

**Bromsgrove District Council  
Planning Committee**

**Committee Updates  
6th December 2021**

**19/00592/FUL + 20/01440/LBC Blue Bird Factory, Blue Bird Park, Bromsgrove Road, Romsley**

Additional representations received:

**19/00592/FUL**

A further 5 objections have been received in relation to this application from 3 individuals. The majority of the issues raised relate to matters already reported. Those matters not previously listed relate to:

- The notification procedures for the Committee meeting
- The conduct of the meeting on 1st November
- Where the s.106 money is being directed to
- The application of vacant building credit
- An application for planning permission for a nearby development for 2 houses

**20/01440/LBC**

A further two representations have been received from the same individual.

- The comments raise no material planning matters rather than issues associated with the listed building consent and are reported above.

**20/00458/FUL Retirement Home, Hopwood Court, Birmingham Road, Hopwood**

No updates

**21/00196/FUL 113 High Street, Bromsgrove**

No updates

**21/01046/FUL Land To The North Perryfields Road, Bromsgrove**

**Amended WRS Contaminated Land Comments:**

- The phase 1 report presents the findings of a desk study and site walkover. It adequately reviews the history and environmental setting of the site. No significant sources of contamination have been identified; the site has had no previous development. Potential sources of contamination were considered to be made ground from the residential dwelling adjacent, and ground gases from alluvium.
- The phase 2 report presents the findings of an intrusive investigation. The intrusive works consisted of the advancement of six boreholes and eight trial pits. Selected soil samples were sent to a laboratory for chemical sampling. No assessment criteria were exceeded except minor elevated concentrations of barium and beryllium in a single location of reworked soils. Six rounds of ground gas monitoring were completed. The results of these suggested the site falls within CS1 - no protection required.
- No remediation is required on this site; it is considered suitable for residential use in its current condition. Due to the identification of an area of made ground/reworked soil, it is recommended a watching brief be maintained should other similar areas be found during site work.

**Mott MacDonald (Acting as Transport Planning Advisors to Bromsgrove District Council)**

Mott MacDonald have reviewed the latest documents published on the planning portal site and have three main key points that the developer will need to consider:

**Uncontrolled crossing of Perryfields Road**

- As the committed development to the north of this site on the main Perryfields development builds out, the route through this smaller site will form an important connection into the footpath and cycle network towards Bromsgrove town centre. This link, therefore, is significant and plays an important role in raising the level of connectivity for pedestrians and cyclists and reducing vehicular traffic in line with the Council's policies. We acknowledge that the proposal has been revised as a result of comments made as part of the Road
- Safety Audit and the layout better links with the bus stop on the opposite side of Perryfields Road. We do, however, remain concerned with respect to the recorded speeds on Perryfields Road and the severance effect caused by a busy road where vehicles habitually exceed the prevailing speed limit. This section of Perryfields Road will ultimately no longer act as a through route, however, there will be a considerable number of years between the build out of this scheme and the downgrading of Perryfields Road, and therefore, Perryfields Road will be in its current form for some considerable time beyond the build out of this site and therefore this problem will remain.
- In order for this application to progress, we would recommend that once the proposed uncontrolled crossing is installed a 'monitor and manage' approach is taken to determine whether a controlled crossing is required after this site is built out and in order to provide safe crossing facilities, and to a lesser extent, manage vehicle speed in this location. We recommend that a commitment to reviewing accident data, traffic speeds and pedestrian / cycle usage after 12 months beyond completion of the last unit is made (in addition to the RSA4) to ensure that this layout is operating satisfactorily. If as a result of monitoring either the speed surveys demonstrate that 85th percentile observed speeds continue to exceed the prevailing speed limit, or if accidents have occurred, funding is provided via a contribution ring fenced in a 'Road Safety Fund' which would enable a controlled crossing and any additional road safety measures to be delivered after completion of all development.

#### **Footpath / Cycleway connection from Perryfields**

- The latest package of drawings show how the site sits next to the Taylor Wimpey scheme and indicates space for a path for walking and cycling to join the developments together. Pursuant to the above and the formation of a key connection from the wider allocation towards Bromsgrove centre, we would recommend that a condition / commitment is sought that this link is provided, with suitable land and space safeguarded up to the boundary of the site (with no ransom strip) for the purpose of a walking and cycling connection. The condition should be such that it enables a design compliant LTN1/20 Cycle Infrastructure Design to be delivered, alongside measures to prevent motorised vehicle usage and wayfinding provision such as signing and lining installed to enable a high quality walking and cycling link between the two sites.
- A further contribution should be provided in order that the connection can be delivered by either Bromsgrove District Council, Worcestershire County Council or the developer of the adjacent site in the expectation that these works would occur at some time in the future, likely to be post completion of this proposed development.

#### **Cumulative Assessments**

- At previous submission stages it has been requested that a cumulative impact of the development is provided in line with the Councils policy requirement and the requirements of NPPF in order to understand the effects of the proposals alongside committed developments within the vicinity. We recognise that these impacts are likely to be relatively small, however there are a number of points on the surrounding network which could operate over capacity as a result of the proposals.
- In order to satisfy this requirement we would suggest that the applicant provides a summary of vehicle turning movements at key junctions in the immediate vicinity and states the percentage of total vehicle numbers in comparison to the same data set out in cumulative assessment data provided in the Perryfields (Taylor Wimpey) Transport Assessment Report in order that that Bromsgrove District Council can be satisfied that any impacts will not have any material effect on future network performance.

## Amended conditions

### Condition 2

#### Additional plans:

20243-SGP-ST-ZZ-DR-A-F1017

20243-SGP-ST-ZZ-DR-A-F1011 P6 Refuse Strategy

#### Amended plan references:

20243-SGP-HA2-ZZ-DR-A-131301

20243-SGP-HA3-XX-DR-A-131301

PFB-BWB-GEN-XX-DR-TR-100 P8

### Condition 10

- In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.
- No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:
  1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.
  2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
  3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
  4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

Reason: To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**21/01548/FUL 40 Penshurst Road, Bromsgrove**

**Tree Officer**

No objection