



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 4TH JULY 2022
AT 6.00 P.M.

PARKSIDE SUITE - PARKSIDE

:

SUPPLEMENTARY DOCUMENTATION

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

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

K DICKS
Chief Executive

22/00090/REM

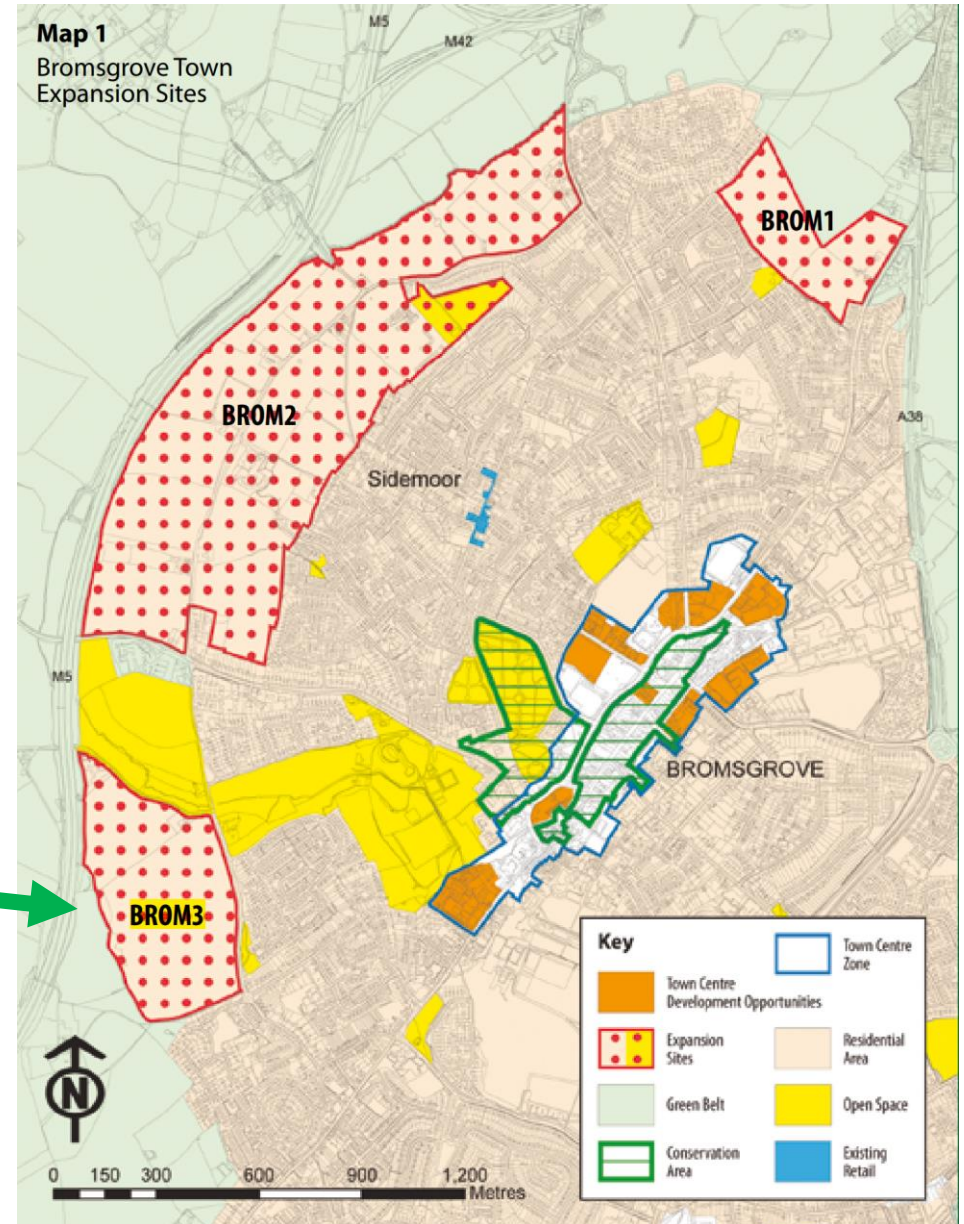
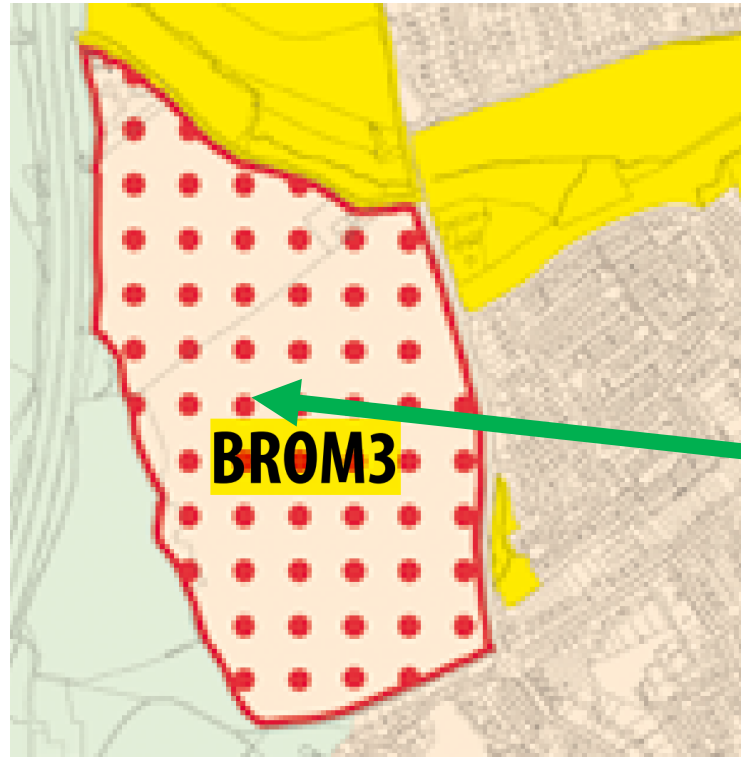
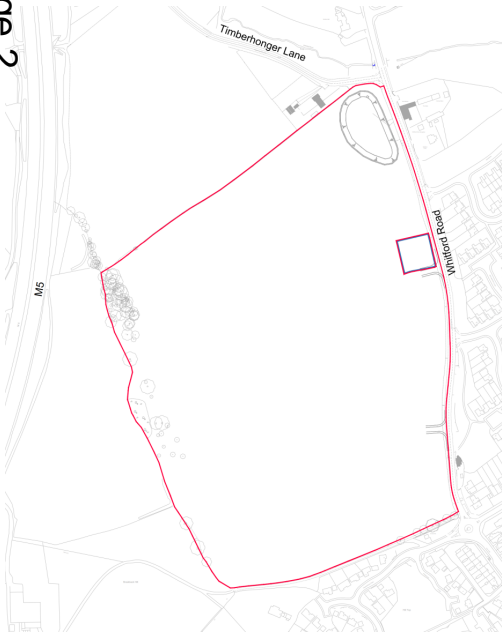
Land At Whitford Road Bromsgrove

Reserved Matters (**layout; scale; appearance and landscaping**)
to outline planning permission 16/1132 (granted on appeal
APP/P1805/W/20/3245111) - for the erection of 370 dwellings
with associated car parking, landscaping and other
infrastructure within the southern section of Site A

Recommendation: Grant subject to conditions

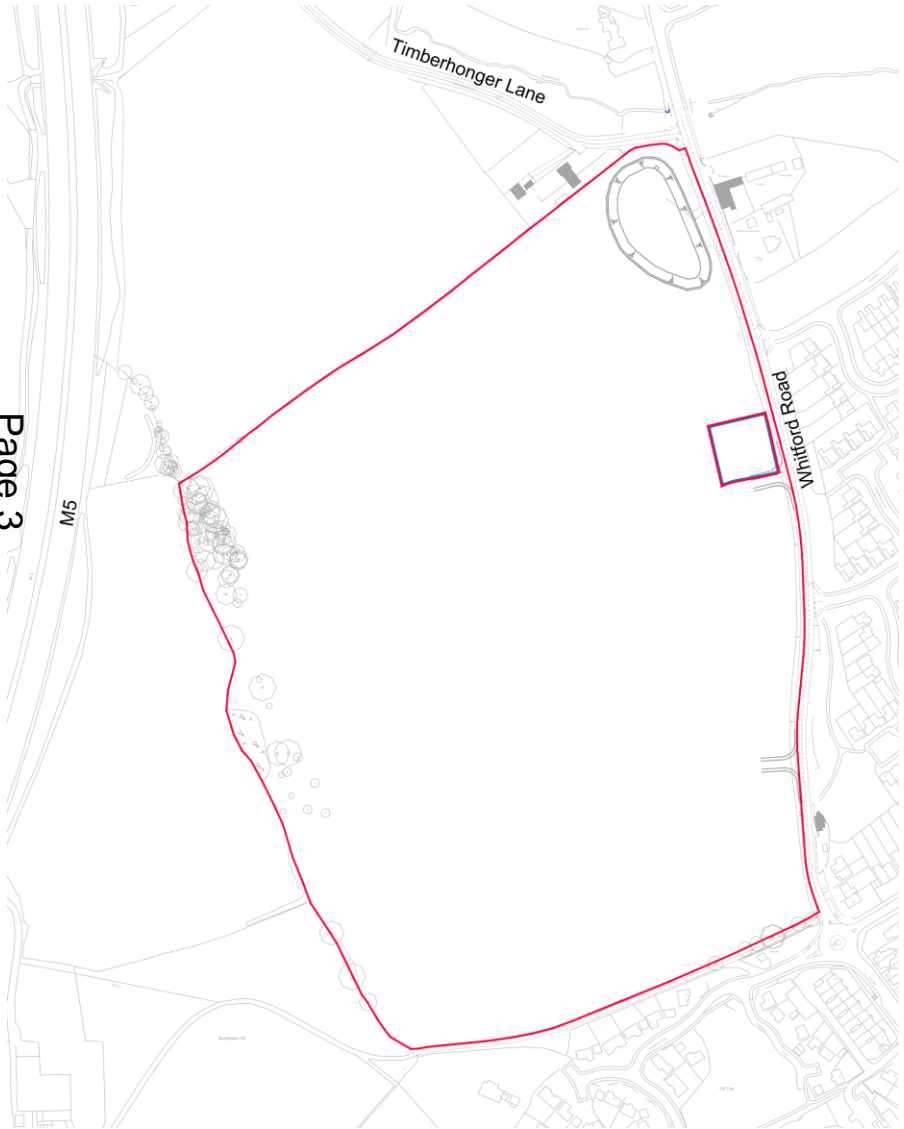
Bromsgrove District Plan site – BROM 3

Page 2

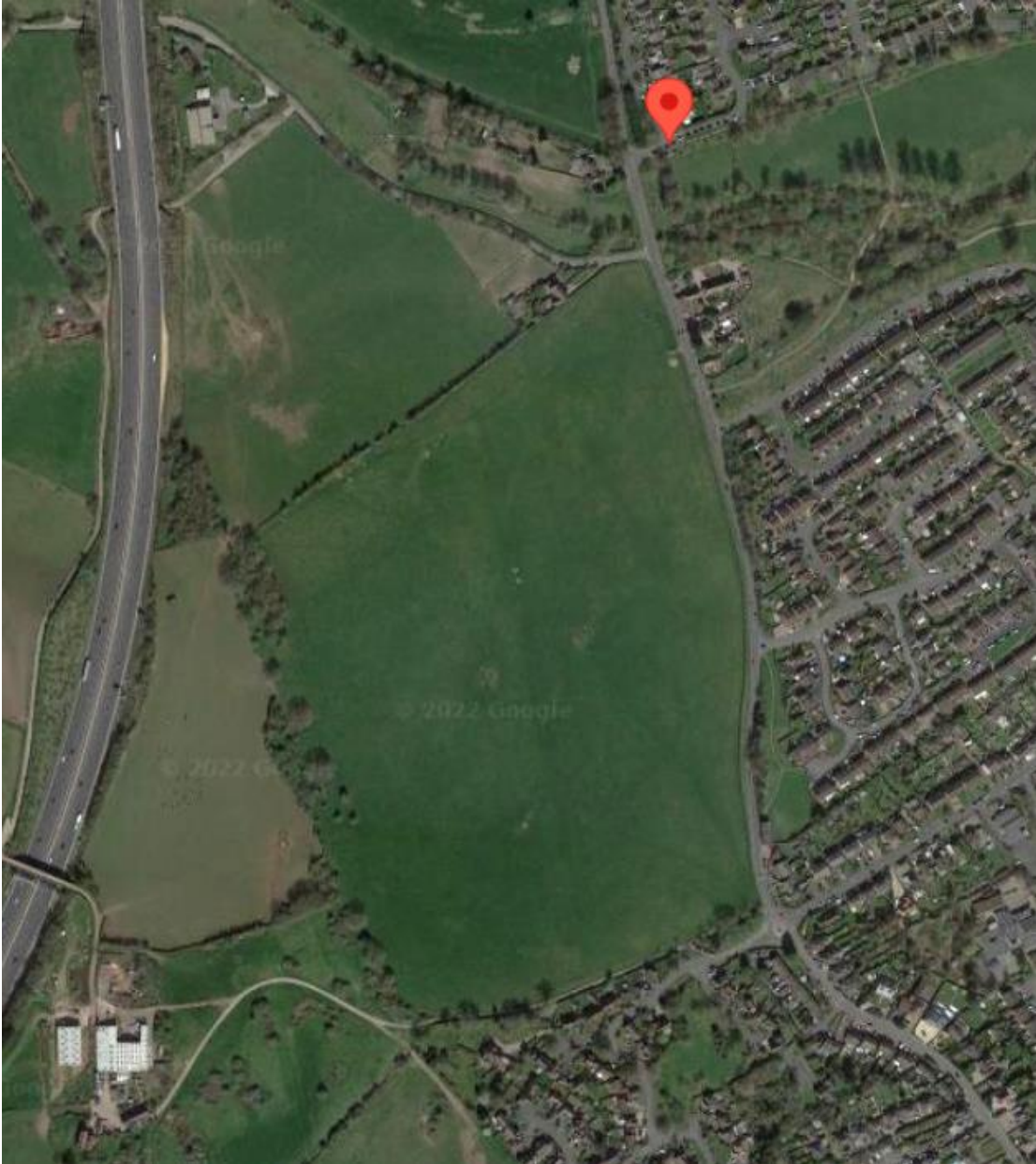


Agenda Item 7

Location Plan



Aerial View



Aerial Imagery



Aerial Site Location Plan



(DR:1)Drone image 1 with indicative red line boundary



(DR:2)Drone image 2 with indicative red line boundary



(DR:3)Drone image 3 with indicative red line boundary



(DR:4)Drone image 4 with indicative red line boundary

Site Layout

Page 5

Access	Year	to/h	Refuge	Military	Year
Block 1	10	100	1	1	1
	20	100	2	2	2
	30	100	3	3	3
	40	100	4	4	4
Block 2	11	200	1	1	1
	21	200	2	2	2
	31	200	3	3	3
	41	200	4	4	4
Block 3	12	300	1	1	1
	22	300	2	2	2
	32	300	3	3	3
	42	300	4	4	4
Block 4	13	400	1	1	1
	23	400	2	2	2
	33	400	3	3	3
	43	400	4	4	4

Phase	Year	to/h	Refuge	Military	Year
Phase 1	14	500	1	1	1
	15	500	2	2	2
Phase 2	16	600	1	1	1
	17	600	2	2	2
Phase 3	18	700	1	1	1
	19	700	2	2	2
Phase 4	20	800	1	1	1
	21	800	2	2	2

Block	Year	to/h	Refuge	Military	Year
Block 1	10	100	1	1	1
	20	100	2	2	2
Block 2	11	200	1	1	1
	21	200	2	2	2
Block 3	12	300	1	1	1
	22	300	2	2	2
Block 4	13	400	1	1	1
	23	400	2	2	2
Block 5	14	500	1	1	1
	24	500	2	2	2

- Key**
- Mechanical Ventilation
- Bin layout zones
- Illustrative bin positions (near gardens)
- Cycle store
- Social Rent
- Shared Ownership



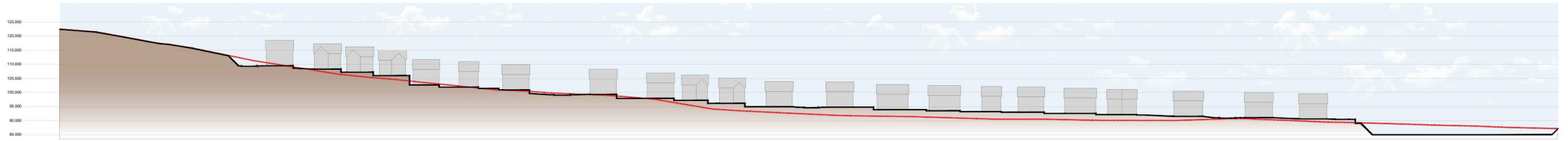
Toucan crossing point

 ARCHITECTS
 DESIGNERS
 PROJECT MANAGERS
 LANDSCAPE ARCHITECTS
 ENGINEERS

PLANNING Page 3
 1010038306 - South Midlands
 1010038306 - South Midlands
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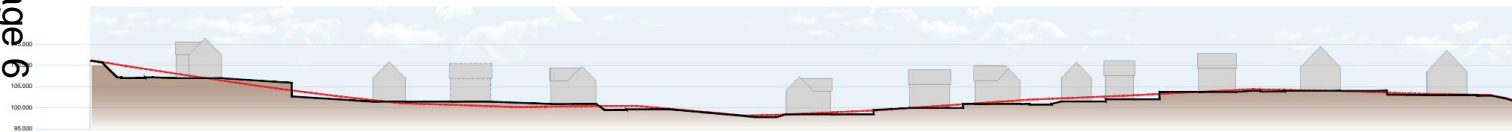
Agenda Item 7

Site Sections

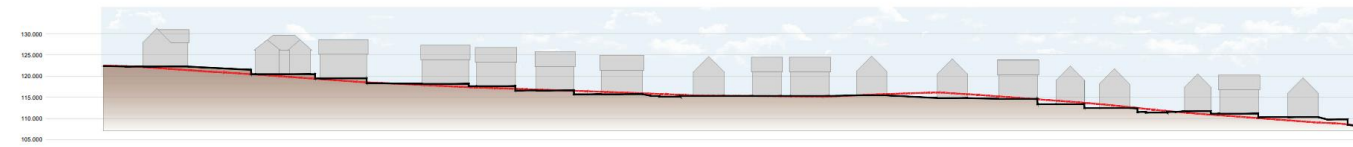


Section A - A

Page 6



Section B - B



Section C - C

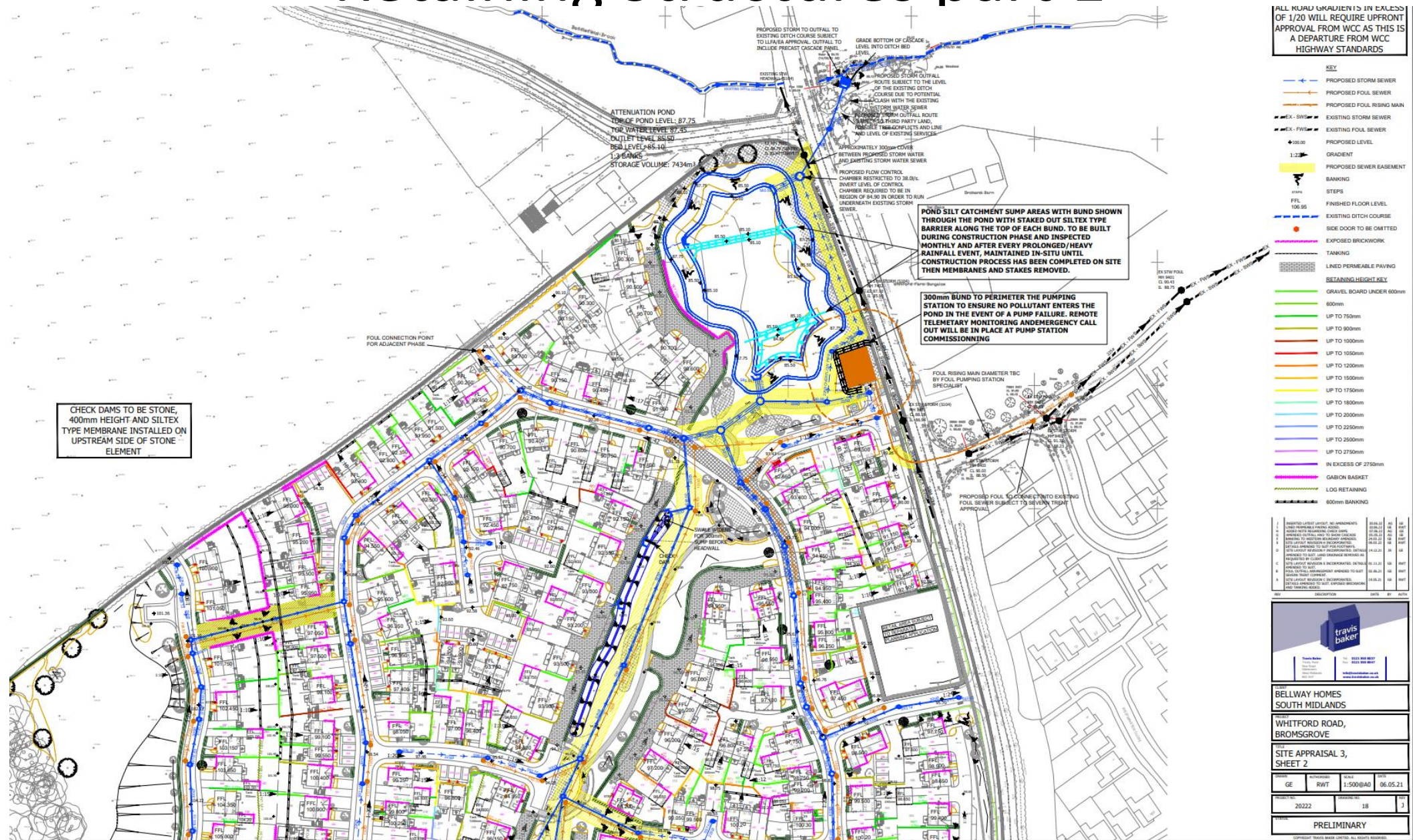


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Key

- Existing Topography
- Proposed Ground Level
- Indicative plot section

Retaining Structures part 1



ALL ROAD GRADIENTS IN EXCESS OF 1/20 WILL REQUIRE UPFRONT APPROVAL FROM WCC AS THIS IS A DEPARTURE FROM WCC HIGHWAY STANDARDS

- KEY**
- PROPOSED STORM SEWER
 - PROPOSED FOUL SEWER
 - PROPOSED FOUL RISING MAIN
 - EX - SW — EXISTING STORM SEWER
 - EX - FW — EXISTING FOUL SEWER
 - PROPOSED LEVEL
 - GRADIENT
 - PROPOSED SEWER EASEMENT
 - BANKING
 - STEPS
 - FFL 100.05
 - FINISHED FLOOR LEVEL
 - EXISTING DITCH COURSE
 - SIDE DOOR TO BE OMITTED
 - EXPOSED BRICKWORK
 - TANKING
 - LINED PERMEABLE PAVING
- RETAINING HEIGHT KEY**
- GRAVEL BOARD UNDER 600mm
 - 600mm
 - UP TO 750mm
 - UP TO 800mm
 - UP TO 1000mm
 - UP TO 1050mm
 - UP TO 1200mm
 - UP TO 1500mm
 - UP TO 1750mm
 - UP TO 1800mm
 - UP TO 2000mm
 - UP TO 2500mm
 - UP TO 2750mm
 - IN EXCESS OF 2750mm
 - GABION BASKET
 - LOG RETAINING
 - 600mm BANKING

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED LATEST LAYOUT REVISIONS	06.05.21	WJ	WJ
2	ISSUED LATEST LAYOUT REVISIONS	06.05.21	WJ	WJ
3	ISSUED LATEST LAYOUT REVISIONS	06.05.21	WJ	WJ
4	ISSUED LATEST LAYOUT REVISIONS	06.05.21	WJ	WJ
5	ISSUED LATEST LAYOUT REVISIONS	06.05.21	WJ	WJ
6	ISSUED LATEST LAYOUT REVISIONS	06.05.21	WJ	WJ
7	ISSUED LATEST LAYOUT REVISIONS	06.05.21	WJ	WJ
8	ISSUED LATEST LAYOUT REVISIONS	06.05.21	WJ	WJ
9	ISSUED LATEST LAYOUT REVISIONS	06.05.21	WJ	WJ
10	ISSUED LATEST LAYOUT REVISIONS	06.05.21	WJ	WJ



BELLWAY HOMES SOUTH MIDLANDS

WHITFORD ROAD, BROMSGROVE

SITE APPRAISAL 3, SHEET 2

GE	RWT	SCALE 1:500@A0	DATE 06.05.21
PROJECT NO. 20222	SHEET NO. 18	DATE 06.05.21	
PRELIMINARY			

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Retaining Structures part 2



CHECK DAMS TO BE STONE,
400mm HEIGHT AND SILTEX
TYPE MEMBRANE INSTALLED ON
UPSTREAM SIDE OF STONE
ELEMENT

1. ALL INFORMATION SHOWN IS INDICATIVE ONLY SUBJECT TO DETAILED DESIGN
2. ALL ROAD GRADIENTS IN EXCESS OF 1/20 WILL REQUIRE UPFRONT APPROVAL FROM WCC AS THIS IS A DEPARTURE FROM WCC HIGHWAY STANDARDS

ALL INFORMATION SHOWN IS INDICATIVE ONLY SUBJECT TO DETAILED DESIGN
ALL ROAD GRADIENTS IN EXCESS OF 1/20 WILL REQUIRE UPFRONT APPROVAL FROM WCC AS THIS IS A DEPARTURE FROM WCC HIGHWAY STANDARDS

- KEY**
- PROPOSED STORM SEWER
 - PROPOSED FOUL SEWER
 - PROPOSED FOUL RISING MAIN
 - EX - SWS — EXISTING STORM SEWER
 - EX - FWS — EXISTING FOUL SEWER
 - ◆ PROPOSED LEVEL
 - 1:20 GRADIENT
 - PROPOSED SEWER EASEMENT
 - BANKING
 - STEPS
 - FFL 100.95 FINISHED FLOOR LEVEL
 - EXISTING DITCH COURSE
 - SIDE DOOR TO BE OMITTED
 - EXPOSED BRICKWORK
 - TANKING
 - LINED PERMEABLE PAVING
 - RETAINING HEIGHT KEY
 - GRAVEL BOARD UNDER 600mm
 - 600mm
 - UP TO 750mm
 - UP TO 900mm
 - UP TO 1050mm
 - UP TO 1200mm
 - UP TO 1350mm
 - UP TO 1500mm
 - UP TO 1650mm
 - UP TO 1800mm
 - UP TO 2000mm
 - UP TO 2250mm
 - UP TO 2500mm
 - UP TO 2750mm
 - IN EXCESS OF 2750mm
 - GABION BASKET
 - LOG RETAINING
 - 600mm BANKING

NO.	REVISION	DATE	BY	CHKD BY
1.	ISSUE FOR PERMIT	07.05.21	GE	RW
2.	REVISION	07.05.21	GE	RW
3.	REVISION	07.05.21	GE	RW
4.	REVISION	07.05.21	GE	RW
5.	REVISION	07.05.21	GE	RW
6.	REVISION	07.05.21	GE	RW
7.	REVISION	07.05.21	GE	RW
8.	REVISION	07.05.21	GE	RW

transit
Duval

BELLWAY HOMES
SOUTH MIDLANDS
WHITFORD ROAD,
BROMSGROVE

SITE APPRAISAL 3
SHEET 1

GE	RWT	1:5000 A3	07.05.21
20222	17		

Site Layout



Access	Type	No. P.	Bedrooms	Authority	Year		
E-Block	51	983	3	3	8		
	52	208	2	3	7		
	53	208	3	4	7		
	54	833	3	4	7		
F-Block	55	385	3	3	10		
	56	530	2	3	9		
	57	1214	7	3	10		
	58	1108	3	3	10		
	59	1108	3	3	10		
G-Block	60	1315	5	11	10		
	61	1007	11	11	10		
	62	1112	11	11	10		
	63	1118	5	11	10		
	64	1008	5	11	10		
H-Block	65	180	2	4	7		
	66	180	2	4	7		
	67	180	2	4	7		
Overall					10		
Panel	2304	522	224	13	26		
Boundary	2304	522	224	13	26		
Overall					68	323	109

Block	Type	No. P.	Bedrooms	Authority	Year		
I-Block	6008	435	3	3	7		
	6009	435	4	3	7		
	6010	435	4	3	7		
	6011	435	3	3	7		
	6012	435	3	3	7		
J-Block	6013	136	3	3	7		
	6014	136	3	3	7		
	6015	136	3	3	7		
	6016	136	3	3	7		
	6017	136	3	3	7		
K-Block	6018	136	3	3	7		
	6019	136	3	3	7		
	6020	136	3	3	7		
	6021	136	3	3	7		
	6022	136	3	3	7		
Overall					68	761	86

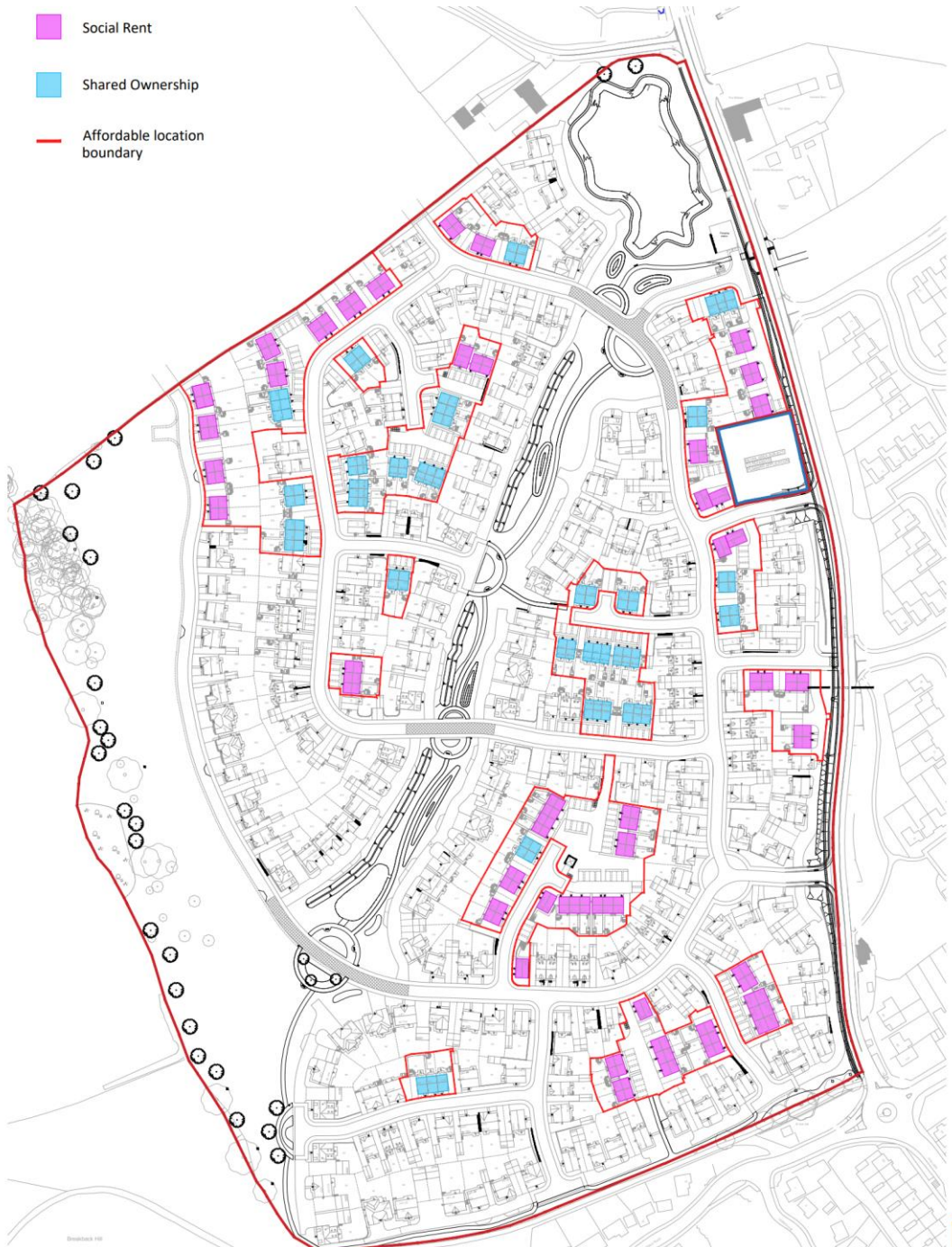
ARCHITECTS
URBAN DESIGNERS
PROJECT MANAGERS
LANDSCAPE ARCHITECTS
WE ARE I.P.

PLANNING
Balfour Beatty - South Midlands
Whitford Road, Stratford-upon-Avon
Overall Site Plan Colour

Issue: 11.10.2021
Drawn: TNS
Checked: TNS
By: C&E77

Affordable housing distribution plan

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Scale

Bungalow

2-storey

2.5 storey

Key



2.5 Storey



2 Storey

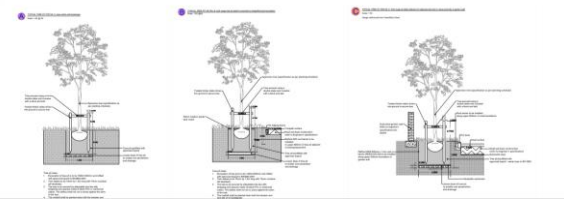


Bungalow



Proposed Landscape Plan

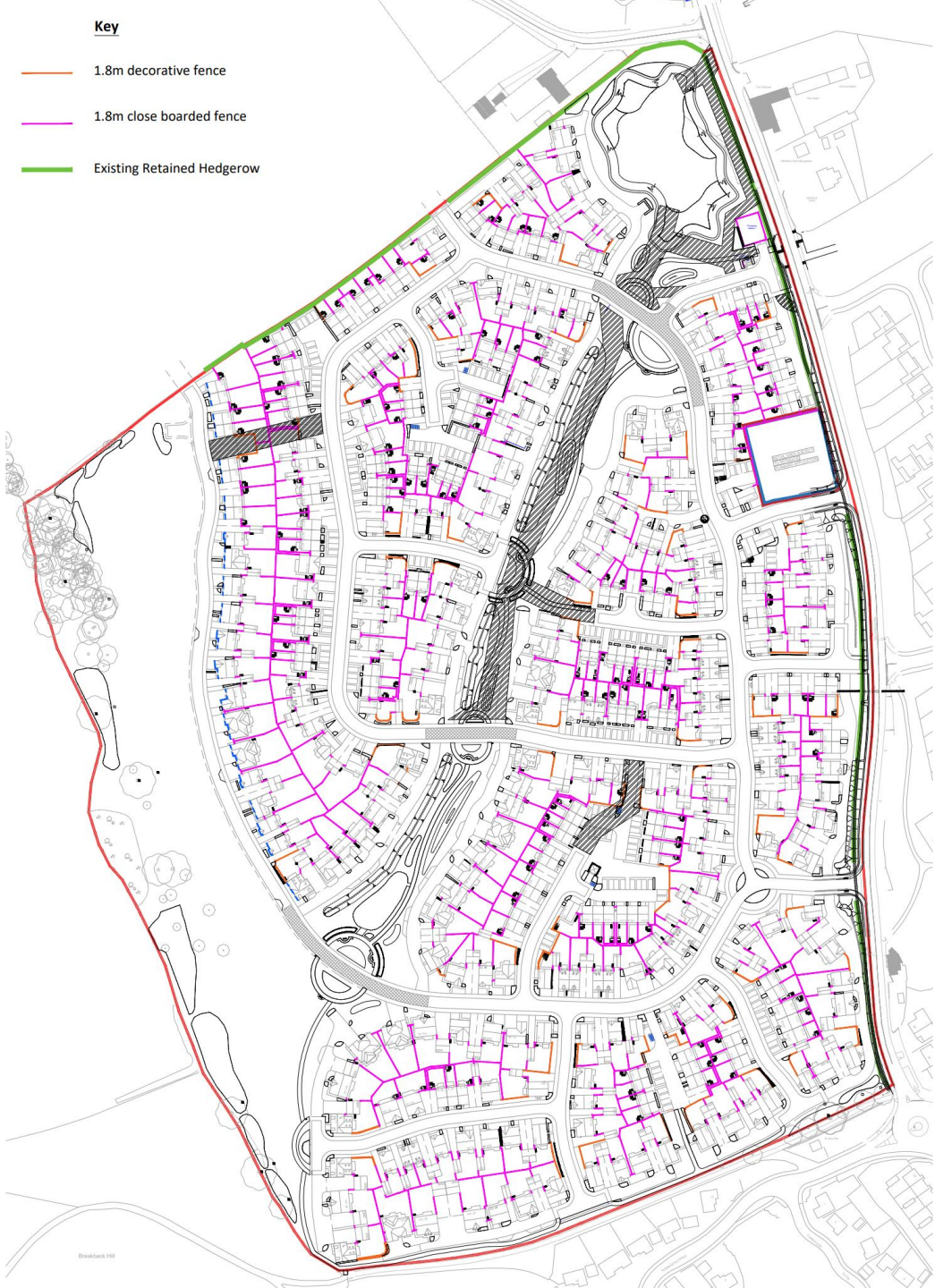
- Part I**
Soft Landscape Proposals
- Site Boundary
 - Existing trees/vegetation to be retained & protected during construction (see Appendix A & B for Tree Protection & Removal Plans 2012)
 - Existing vegetation to be removed
 - Proposed specimen tree
 - Proposed evergreen/deciduous specimen shrubs
 - Proposed clipped deciduous/evergreen hedges
 - Existing hedge to be translocated to indicated positions
 - Proposed deciduous/evergreen ornamental & native shrubs planting
 - Proposed bulb planting within grassed areas
 - Proposed amenity turf grass to house frontages
 - Proposed strong lawn mix
 - Proposed strong lawn mix with clover
 - Proposed flowering lawn
 - Proposed Grass & Wildflower Mix seeding
 - Proposed tussock grass mix
 - Existing grass to be overseen with tussock grass
 - Proposed alternation basin seed mix
 - Proposed lawn mounds with grass mix
 - Proposed tussock grass with wildflowers mix
 - Drainage Easement
 - Proposed turf Amphitheater
 - Tree Root Barrier locations
 - Proposed contours
 - Proposed Bird Boxes
 - Proposed Bat Boxes
- Hard Landscape Proposals**
- Areas of gravel
 - Proposed terraces, footpath
 - Proposed street furniture



Boundary Treatments

Key

- 1.8m decorative fence
- 1.8m close boarded fence
- Existing Retained Hedgerow



Breakback 101

1:1000
1:2000
1:5000
1:10000



ARCHITECTS
URBAN DESIGNERS
PLANNERS

Materials

Canopies

Monogirch in timber with mini roof tile to match main roof - white in colour

Flat top canopies are GRP and white in colour with a grey effect top

Gable front 1 in timber with mini roof tile to match main roof - white in colour

Gable front 2 in timber with mini roof tile to match main roof - white in colour

All dormers to be constructed out of GRP

All chimneys to be constructed out of GRP

Windows

Grey UPVC with internal beading with suitable stub sill to coordinate with the chosen brick oil installed

Mock Sash (MS) Cottage (C) Plain Casement (PC) Half Cottage (HC)

Doors

Styles below

Belfrey house types colour to be black

Garages

Styles below

Ashberry house types colour to be grey

Belfrey house types colour to be black

Carlton style (C) Salisbury Style (S) Used on integral garages

Sills

- with suitable UPVC stub sill clearance to match

To all private dwellings

Single brick to all affordable dwellings

Brick dentil applied to all HA plots

Eaves

Exposed rafters to be painted black on housetype Bosworth

Grey soffits and fascia gutter board will be installed to all private artisan housetypes

Dry Ridge system to be included

Where dental eaves occurs on HA plots, pre soffit and fascia gutter board will be installed

LEGEND:-

Tiles

Denotes BROWN ROOFTILE

Denotes GREY ROOFTILE

Bricks

Denotes RED / BUFF BRICK 1

Denotes RED / BUFF BRICK 2

Mortar - Standard colour mortar with bucket handle finish

Feature brick

Denotes PLOTS WITH FEATURE BRICK STYLE

Weatherboard

WB Denotes GREY WEATHERBOARD

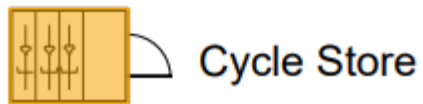


Parking Plan

Parking Location Key

- Parking spaces counted as part of private allocation - 908 spaces
- Additional parking spaces not counted as part of private allocation - 223 spaces
- Unallocated Parking - 6 spaces

Cycle Store Location Key



Refuse collection plan

Refuse Plan Key



Bin Collection Point



Bin storage location in garden

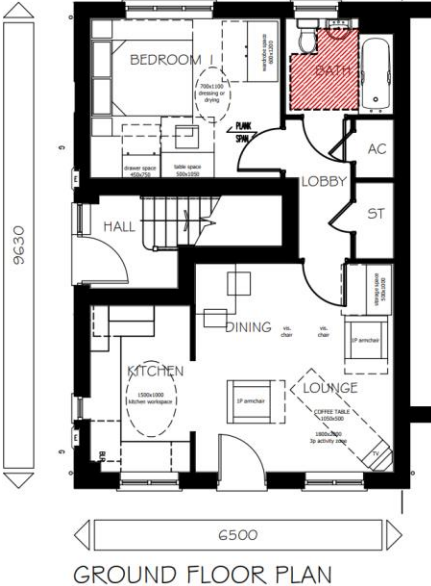


House Types

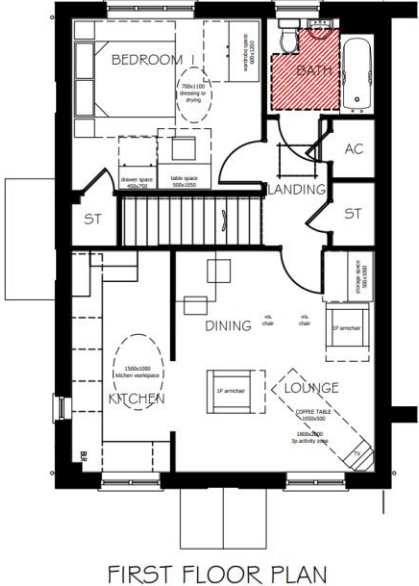


Apartments
Affordable
house type

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GROUND FLOOR PLAN



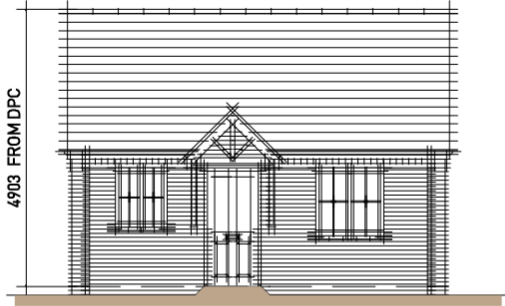
FIRST FLOOR PLAN



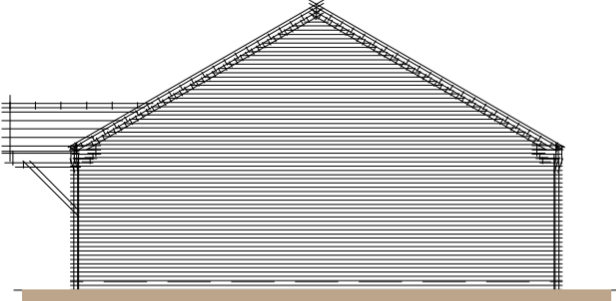
SIDE ELEVATION - HIGHEST PLOT NUMBER ENTRANCE

Agenda Item 7

House Types



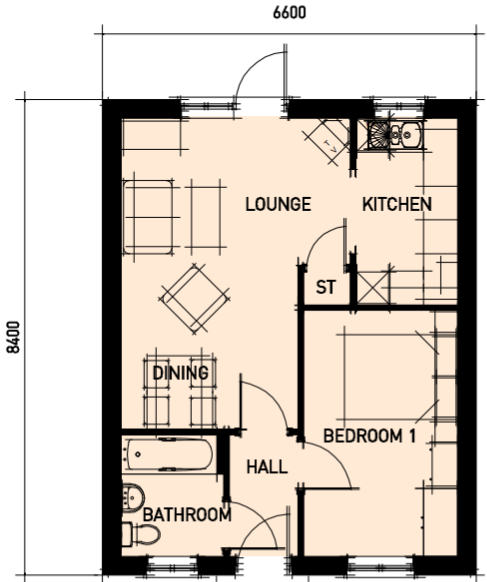
FRONT ELEVATION



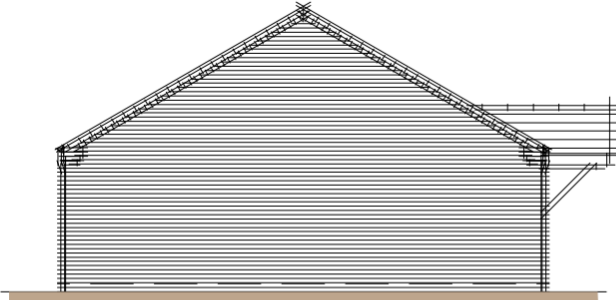
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



SIDE ELEVATION

1 BED -
Affordable
house type

REV A: Canopy shown on ground floor plan
11.08.16

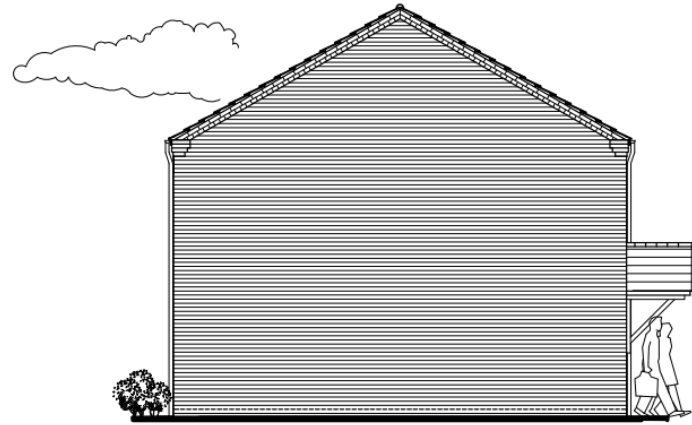
AFFORDABLE TYPE SO16

TYPE : S016-PLAN-01

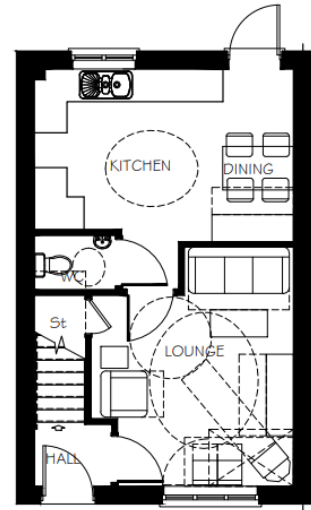
House Types



FRONT ELEVATION



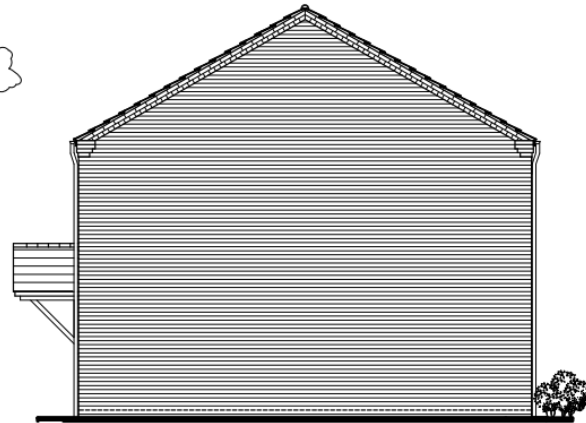
SIDE ELEVATION



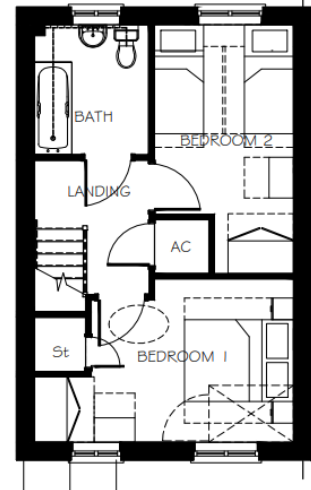
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



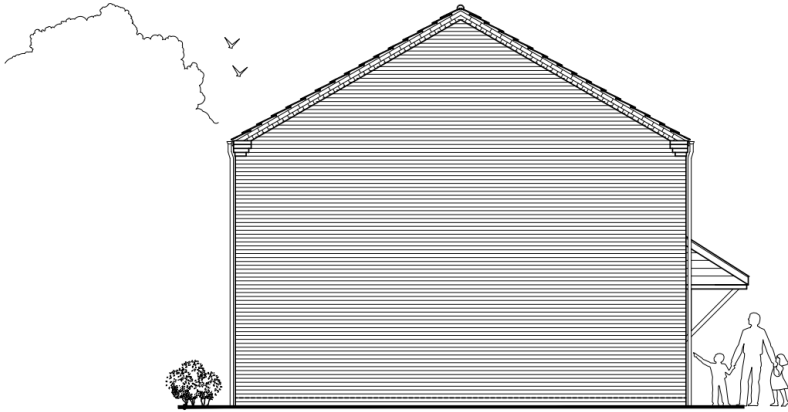
FIRST FLOOR PLAN

2-bed
Affordable
house type

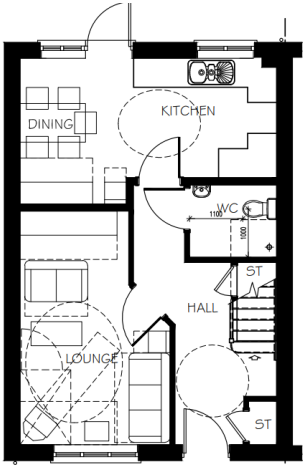
House Types



FRONT ELEVATION



SIDE ELEVATION

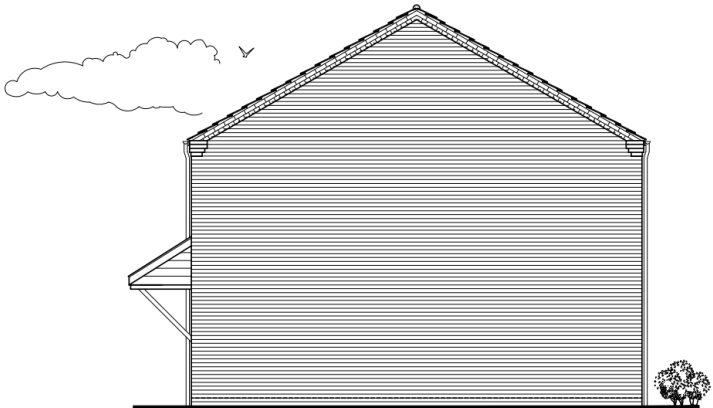


GROUND FLOOR PLAN

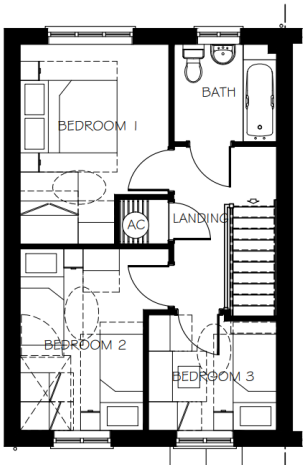
3-bed
Affordable
house type



REAR ELEVATION



SIDE ELEVATION



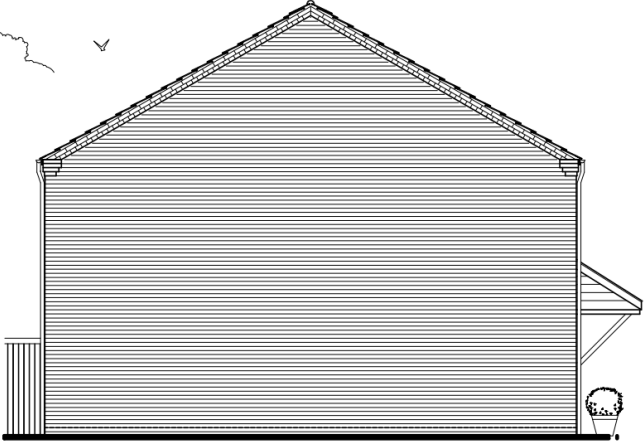
FIRST FLOOR PLAN

House Types

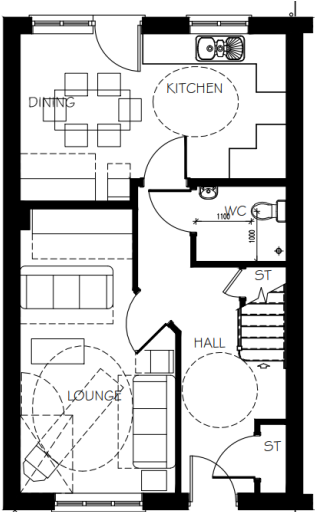
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FRONT ELEVATION



SIDE ELEVATION

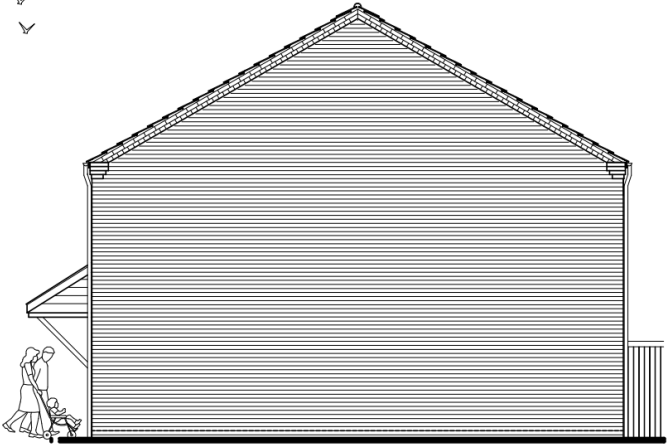


GROUND FLOOR PLAN

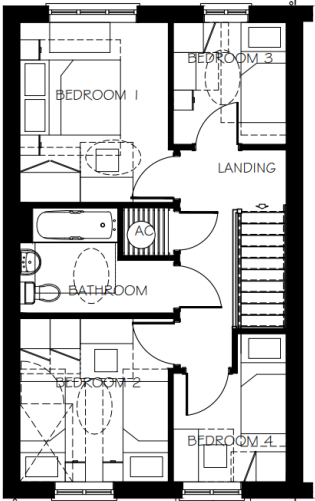
4-bed
Affordable
house type



REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

Agenda Item 7

House Types



Front Elevation



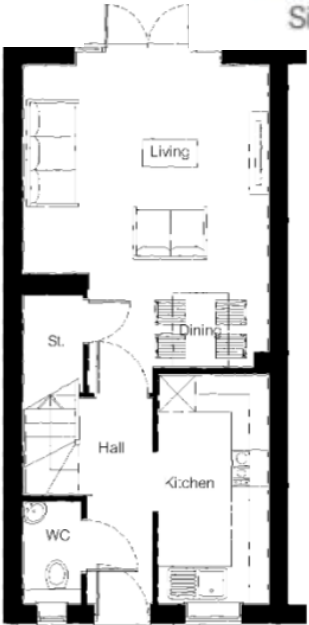
Side Elevation



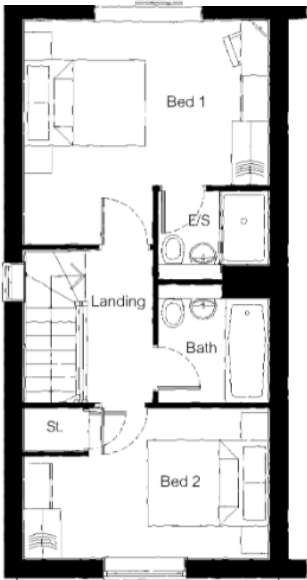
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

THE POTTER
2-bed
Market & Affordable house type

House Types



Side Elevation



Front Elevation



Front Elevation

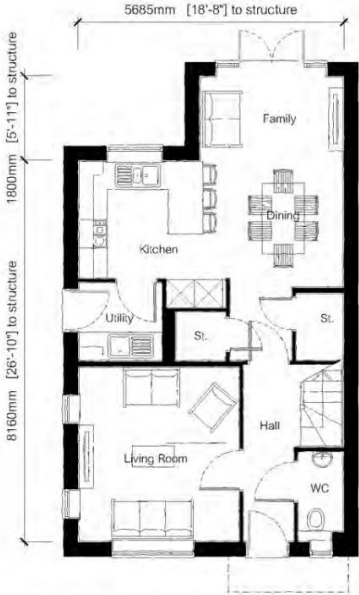


Front Elevation



Side Elevation

Page 23



Ground Floor Plan



First Floor Plan



Rear Elevation



Side Elevation

THE MASON
3-bed
Market house type

Agenda Item 7

House Types



Front Elevation

Side Elevation



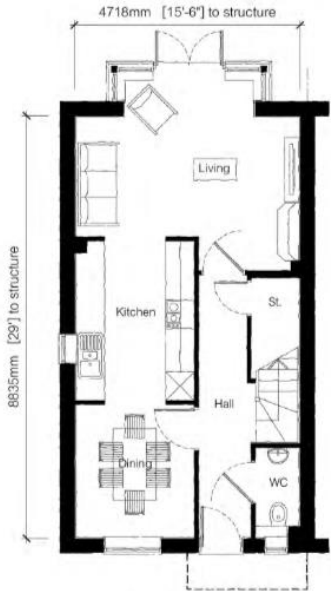
Rear Elevation

Side Elevation

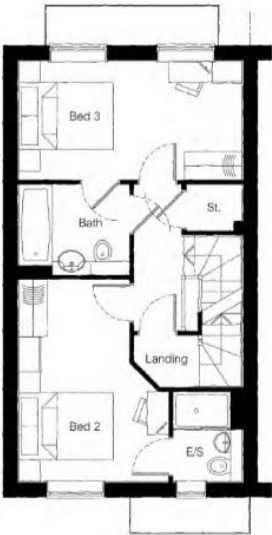
Page 24



Front Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

THE SPINNER
3-bed
Market house
type

Agenda Item 7

House Types

The Goldsmith
4-bed
Market house
type



Front Elevation



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



House Types



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Front Elevation



Front Elevation



Ground Floor Plan

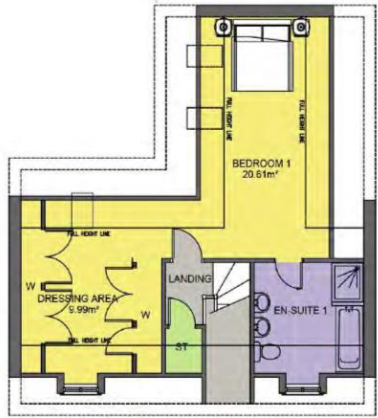


First Floor Plan

House Types



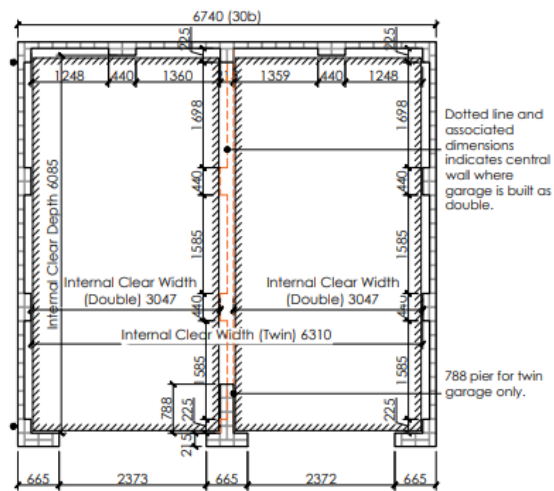
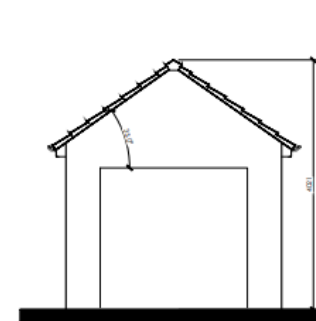
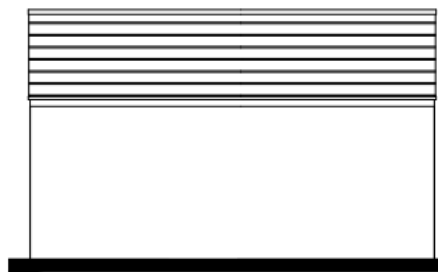
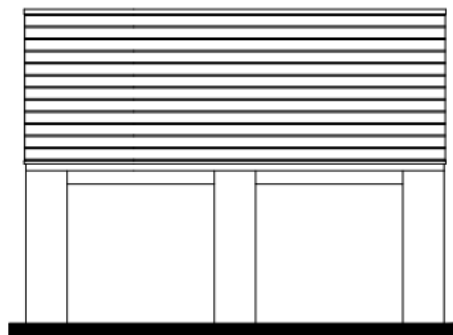
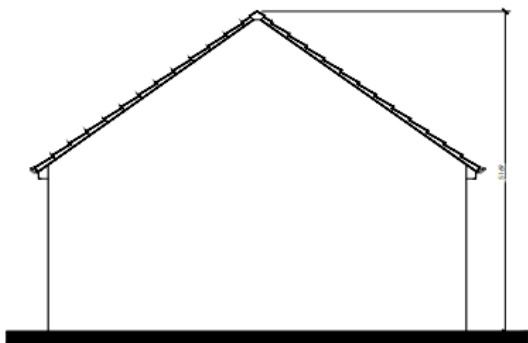
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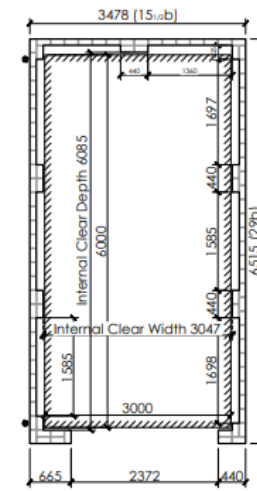
THE BOSWORTH
5-bed

Agenda Item 7

Typical Garage



Typical Twin/Double Garage



Typical Single Garage