

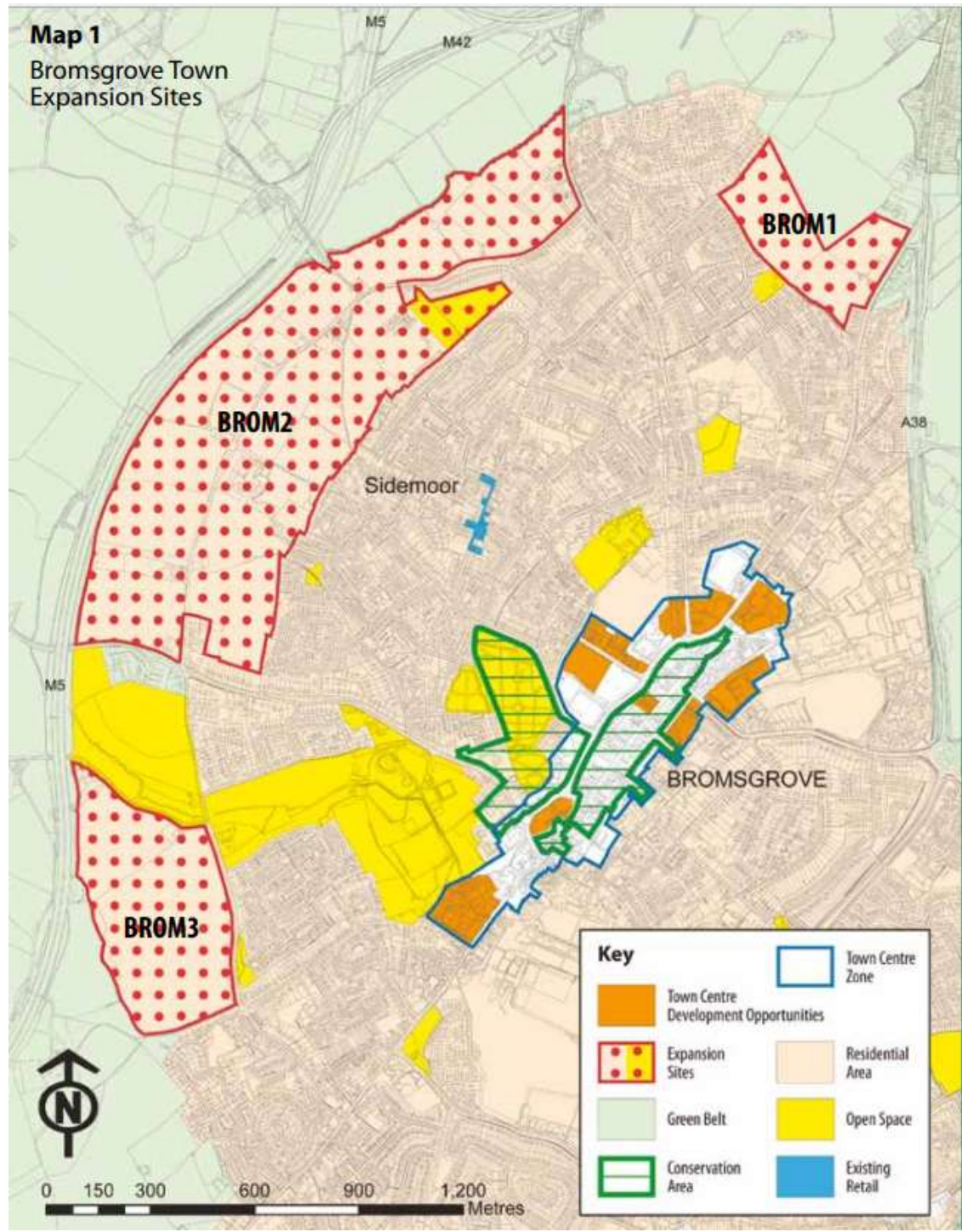
Perryfields and 30 Rock Hill

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.

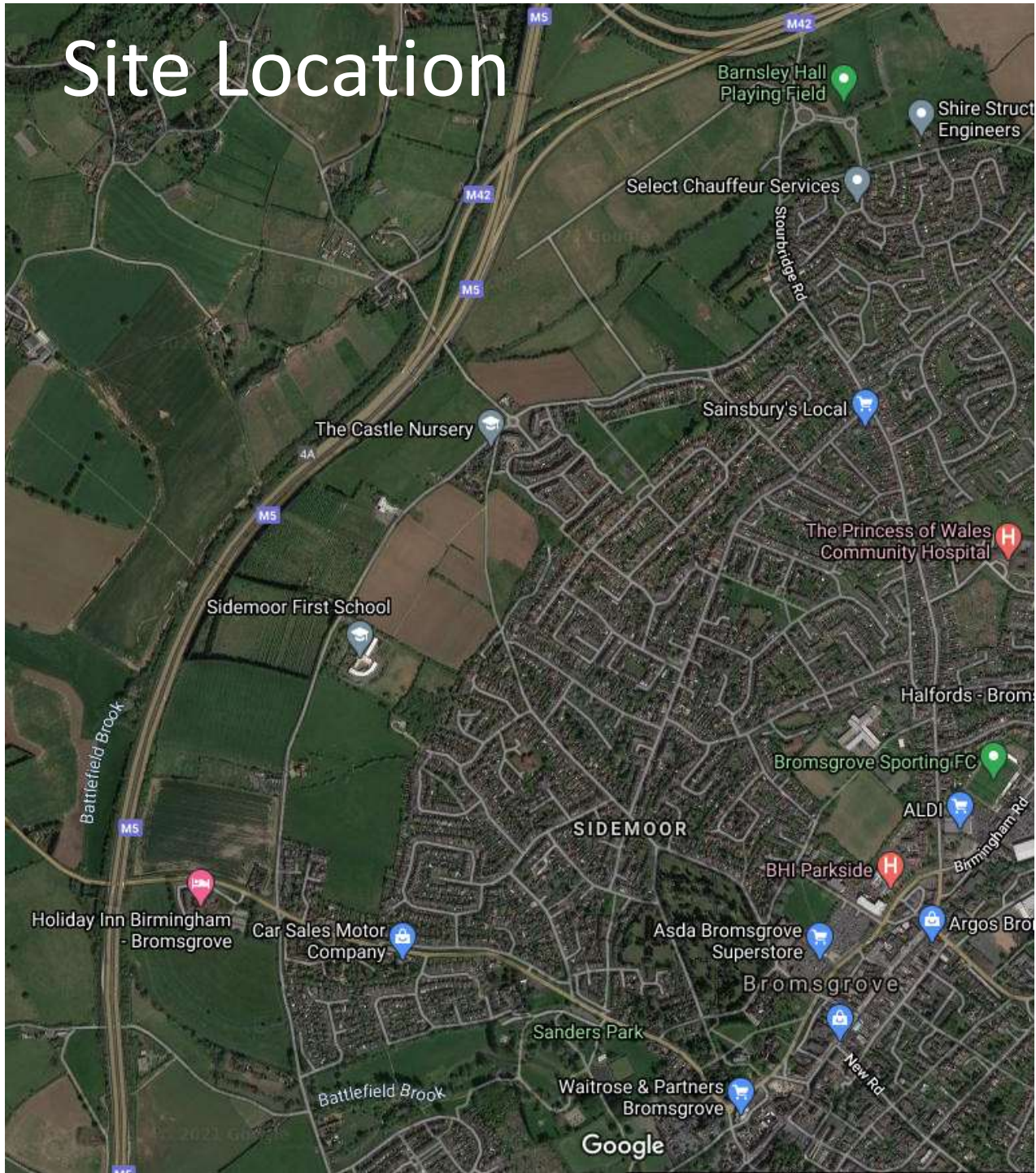
Recommendation: Approve



3

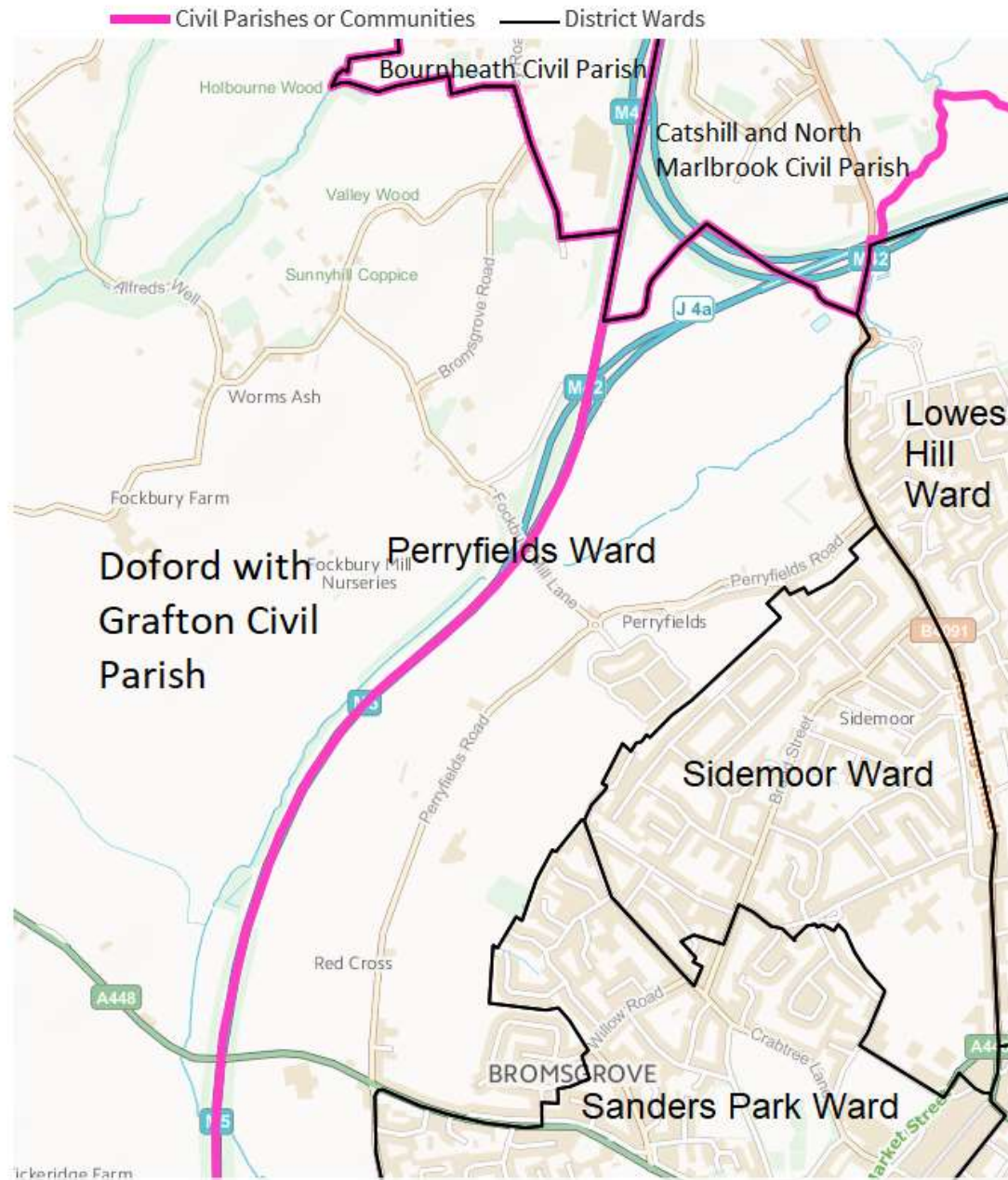
Extract from District Plan
showing Bromsgrove Town
Expansion Sites and
PERRYFIELDS BROM2

Site Location



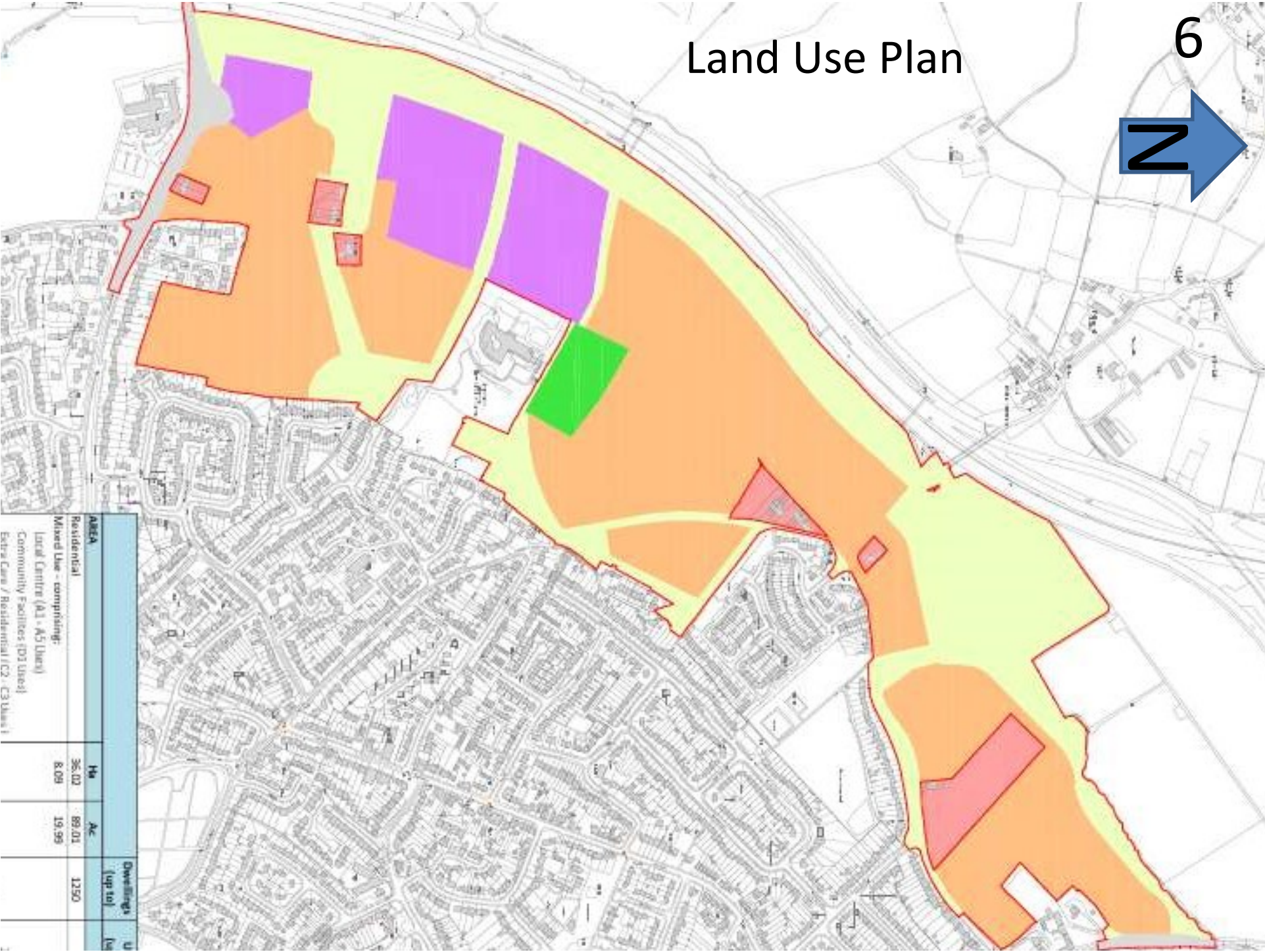
Parish & Ward Boundaries

5



Land Use Plan






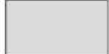
6



AREA	Ha	Ac	Dwellings (app. no.)
Residential	36.02	89.01	1250
Mixed Use - comprising: Local Centre (A1 - A5 Uses) Community Facilities (D1 Use) Extra Care / Residential (C3 Use)	8.09	19.99	

Land Use Plan

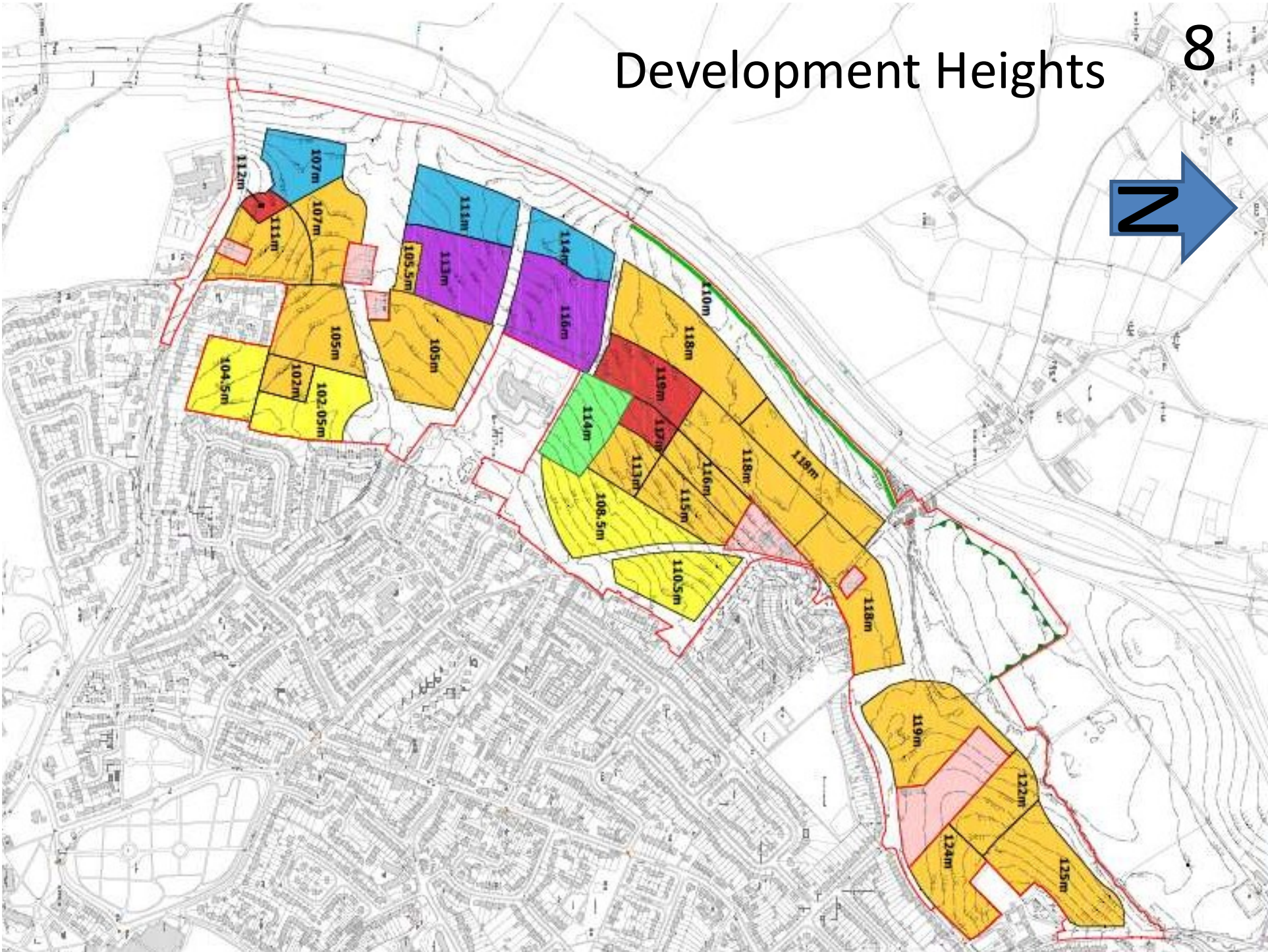
Legend

-  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


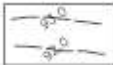









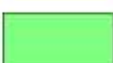
Development Heights

8



Development Heights

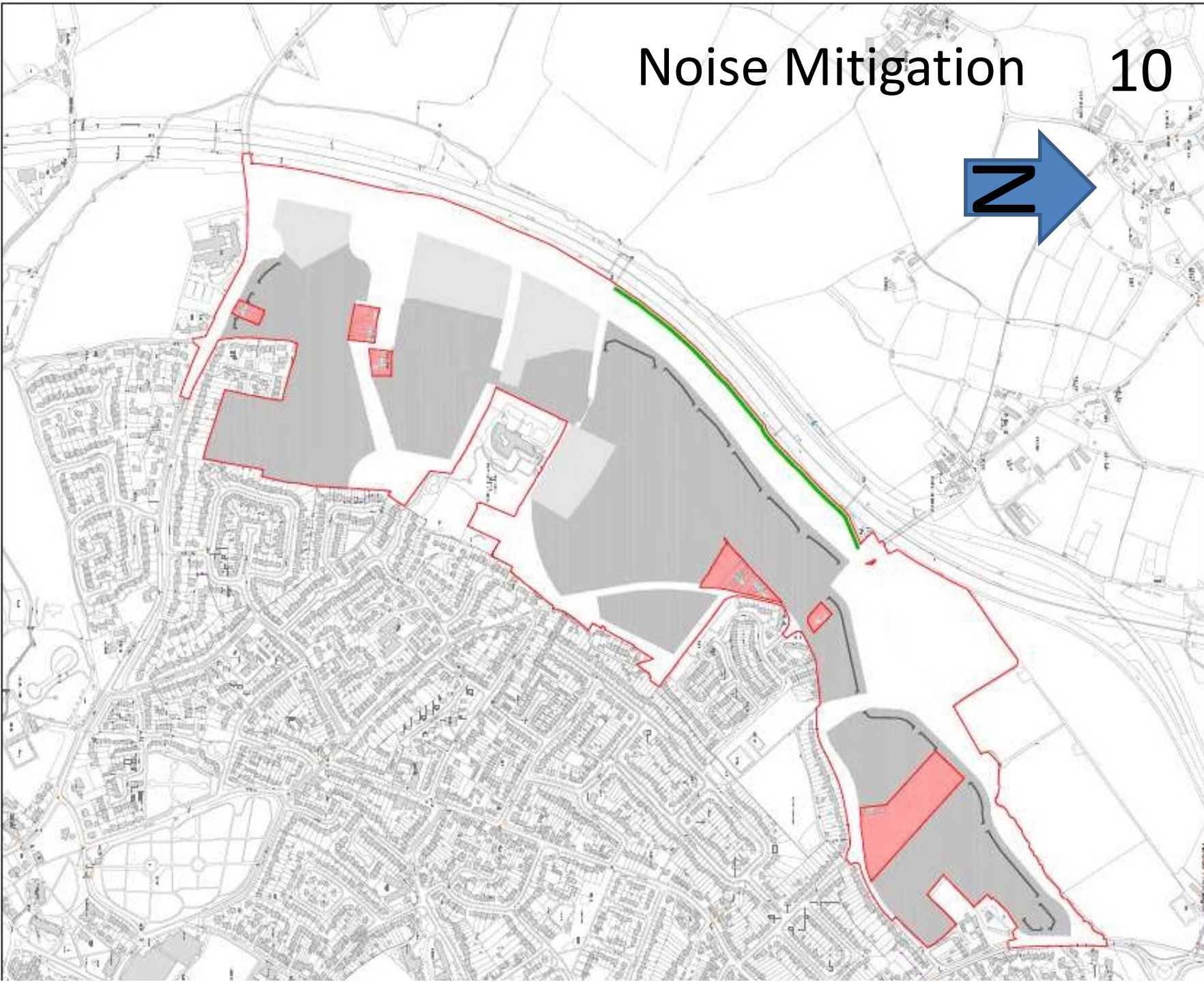
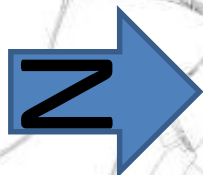
Legend

	Application Boundary		Existing Site Contours 1m Intervals
	Areas Excluded from Application Boundary		Minimum 2m High Noise Bund / Acoustic Barrier
	Mixed Use up to 2 Storeys (10m to Ridgeline from Finished Floor Level)		12m High Ball Stop Netting System
	Mixed Use up to 3 Storeys (12m to Ridgeline from Finished Floor Level)		Maximum Height in Meters AOD (Above Ordnance Datum)
	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)		

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





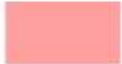
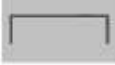

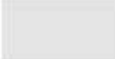
Legend

PROJECT
PERRYFIELDS,
BROMSGROVE
DRAFT 1/16

The scaling of the drawing can
beaker
N
American Acoustic Services Group
Acoustic Mitigation

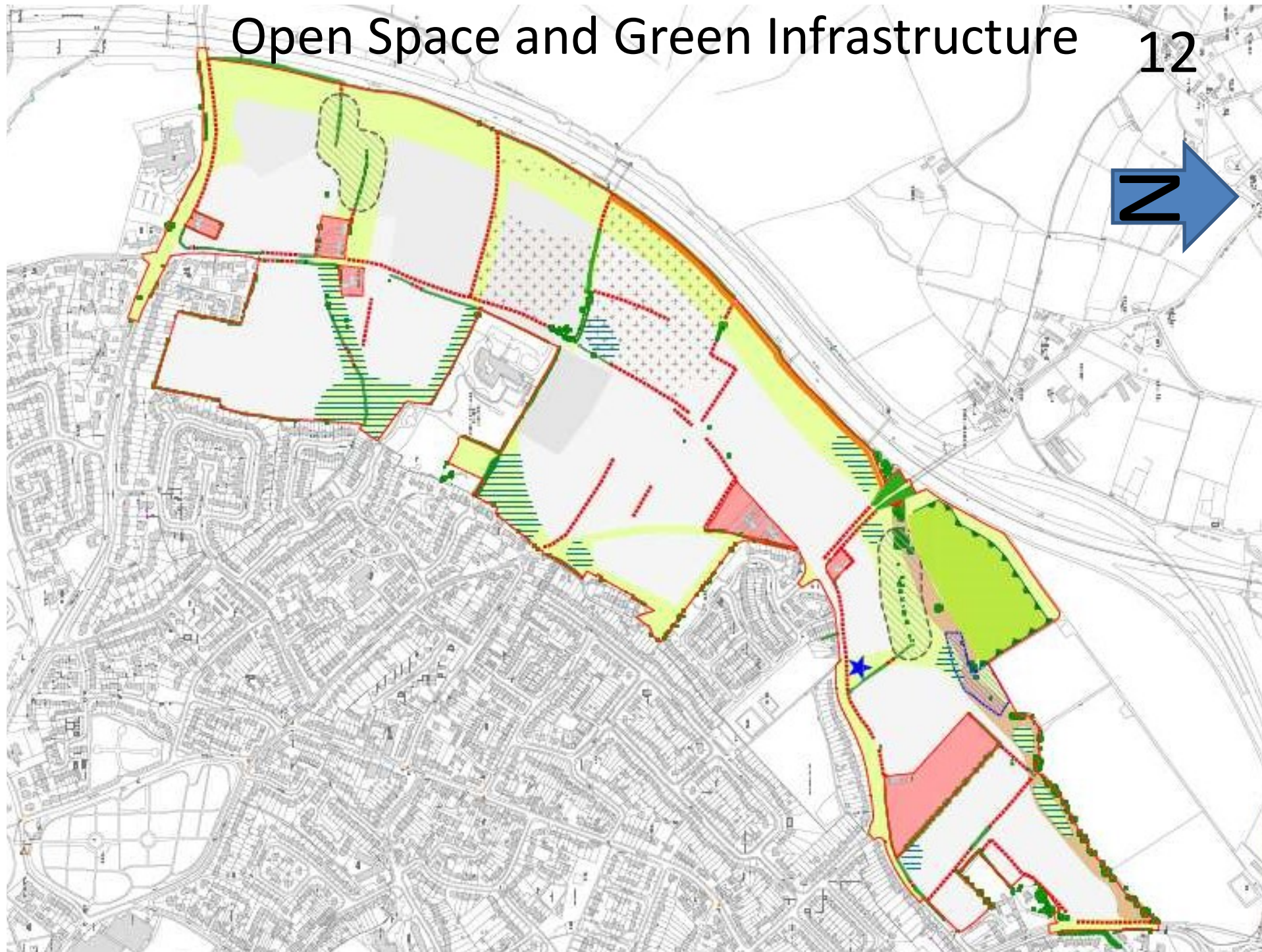
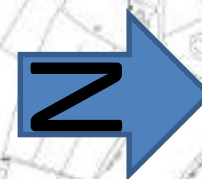
Noise Mitigation

Legend

	Application Boundary		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
	Areas Excluded from Application Boundary		Residential Building Frontage
	Minimum 2m High Noise Bund / Acoustic Barrier		Non Residential Land Use





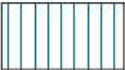






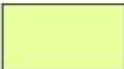


Open Space and Green Infrastructure

12



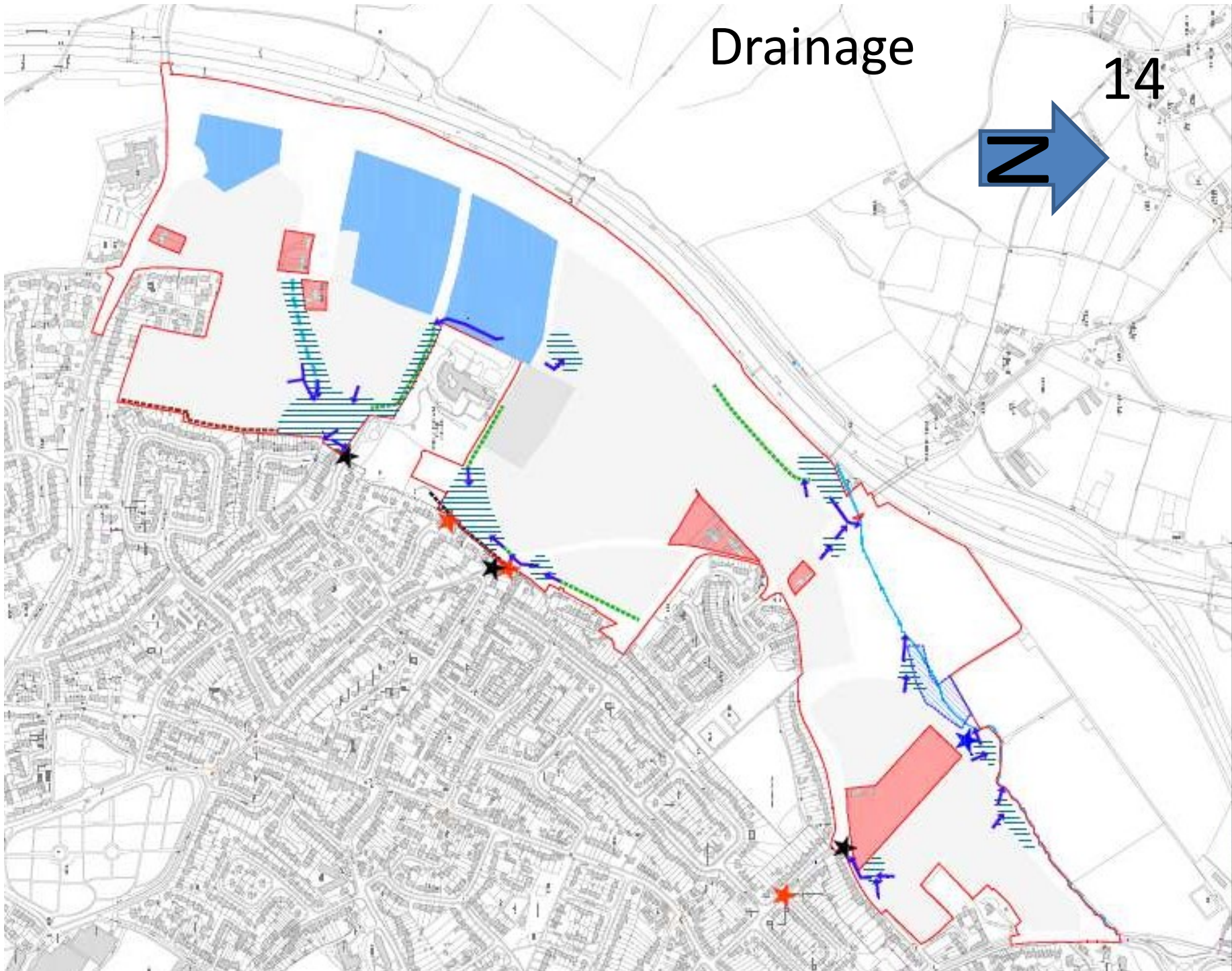
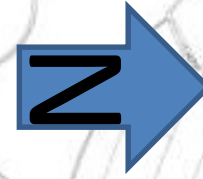
Open Space and Green Infrastructure

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 Setts with 30m Offset		





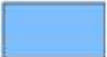


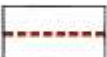






Drainage

14

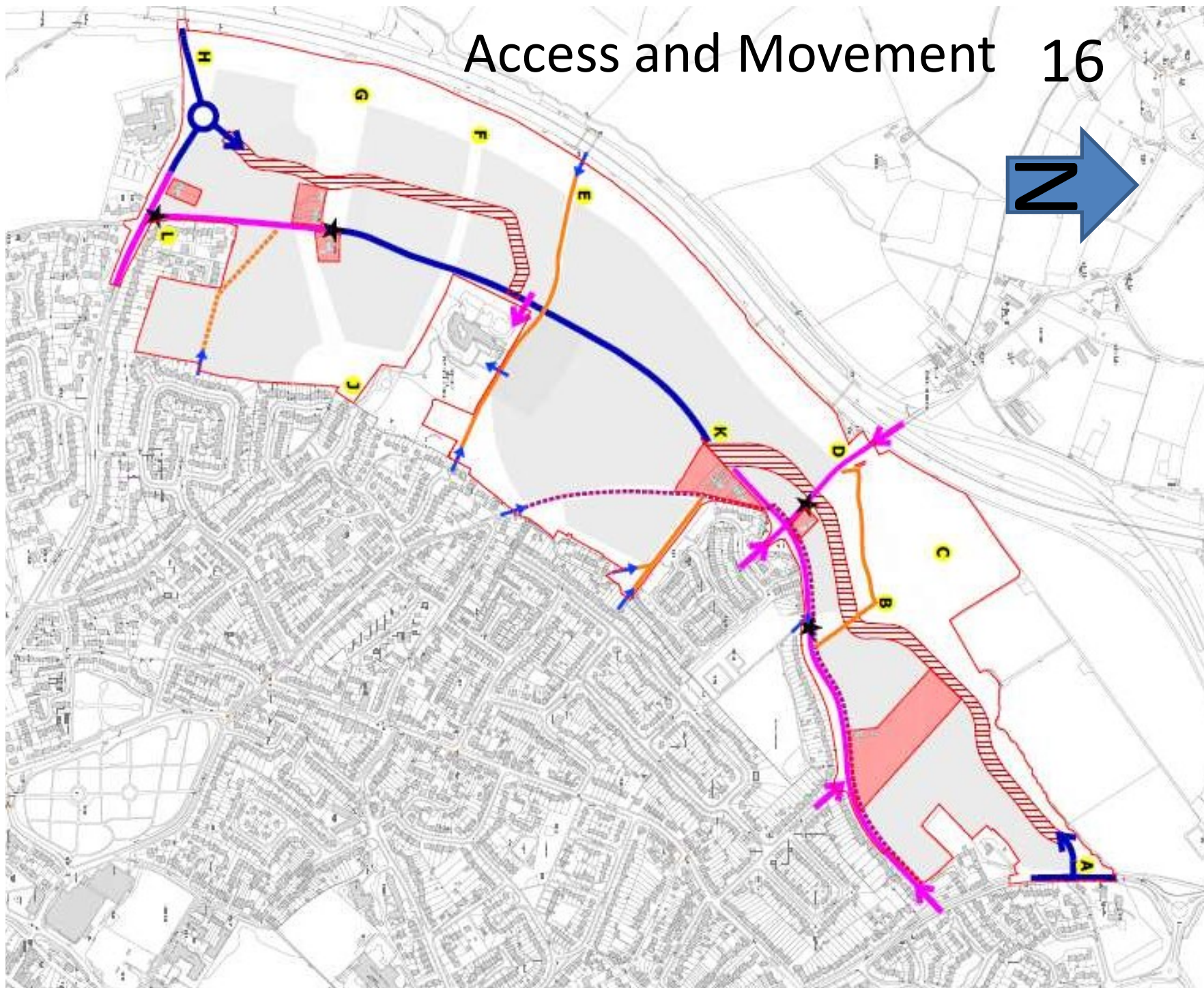
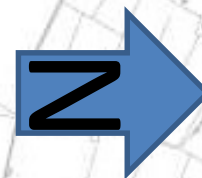


Drainage

Legend

	Application Boundary		Approximate Location of Swale Feature (6.5m width)		Approx Location for Foul Water Pumping Station
	Areas Excluded from Application Boundary		Mixed Use Area to Incorporate Underground Storage Tanks for Surface Water		Proposed Connection to Severn Trent Foul Water Sewer
	Existing Battlefield Brook		Proposed Filter Drain		Proposed Connection to Severn Trent Surface Water Sewer
	Approximate Location for Balancing Pond Features		Existing Sewer and Easement		Surface Water Outfall Locations
	Existing ditch to be modified to swale and incorporated in to drainage system (6.5m width)		Zone to Accommodate Potential Watercourse Realignment		

Access and Movement 16



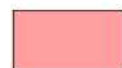
The scaling of this drawing cannot be assumed
Revision H
Issued 05/08/19
Date 06/08/19

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

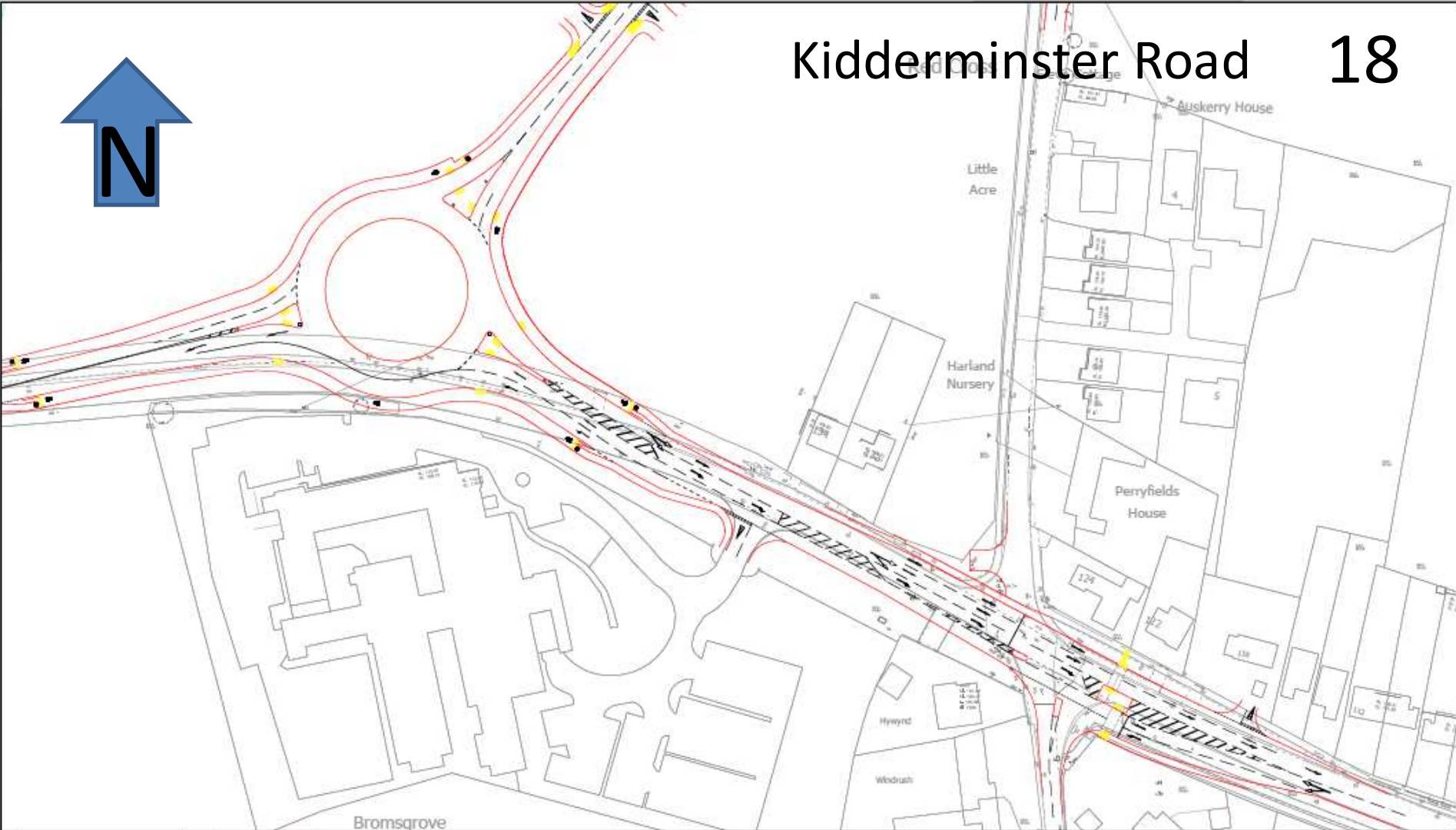
B

Footpath Route to be Provided Between
B & C

K

Cycle Route & Footpath to be Provided
Between K & L

Kidderminster Road 18



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: AP	CHECKED: CMP	DATE: 04.04.19	SCALE: 1:1000 at A3
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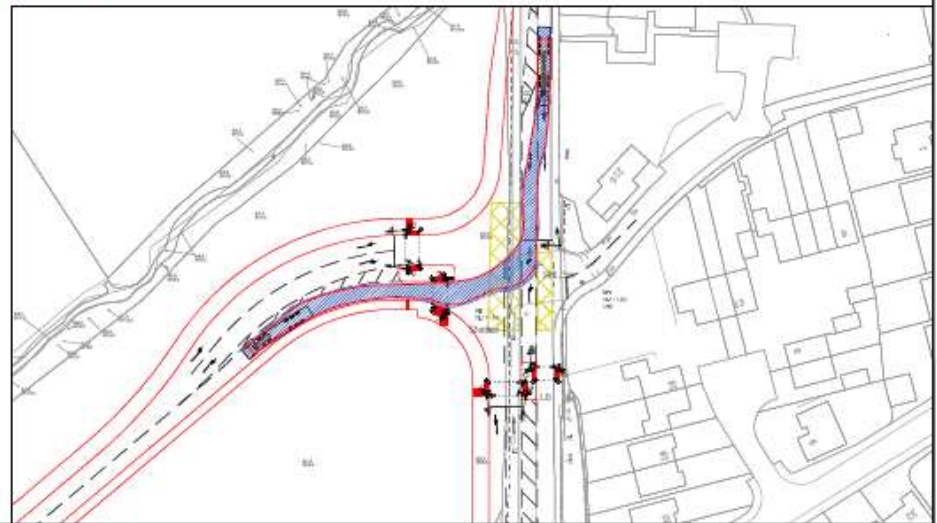
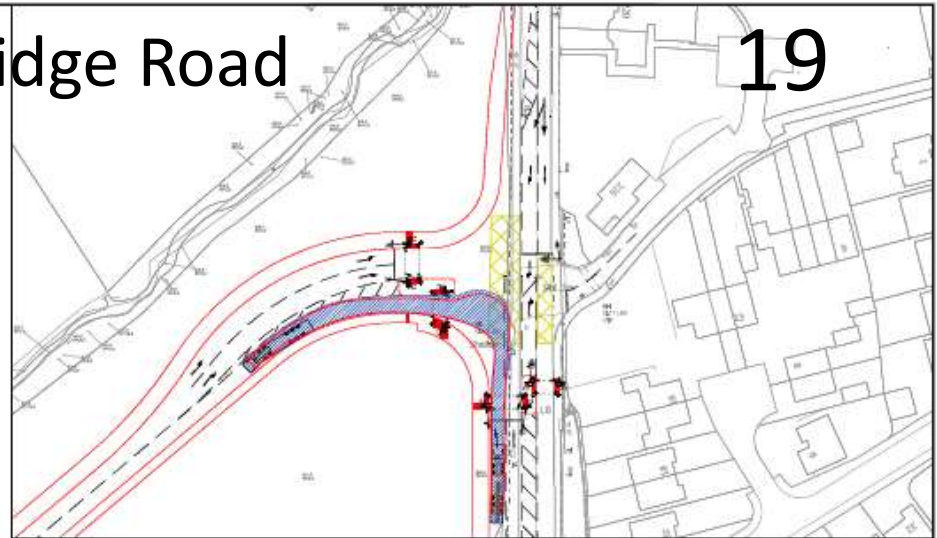
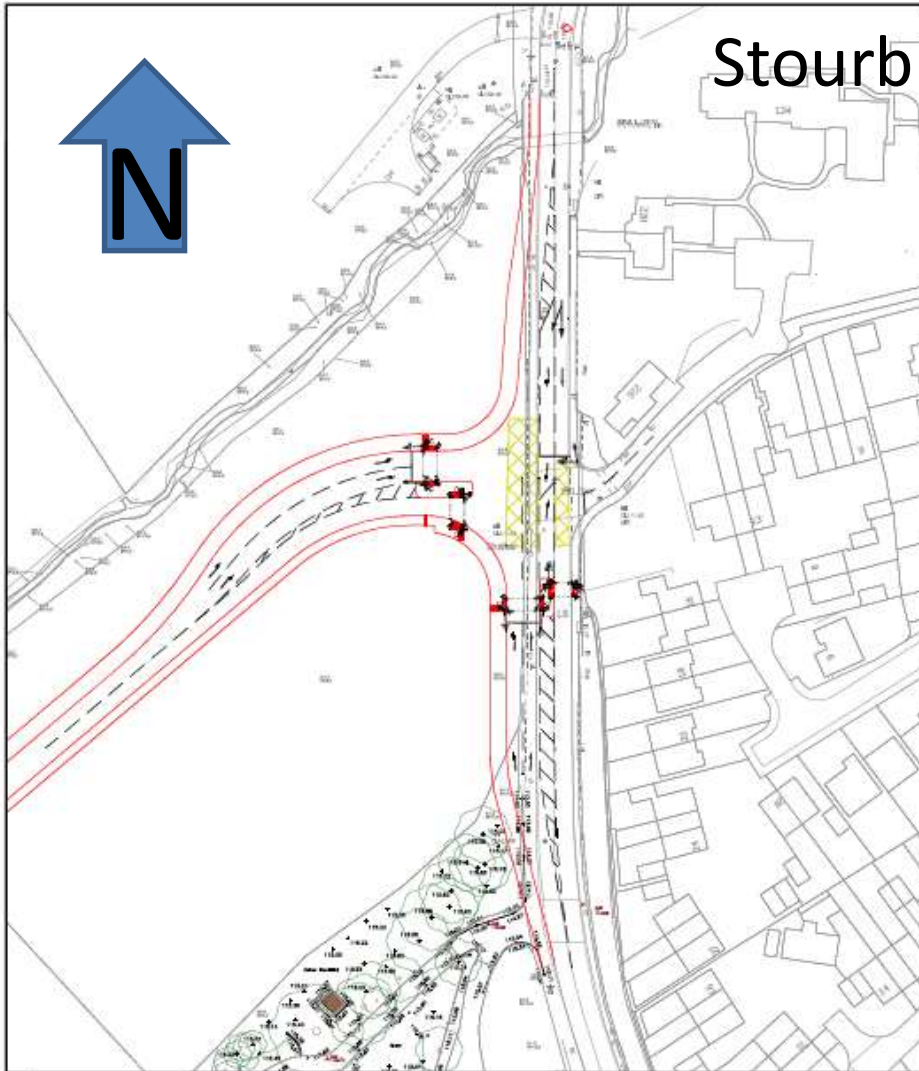
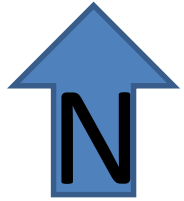
Taylor Wimpey

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

DRAWING NUMBER: 173050B_A08	REVISION: B
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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 (18.5m)

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@vectors.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

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

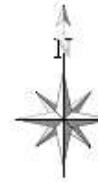
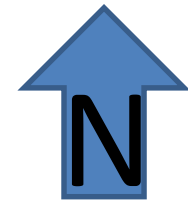
- In addition to Highway contributions discussed, the following would also be secured
- Affordable Housing 30% - on site
- 10 Self Build Units – on site
- 200 unit extra care facility – on site
- Healthcare – off site contribution
- Sports and Recreation Facilities- on and off site
- Education – on and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

20/00300/FUL

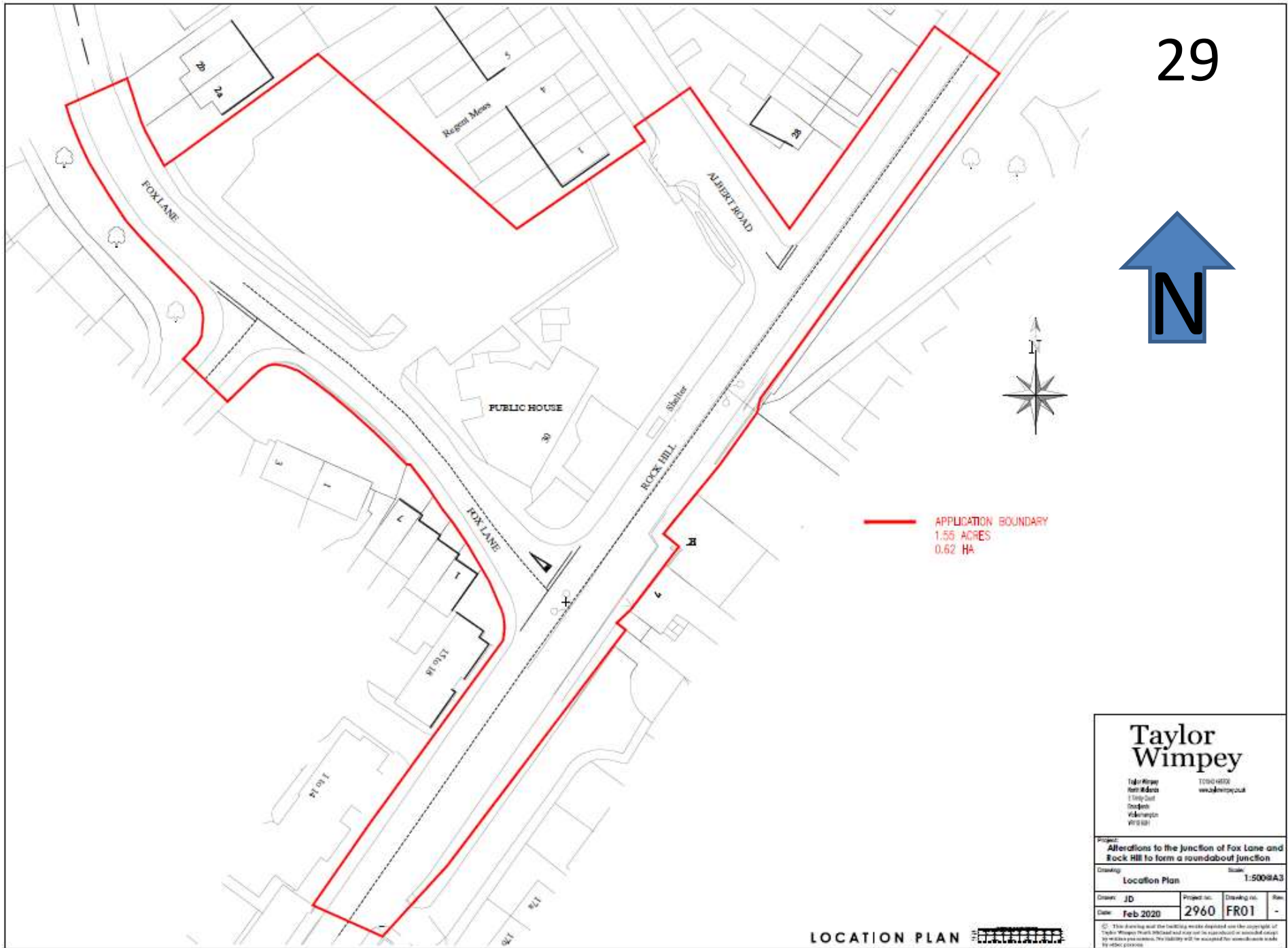
Alterations to the junction of Fox Lane and Rock Hill to form a roundabout junction. Demolition of the existing building (The former public house 'The Greyhound Inn').

Recommendation: Approve

29



APPLICATION BOUNDARY
1.55 ACRES
0.62 HA



Taylor Wimpey
 Taylor Wimpey
 Home Builders
 1 Longwalk
 Garsington
 Oxfordshire
 OX4 2JF

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

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Aerial Photo of Rock Hill / Fox Lane junction 30

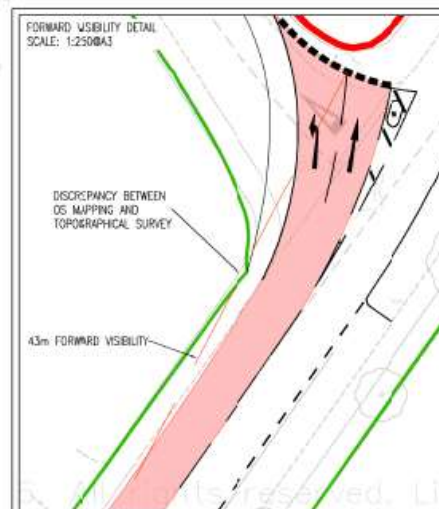


Proposed Plan

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 MATTERS THAT MIGHT AFFECT THE CONSTRUCTION OR MAINTENANCE OF THIS PROJECT.
 3. ANY DESIGNERS WHO PROGRESS THESE PROPOSALS OR DESIGN WORKER 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	2017
E	13/07/16	LEN	UPDATED CROSSING LOCKDOWN	PT	2017
D	29/06/16	LEN	UPDATED FOLLOWING RSAT	PT	2017
C	20/06/16	HM	UPDATED FOLLOWING CHM HILL NOTE	PT	2017
B	25/02/16	DEC	SIGNAL CROSSING INCLUSION	2016	11P
A	15/02/16	DEC	FIRST ISSUE	2016	11P

DRAWING STATUS: FOR INFORMATION ONLY

WSP | PARSONS BRINCKERHOFF

Moulton 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 DRAWN: FI	DATE: February 2016
PROJECT No: 70007033	DRAWING No: 7033-SK-005	REV: F

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Albert Road Access

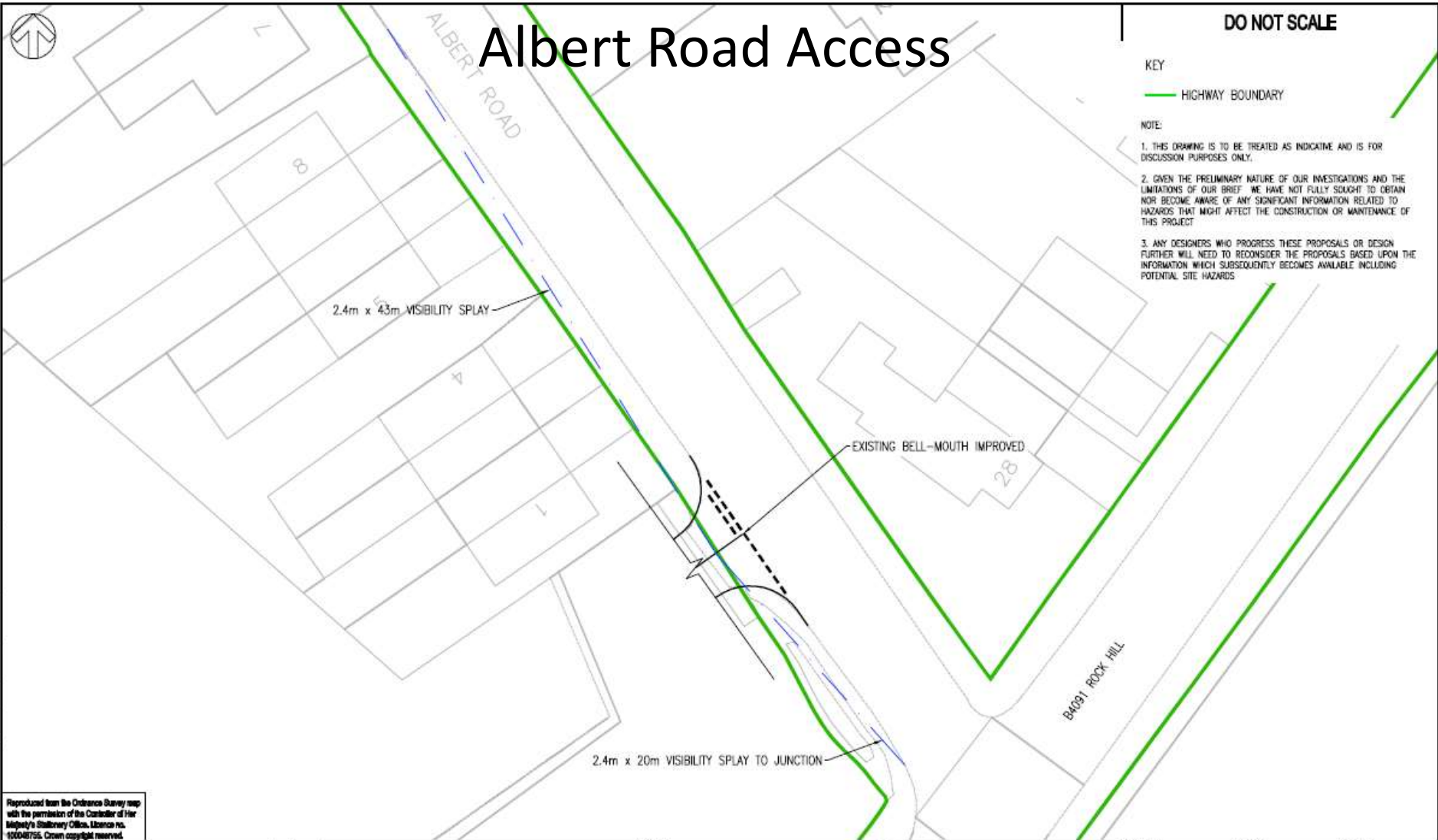
DO NOT SCALE

KEY

— HIGHWAY BOUNDARY

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S:\70007033 - Whitford Road, Bromsgrove\Development\Drawings\Development\AUTOCAD\UK_Swatches\7033-SK-012.dwg, 28 November 2016 12:14:24 Weston, Lewis

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

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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
ARCHITECT:	

PROJECT:	WHITFORD ROAD, BROMSGROVE
TITLE:	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
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View looking North Rock Hill



View looking South Rock Hill