ha)
-  Land Excluded From Application Boundary
-  Residential Development (C3 Uses)
(Includes Incidental Green Space & Access Infrastructure)
-  Mixed Uses
(see table for breakdown)
-  First School
-  Strategic Open Space, Public Realm, Landscape & Noise Bund
-  Access Infrastructure

			Dwellings (up to)	Units (up to)	Gross Floor Space (up to)	
AREA	Ha	Ac			SqM	Ft2
Residential	36.02	89.01	1250			
Mixed Use - comprising:	8.09	19.99			Up to:	
Local Centre (A1 - A5 Uses)					1,000	10,764
Community Facilities (D1 Uses)					500	5,382
Extra Care / Residential (C2 - C3 Uses)				200		
Residential (C3 Use)			50			
Employment Uses (B1a - B1c Uses)					20,000	210,040
First School	1.40	3.46				
Access Infrastructure	1.68	4.15				
Strategic Open Space	25.06	61.92				
TOTAL	72.25	178.54	1300		21,500	226,186

Development Heights

8



Development Heights

Legend



Application Boundary



Areas Excluded from Application Boundary



Mixed Use up to 2 Storeys
(10m to Ridgeline from Finished Floor Level)



Mixed Use up to 3 Storeys
(12m to Ridgeline from Finished Floor Level)



Residential up to 3 Storeys
(Max. 12m to Ridgeline)



Residential Up to 2.5 Storeys
(Max. 10m to Ridgeline)



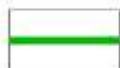
Residential Up to 2 Storeys
(Max. 9.5m to Ridgeline)



School Up to 2 Storeys
(Max. 10m to Ridgeline)



Existing Site Contours 1m Intervals



Minimum 2m High Noise Bund / Acoustic Barrier



12m High Ball Stop Netting System

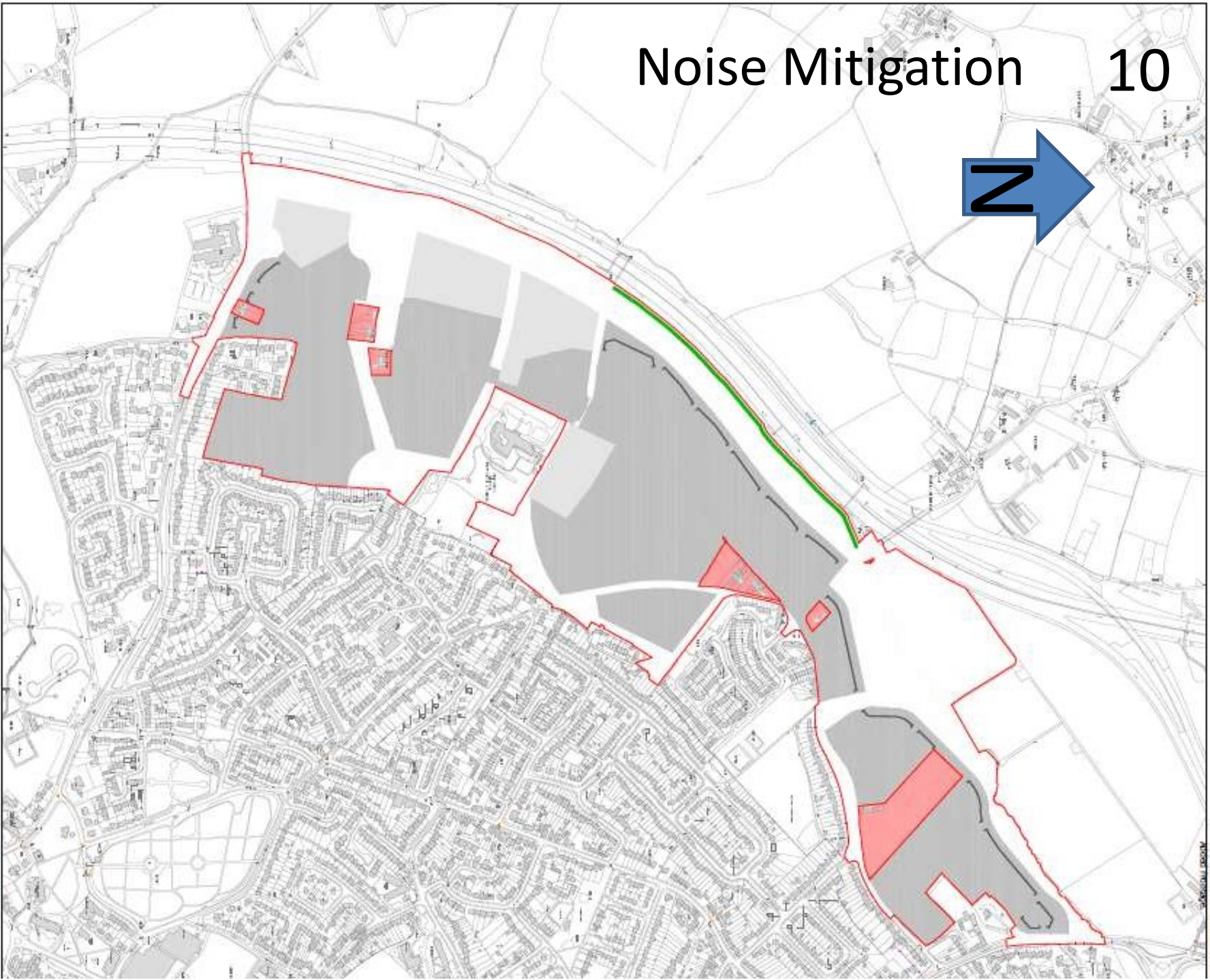


Maximum Height in Meters AOD
(Above Ordnance Datum)

N.B.

- All Building Heights are From Finished Floor Level to Ridgeline.
- The Maximum Height Envelope is Measured in Meters and is set Above Ordnance Datum Level.
- Final Building Floor Levels for the Development may Range +/- 1m from Existing Ground Levels.

Noise Mitigation 10



The scaling of this drawing can
be altered. Adjust the Scale Factor
in the Properties dialog.

PROJECT
PERRYFIELDS,
BROMSGROVE
Drawing 10A


Legend


Noise Mitigation

Legend

 Application Boundary

 Areas Excluded from Application Boundary

 Minimum 2m High Noise Bund / Acoustic Barrier

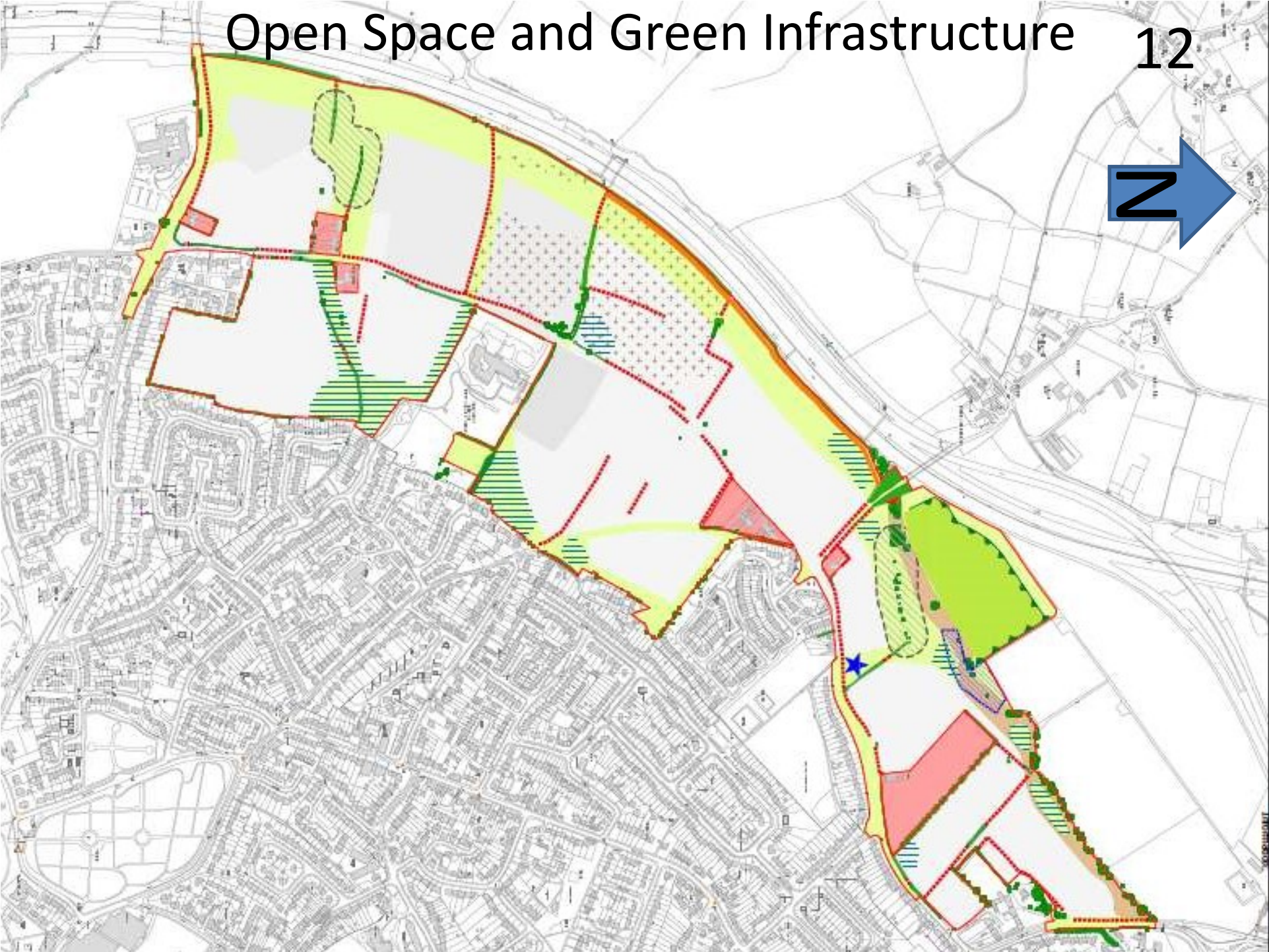
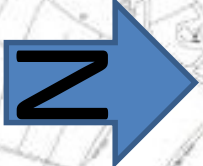
 Development to be designed and built to achieve a maximum of 55dB LAeq,T in all rear private residential amenity spaces, maximum internal sound levels of 35dB LAeq,16hr in living rooms and bedrooms, and 30dB LAeq,8hr and 45dB LAmax in bedrooms

 Residential Building Frontage

 Non Residential Land Use

Open Space and Green Infrastructure

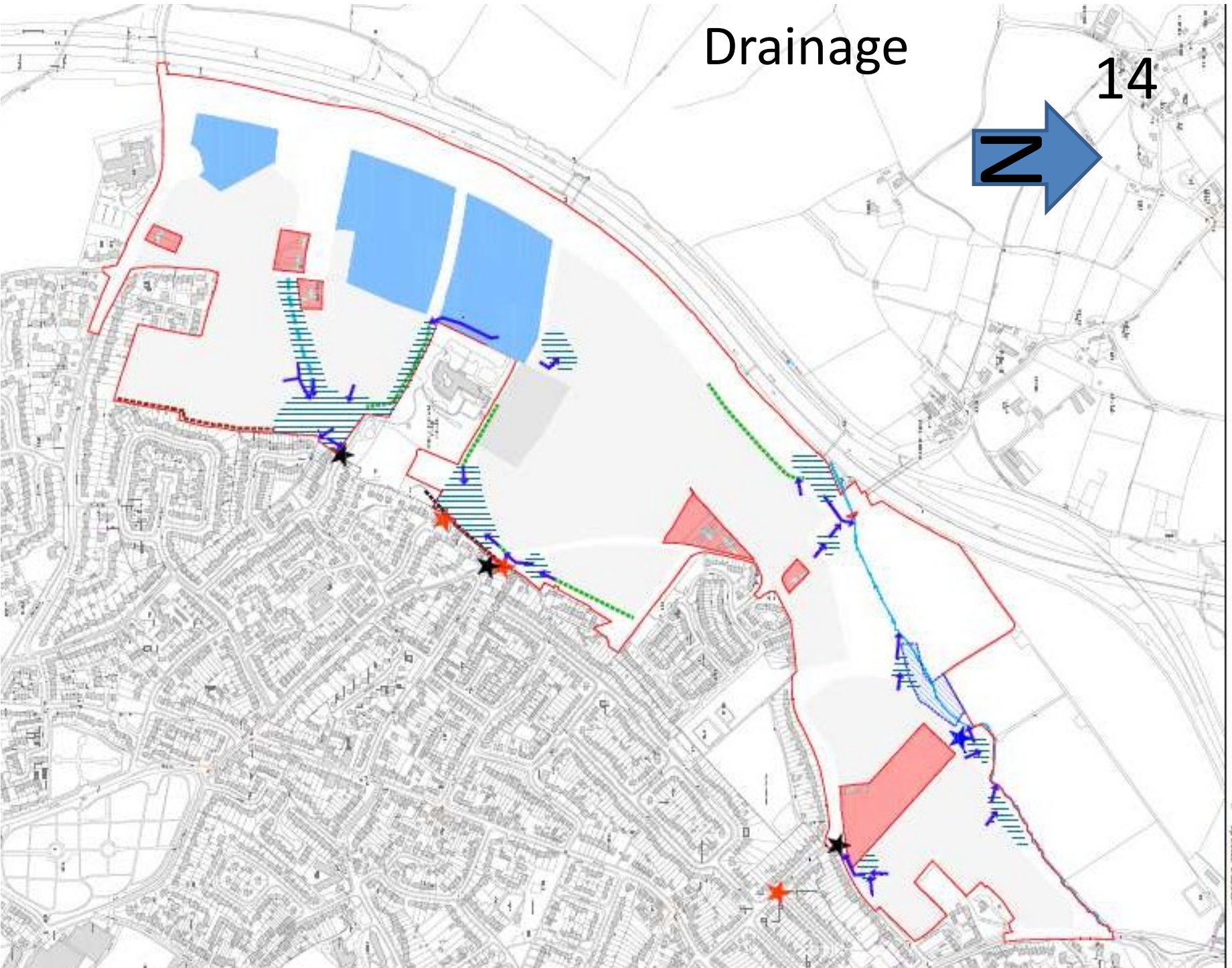
12



Open Space and Green Infrastructure

Legend

	Application Boundary		Formal Sports Pitches / Playing Fields		Zone to Accommodate Potential Watercourse Channel Diversion
	Areas Excluded from Application Boundary		Approx Position for Sustainable Drainage Infrastructure (SuDS)		Trees & Hedgerows to be Adjusted or Removed to Facilitate Access / Development
	Minimum 2m High Noise Bund / Acoustic Barrier		Approx Location for Sports Pavilion		12m High Ball Stop Netting System
	Battlefield Brook Landscape & Ecology Corridor		Retained Hedgerows / Trees		
	Informal Open Space & Ecology Corridors (Including SUDs, Foot/Cycle Ways & Informal Children's Play, Landscape Planting & Ecological Habitats)		Orchard Trees to be Removed		
			Badger Sett with 30m Offset		




Drainage


Legend


 Application Boundary


 Areas Excluded from Application Boundary


 Existing Battlefield Brook

 Approximate Location for Balancing Pond Features


 Existing ditch to be modified to swale and incorporated in to drainage system (6.5m width)


 Approximate Location of Swale Feature (6.5m width)


 Mixed Use Area to Incorporate Underground Storage Tanks for Surface Water


 Proposed Filter Drain


 Existing Sewer and Easement

 Zone to Accommodate Potential Watercourse Realignment

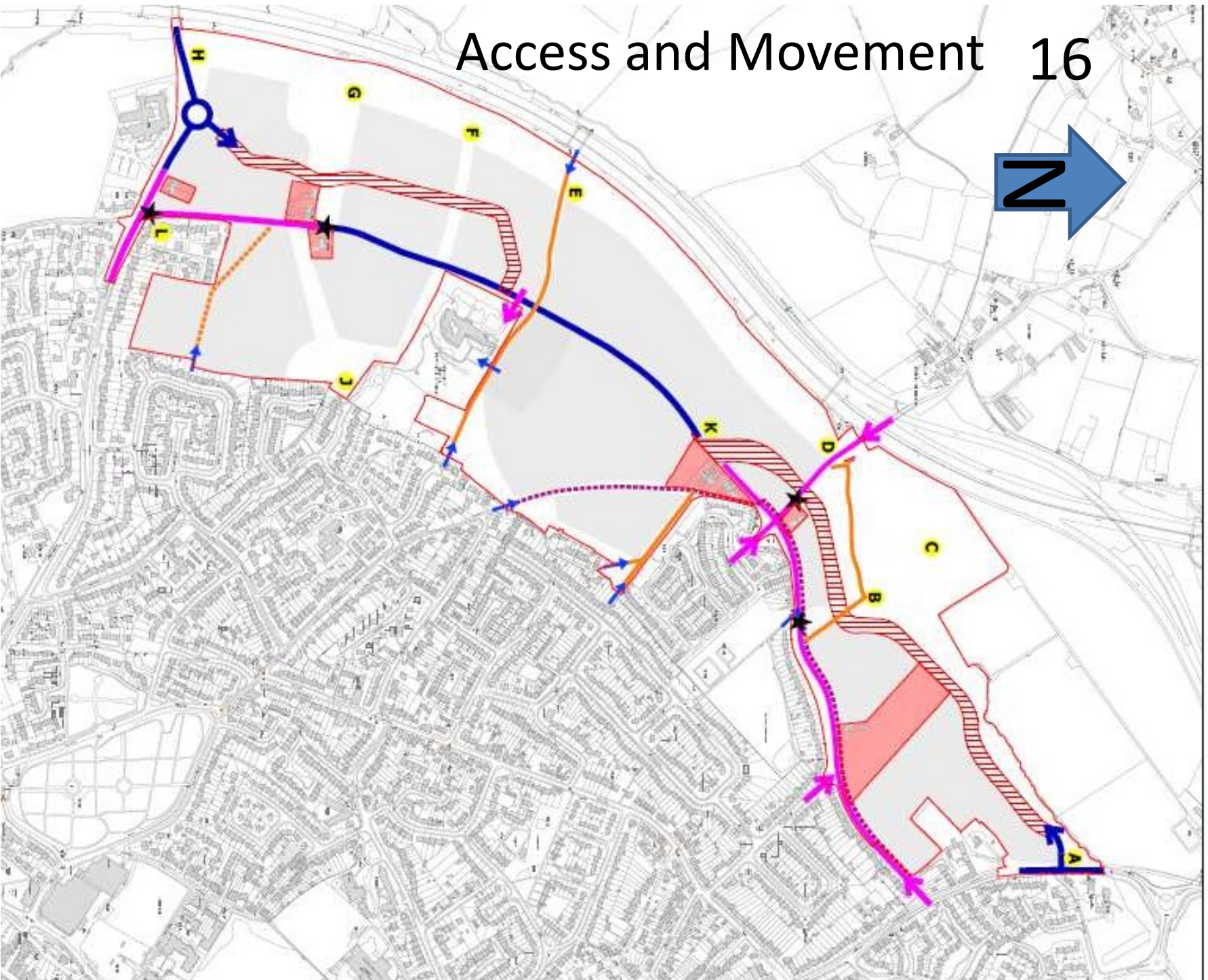
 Approx Location for Foul Water Pumping Station

 Proposed Connection to Severn Trent Foul Water Sewer

 Proposed Connection to Severn Trent Surface Water Sewer

 Surface Water Outfall Locations







The scaling of the drawing cannot be assured
Revision: 1 Date: 06/08/19
H. Lindsay O'Shea









Access and Movement 16

Access and Movement

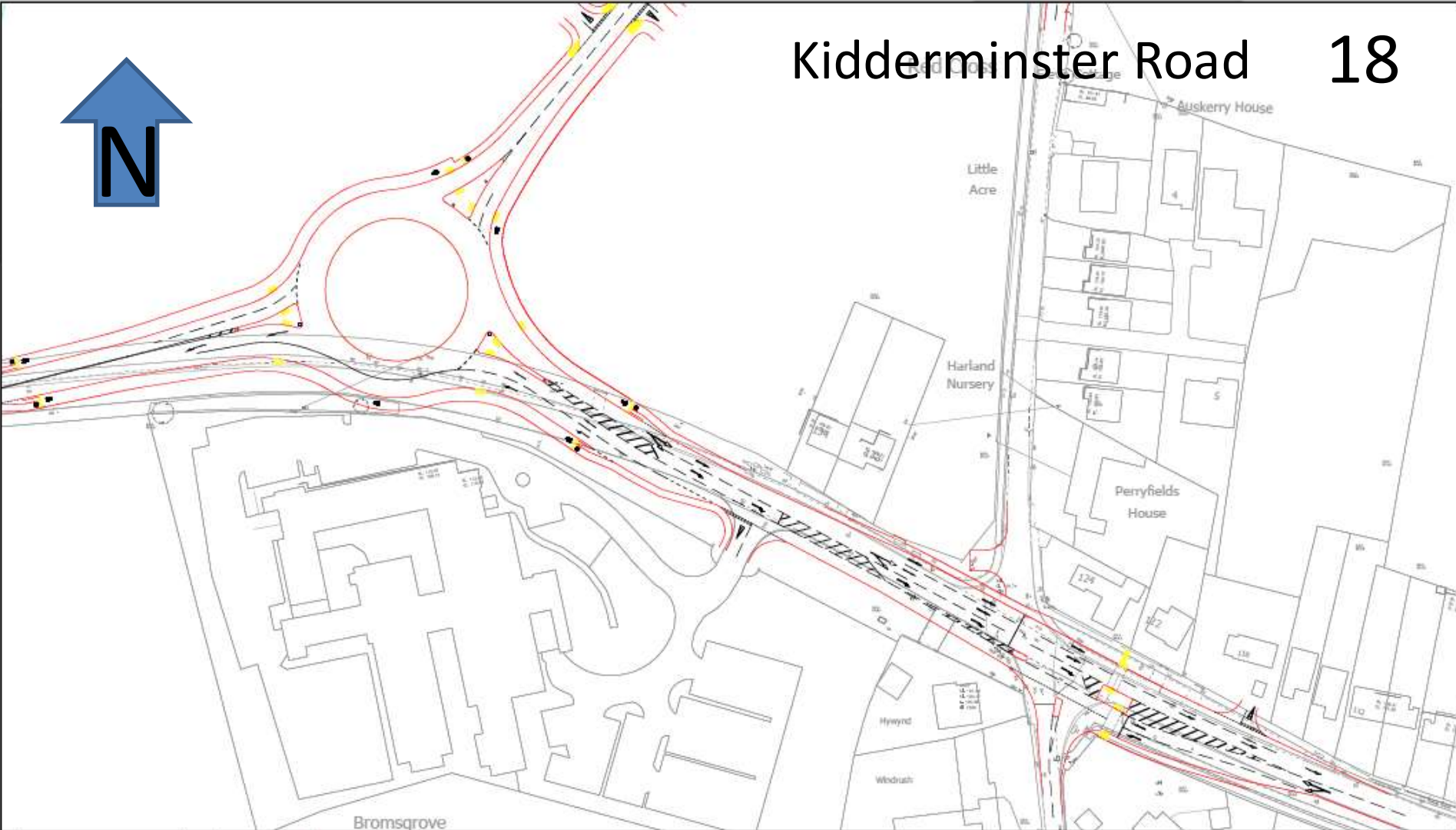
Legend

-  Application Boundary
-  Areas Excluded from Application Boundary
-  Main Access
-  Existing Highway (Subject to Alteration)
-  Existing Highway Access
-  Existing Highway Retained

-  Main Movement Route Corridor (Including Foot / Cycle Path. Exact Route to be Agreed)
-  Highway Connection Restricted - No Through Access for Motor Vehicles
-  Existing PROW to be Diverted Through Development
-  Existing PROW / Bridleway
-  Existing Sustrans Route (NCN5) & PROW
-  Existing Public Right of Way / Bridleway / Sustrans Access

- A** Footpath Route to be Provided Between A, B, D, E, F, G & H
- F** Footpath Route to be Provided Between F & J, G & J
- B** Footpath Route to be Provided Between B & C
- K** Cycle Route & Footpath to be Provided Between K & L

Kidderminster Road 18



Page 18

REV	DETAILS	DRAWN	CHECKED	DATE
A	Pass-by lane added between southern arms	AP	CMP	04.04.19
B	Updated per Road Safety Assessment	KR	BD	12.09.19

Notes:
 1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.

Perryfields, Bromsgrove

Kidderminster Road Roundabout
 Southern Pass-by Lane

DRAWN:	CHECKED:	DATE:	SCALE:
AP	CMP	04.04.19	1:1000 at A3

Taylor Wimpey

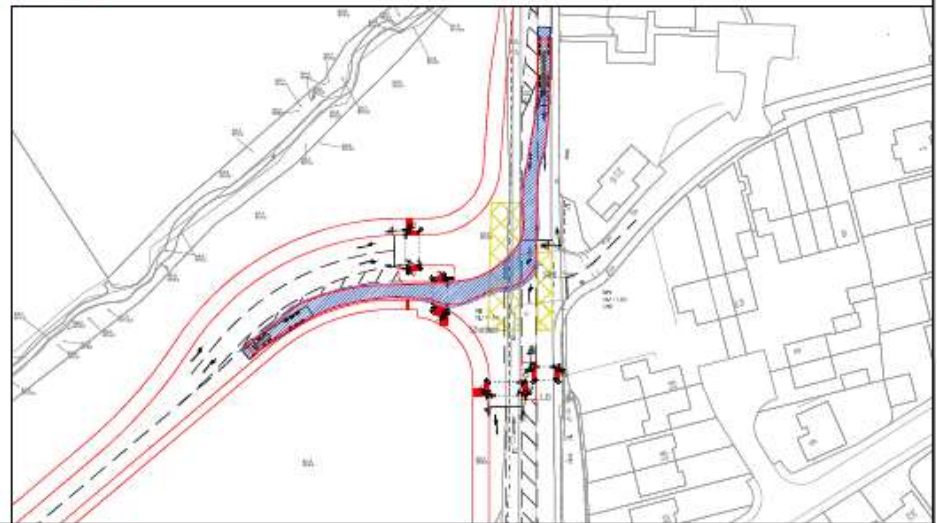
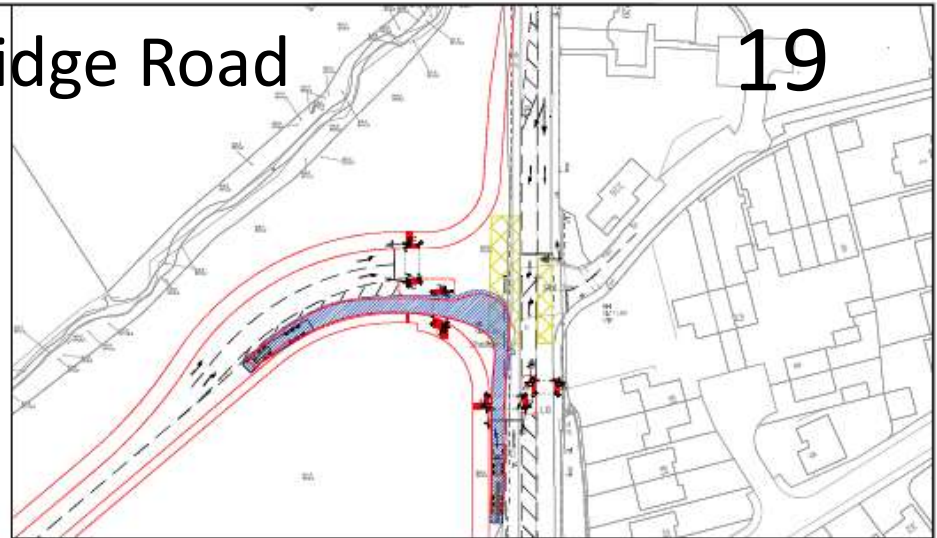
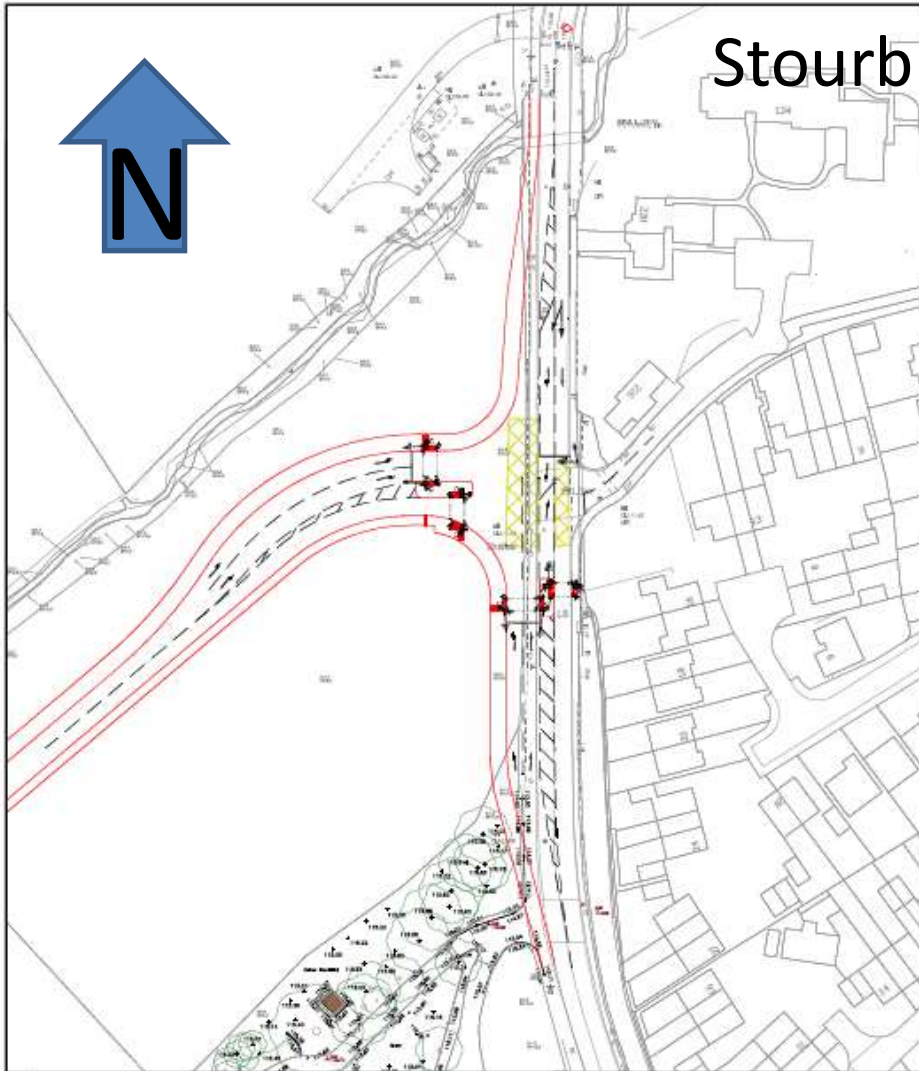
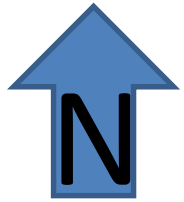
Ground Floor Helmont House, Churchill Way, Cardiff, CF10 2HE
 t: 029 2072 0861
 e: enquiries@vectos.co.uk

DRAWING NUMBER:	REVISION:
173050B_A08	B

Agenda Item 6

Stourbridge Road

19



REV	DETAILS	DRAWN	CHECKED	DATE
-	-	-	-	-

Notes:

- This is not a construction drawing and is intended for illustrative purposes only.
- White lining is indicative only.
- Drawing Reference 20086_08_020_01 M-EC.

Max Legal Length (UK) Articulated Vehicle (16.5m)

Overall Length: 16.500m
 Overall Width: 2.500m
 Overall Body Height: 3.500m
 Min Body Ground Clearance: 0.300m
 Max Tractor Width: 2.500m
 Lock to Lock Time: 6.00s
 Kerb to Kerb Turning Radius: 6.070m

Perryfields, Bromsgrove

**Stourbridge Road
Proposed Signalised Junction**

DRAWN	CHECKED	DATE	SCALE
KR	BS	17.09.19	1:1000 at A3

Taylor Wimpey

Ground Floor Helmont House, Churchill Way, Cardiff, CF10 2HE
 t: 029 2072 0861 e: enquiries@vectos.co.uk

DRAWING NUMBER	REVISION
173050B_A09	-

Public Transport Strategy

- Policy BDP5A.7- *Significant improvements in passenger transport will be required including **integrated** and **regular bus services** connecting the new and existing residential areas to the railway station, with the Town Centre as the focal point of the network. In particular, a regular service should be routed through BROM2 and into the residential area of Sidemoor which would provide benefits for the wider community;*
- How?
 - To maximise the use of the reliable and frequent bus services from the Development to the Town Centre and the Railway Station
 - Accounting for both Whitford Road and Perryfields, a combined contribution to put on 2x30minutes service serving **both** sites and local community.
- When?
 - Aligned with the Whitford Road site, anticipate this coming onto ground at 100 dwellings.
 - Up to £452,000.00 for PT services and £30,000.00 contributions towards high-quality bus infrastructure

Walking and Cycling

- Policy BDP5A.7- *An overall transport strategy will be developed that **maximises opportunities for walking and cycling** making full use of the *Sustrans route No. 5 (in BROM2) and Monarch's Way (adjacent to BROM3 – Whitford Road)**
- Targeted improvements to access to the **Town Centre** and **Railway Station**
 1. Enhance a section of NCN Route 5 by upgrading the existing footways on Stourbridge Road and the off-road section of the NCN Route 5. (**When-** Planning Condition at 100 dwellings)
 2. Upgrades to NCN46 and LCN1 and LCN 2. (**When-**62 dwellings contribution of £381,000.00)
 3. Significant contribution to new bridge from Harvington Road to Old Station Road over the A38. (**When-** to tie into BREP programme £1million contribution)

Sustainable Transport Summary ²²

- Bus service serving the site, the Town Centre and Railway Station.
- PT bus stop infrastructure contributions
- Stourbridge Road cycling upgrade
- Upgrades of routes towards Kidderminster Road
- Contribution towards new bridge over the A38 to directly connect with the railway station.
- **£1,863,000.00**

Traffic Assessment

- Assessment:- Traffic impacts assessment has been undertaken using a Microsimulation PARAMICS model and standalone junction assessments.
- Key Routes Impacted
 - Stourbridge Road to Rock Hill
 - Birmingham Road to Rock Hill (via Market Street)
 - Catshill to A38
- Junction Impacts
 - Market Street/ Birmingham Road
 - Kidderminster Road/ St Johns
 - A38 Junctions
 - Rock Hill/ Fox Lane
 - St John's/ Market Street
 - Worcester Road/ Shrubbery Road
 - Stourbridge Road/ Westfields (Catshill)

Highway Mitigation

- Package of measures and contributions
 - Market Street/ St John St (S106 **When** 325 dwellings)
 - Kidderminster Road / St Johns Street (S106 **When** 325 dwellings)
 - Market Street / Church Street (S278 **When** 100 dwellings)
 - A38 / Bromsgrove Highway AA48 (S106 **When** 625 dwellings)
 - A38/ New Road (S106 **When** 625 dwellings)
 - Rock Hill / Fox Lane (S278 **When** 100 dwellings)
 - Worcester Road / Shrubbery Road (S278 **When** 100 dwellings)
 - Stourbridge Road / Westfields (Catshill) (S278 **When** 325 dwellings)

Summary

25

Policy BDP5A.7- It will be necessary to manage the cumulative traffic impact generated by the new developments following the implementation of measures which maximise the use of walk, cycle and passenger transport modes.

Total A38 Highway works (defined as BREP Highway Works) -
£1,276,190.64;

Town Centre Junctions - £1,879,778.39

Contribution towards BREP Scheme 3 (Bridge) - £1,000,000.00
(in addition to the £1.2m above);

Walking and Cycling upgrades - £381,000.00

Public Transport Contribution up to £452,000.00

PT infrastructure upgrades £30,000.00

Mobility Monitor and Manage Up to £705,000 Flexible Travel Fund

Total £5.7m Highway Package

Highways and Transport Interventions

Mobility Monitor and Manage up to £705,000

- Mobility Hub
- Community concierge
- Car Club scheme
- Bike Hire scheme
- Public Transport
- Enhanced Sustainable Travel Route

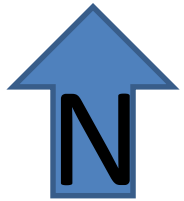
Summary of s106 Components

- In addition to Highway contributions discussed, the following would also be secured
- Affordable Housing 30% - on site
- 10 Self Build Units – on site
- 200 unit extra care facility – on site
- Healthcare – off site contribution
- Sports and Recreation Facilities- on and off site
- Education – on and off site
- Waste Management – on site

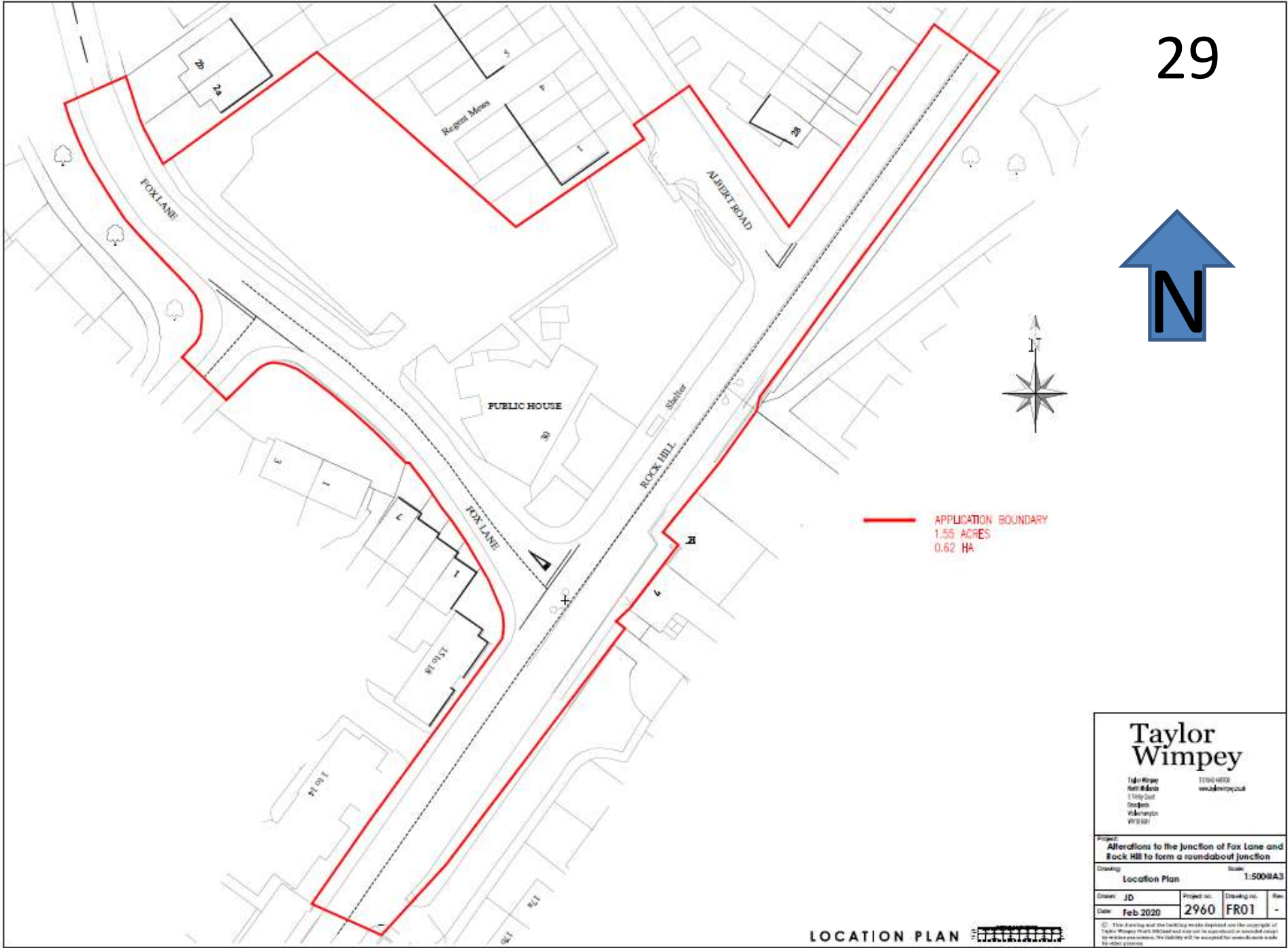
20/00300/FUL

Alterations to the junction of Fox Lane and Rock Hill to form a roundabout junction. Demolition of the existing building (The former public house 'The Greyhound Inn').

Recommendation: Approve



APPLICATION BOUNDARY
1.55 ACRES
0.62 HA



Taylor Wimpey
 Taylor Wimpey
 Home & Garden
 1 Longwalk
 Garsfield
 Walsingham
 NR3 6BT

Tel: 01603 250000
 www.taylorwimpey.co.uk

Project: **Alterations to the junction of Fox Lane and Rock Hill to form a roundabout junction**

Drawing: **Location Plan** Scale: **1:500@A3**

Drawn: JD	Project no: 2960	Drawing no: FR01	Rev: -
Date: Feb 2020			

© This drawing and the building works depicted are the copyright of Taylor Wimpey (Great Britain) and may not be reproduced or stored in any retrieval system. No liability will be accepted for omissions made in error please.

LOCATION PLAN

Aerial Photo of Rock Hill / Fox Lane junction 30



Proposed Plan

DO NOT SCALE

- KEY**
- HIGHWAY BOUNDARY
 - ASSUMED GREYHOUND INN BOUNDARY

NOTE

1. THIS DRAWING IS TO BE TREATED AS INDICATIVE AND IS FOR PROVISION PURPOSES ONLY.
2. GIVEN THE PRELIMINARY NATURE OF OUR INVESTIGATION AND THE LIMITATIONS OF OUR BRIEF, WE HAVE NOT FULLY SOLVED TO DESIGN NOR BECOME AWARE OF ANY SIGNIFICANT INFORMATION RELATED TO FACTORS THAT MIGHT AFFECT THE CONSTRUCTION OR MAINTENANCE OF THIS PROJECT.
3. ANY DESIGNERS WHO PROGRESS THESE PROPOSALS OR DESIGN FURTHER WILL NEED TO REASSESS THE PROPOSALS BASED UPON THE INFORMATION WHICH SUBSEQUENTLY BECOMES AVAILABLE INCLUDING POTENTIAL SITE HISTORY.

REV	DATE	BY	DESCRIPTION	CHK	APP
F	21/07/16	LEN	AMENDED FOLLOWING RSA 1 UPDATE	PT	2016
E	13/07/16	LEN	UPDATED CROSSING LOCKDOWN	PT	2016
D	29/06/16	LEN	UPDATED FOLLOWING RSAT	PT	2016
C	20/06/16	MM	UPDATED FOLLOWING CHM HILL NOTE	PT	2016
B	25/02/16	DD	SIGNAL CROSSING INCLUSION	2016	11P
A	15/02/16	DD	FIRST ISSUE	2016	11P

DRAWING STATUS: FOR INFORMATION ONLY



Mountbatten House, Basing View, Basingstoke, Hampshire RG21 4HJ
 Tel: +44 (0)1256 318800 Fax: +44 (0)256 318700
 www.wsgroup.com www.pbworld.com

CLIENT: CATESBY ESTATES LTD

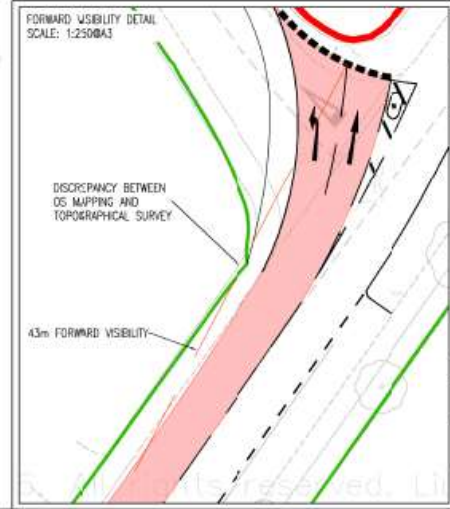
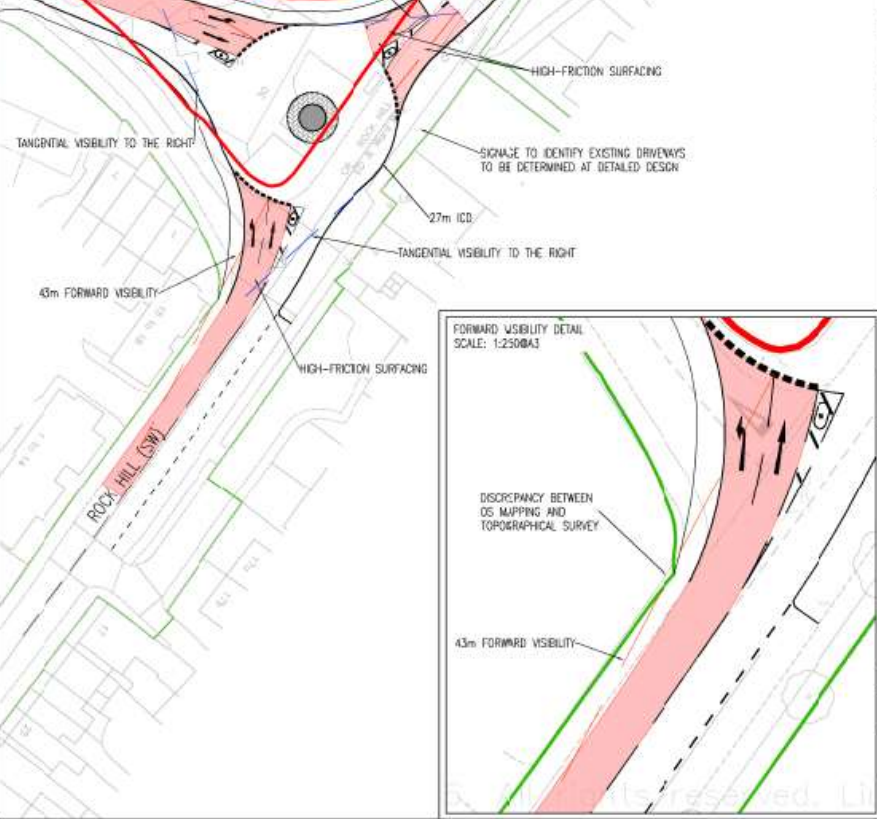
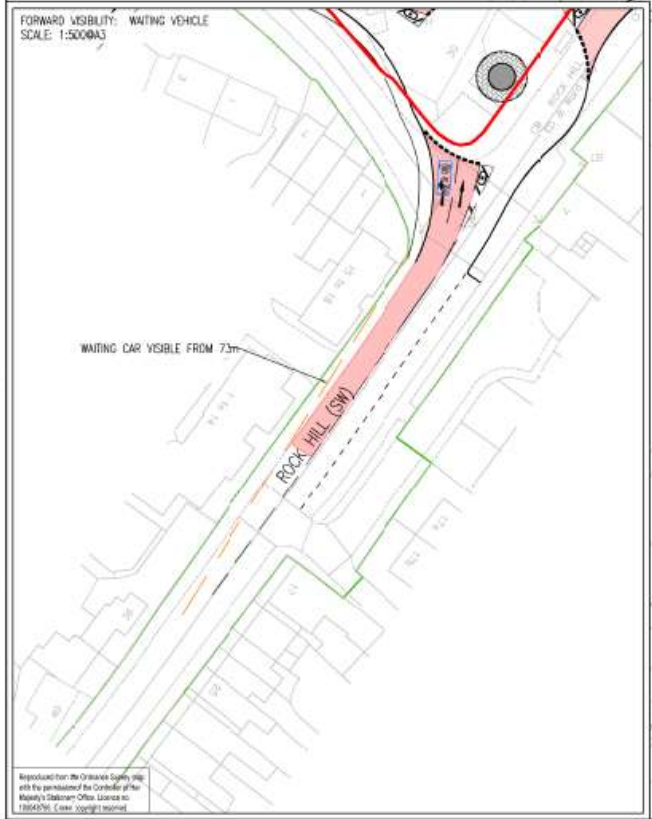
ARCHITECT:

PROJECT: WHITFORD ROAD, BROMSGROVE

TITLE: FOX LANE / ROCK HILL SCHEMATIC PROPOSED ARRANGEMENT

SCALE @ A2: 1:500	CHECKED: DDD	APPROVED: LB
DWG FILE: 7033-SK-005	DESIGN DRAWING: FI	DATE: February 2016
PROJECT No: 70007033	DRAWING No: 7033-SK-005	REV: F

© WSP Group Ltd



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. Licence no. 13864576. © Crown Copyright reserved.

Albert Road Access

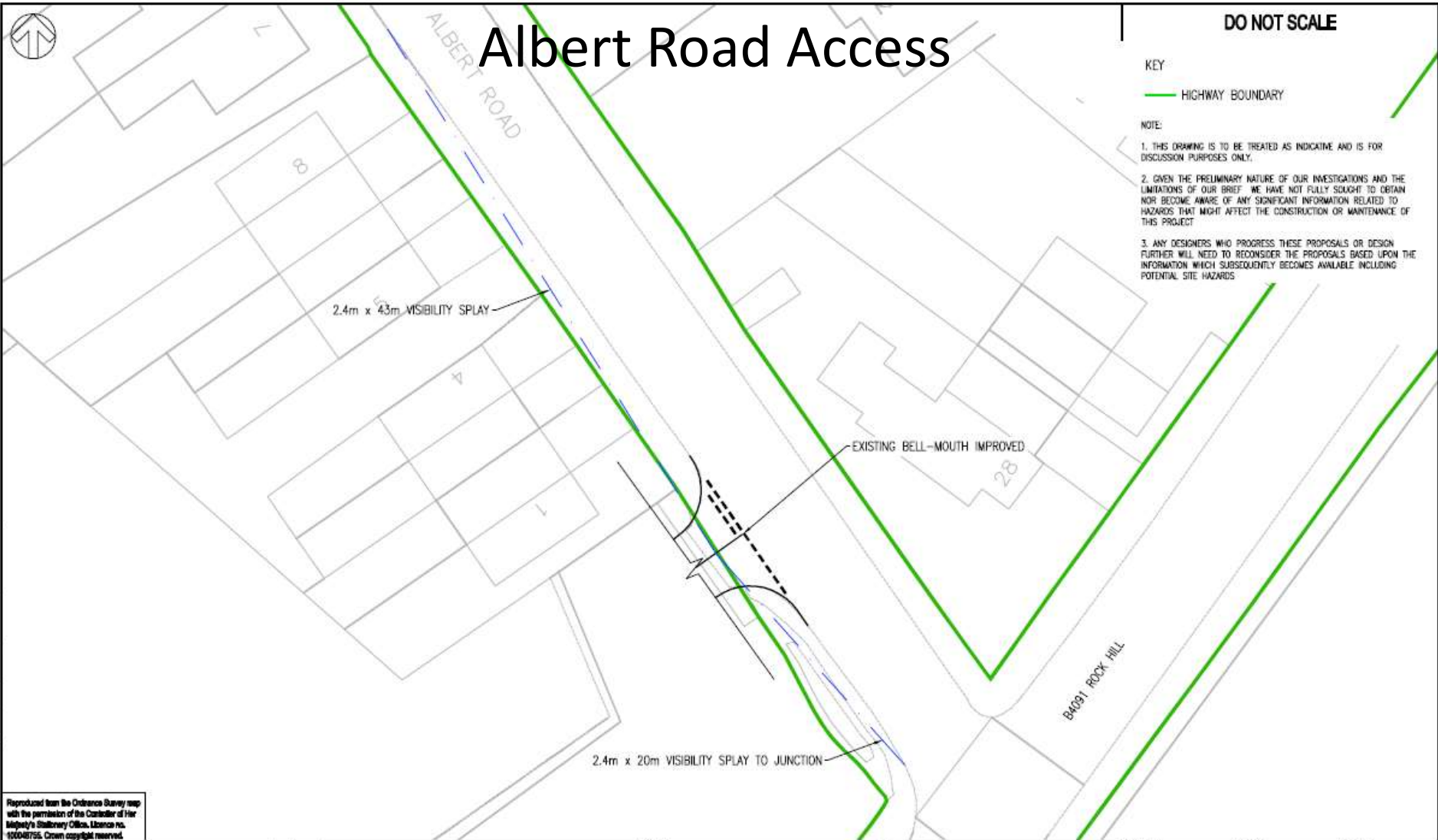
DO NOT SCALE

KEY

— HIGHWAY BOUNDARY

NOTE:

1. THIS DRAWING IS TO BE TREATED AS INDICATIVE AND IS FOR DISCUSSION PURPOSES ONLY.
2. GIVEN THE PRELIMINARY NATURE OF OUR INVESTIGATIONS AND THE LIMITATIONS OF OUR BRIEF WE HAVE NOT FULLY SOUGHT TO OBTAIN NOR BECOME AWARE OF ANY SIGNIFICANT INFORMATION RELATED TO HAZARDS THAT MIGHT AFFECT THE CONSTRUCTION OR MAINTENANCE OF THIS PROJECT
3. ANY DESIGNERS WHO PROGRESS THESE PROPOSALS OR DESIGN FURTHER WILL NEED TO RECONSIDER THE PROPOSALS BASED UPON THE INFORMATION WHICH SUBSEQUENTLY BECOMES AVAILABLE INCLUDING POTENTIAL SITE HAZARDS



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. Licence no. 100048755. Crown copyright reserved.

REV	DATE	BY	DESCRIPTION	CHK	APP
A	28/11/16	LEW	ISSUED		

DRAWING STATUS: FOR INFORMATION ONLY

WSP | **PARSONS BRINCKERHOFF**

Mountbatten House, Basing View, Basingstoke, Hampshire RG21 4HJ
 Tel: +44 (0)1256 318800 Fax: +44 (0)1256 318700
 www.wspgroup.com www.pbworld.com

CLIENT:	GATESBY ESTATES LTD
PROJECT:	WHITFORD ROAD, BROMSGROVE
ARCHITECT:	GREYHOUND INN SITE - PROPOSED ACCESS

SCALE:	1:500	CHECKED:	DDD	APPROVER:	DDD
DRAWN:	7033-SK-012.DWG	DESIGNER:	LEW	DATE:	November 16
PROJECT NO:	70007033	DRAWING NO:	7033-SK-012	REV:	A

© WSP Group Ltd

Photos

33



View looking North Rock Hill



View looking South Rock Hill

This page is intentionally left blank