

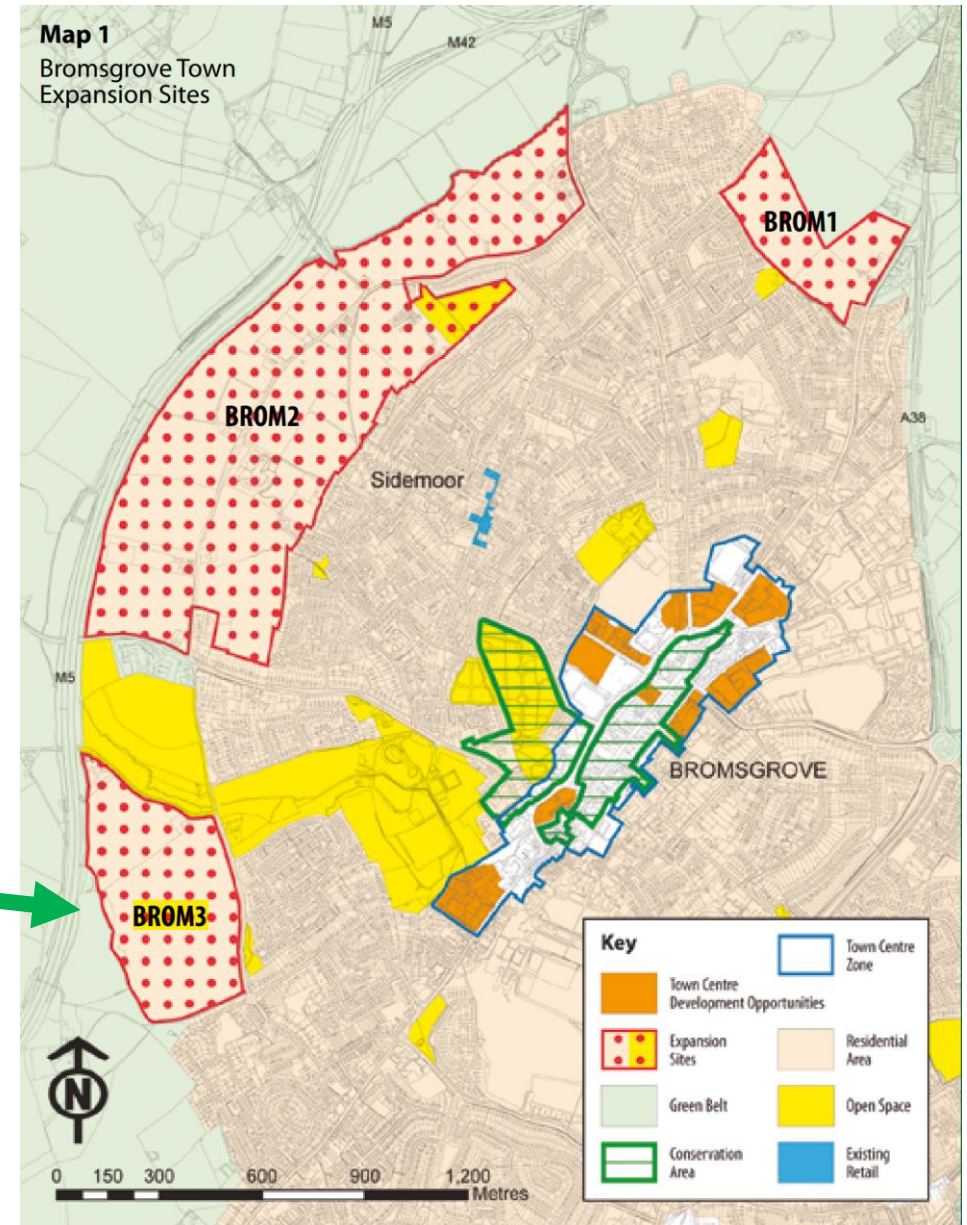
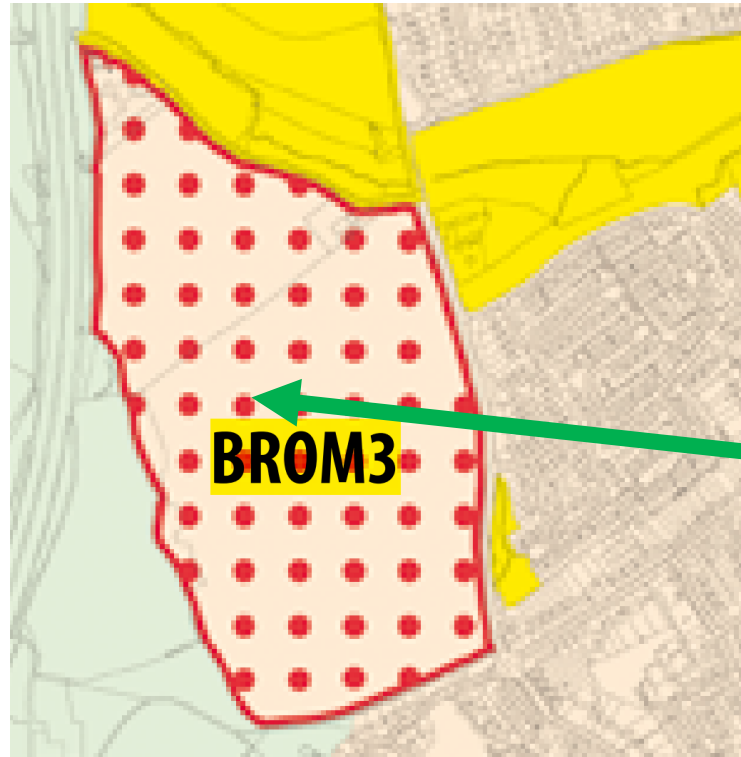
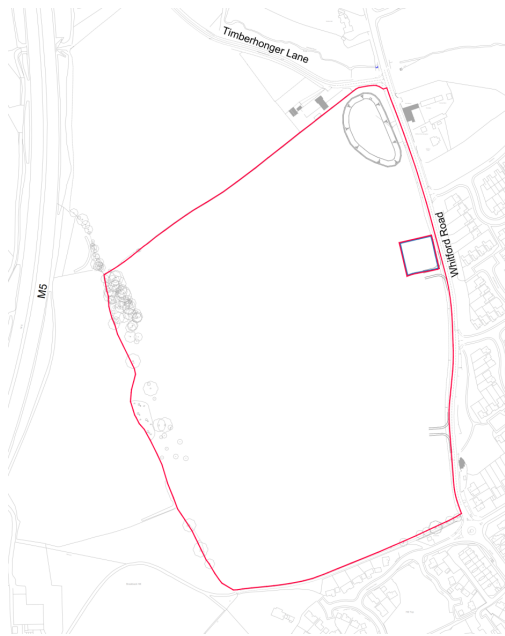
22/00090/REM

Land At Whitford Road Bromsgrove

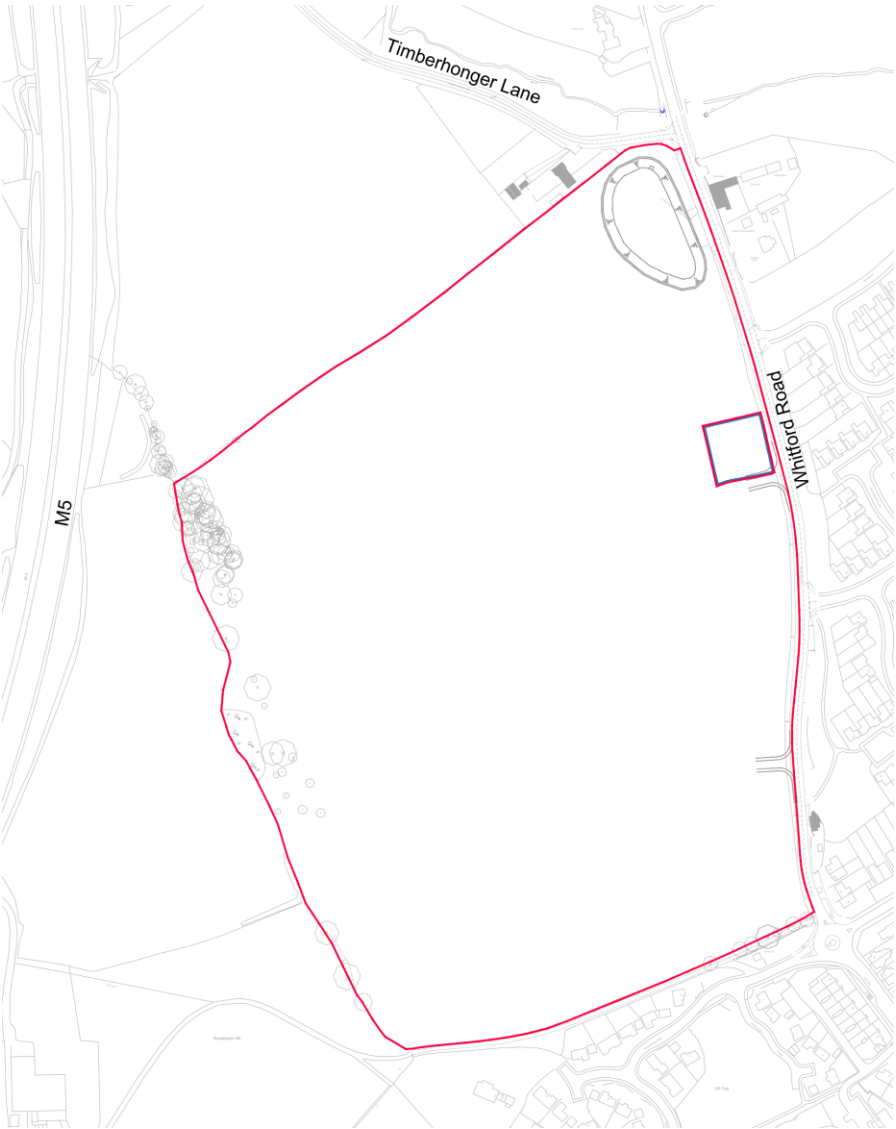
Reserved Matters (**layout; scale; appearance and landscaping**)
to outline planning permission 16/1132 (granted on appeal
APP/P1805/W/20/3245111) - for the erection of 370 dwellings
with associated car parking, landscaping and other
infrastructure within the southern section of Site A

Recommendation: Grant subject to conditions

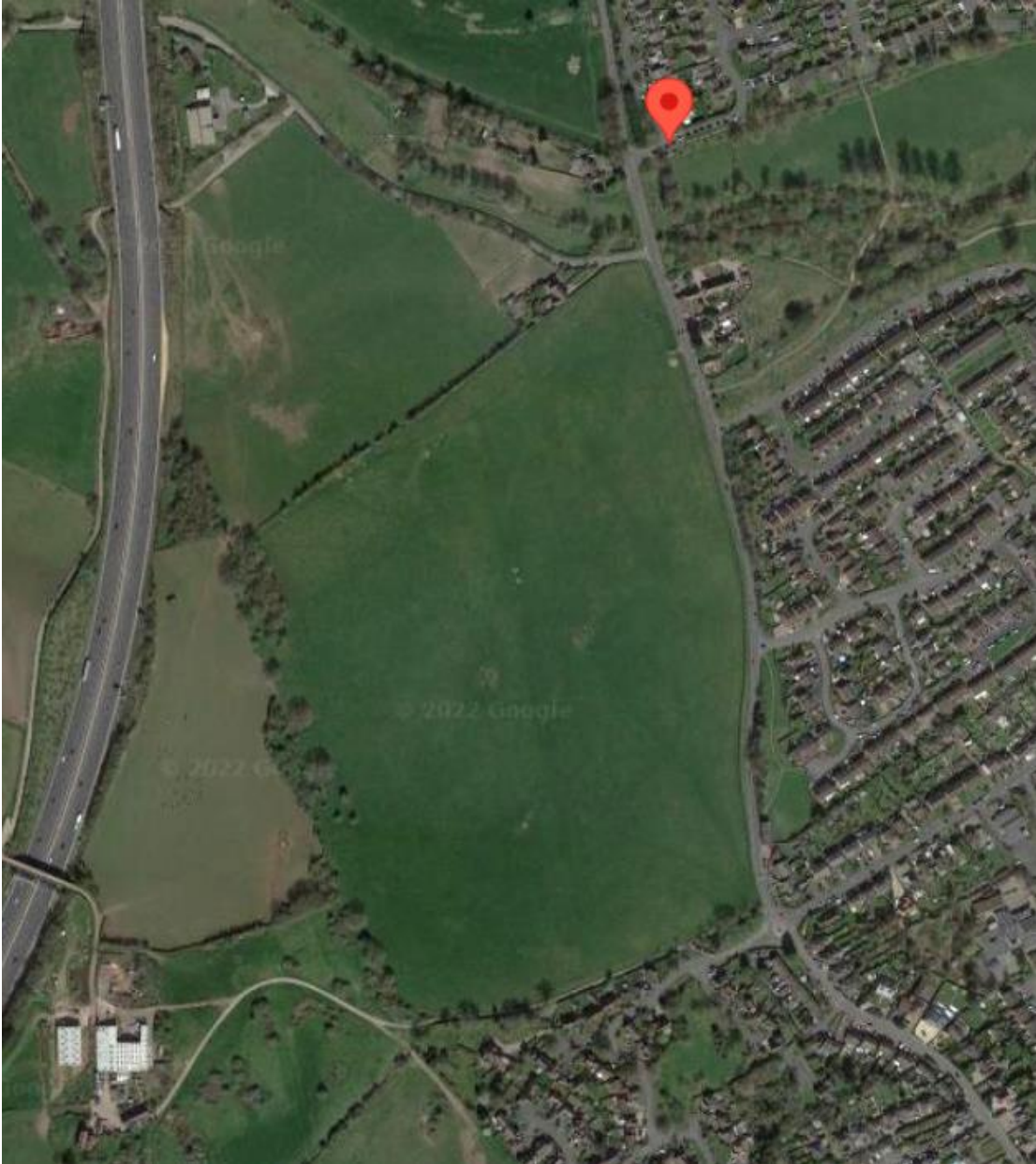
Bromsgrove District Plan site – BROM 3



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

Block	Year	bch	Refuse	Wastewater	Year
Block 1	20	200	1	1	0
	50	500	1	1	1
	80	800	2	1	1
Block 2	11	200	1	1	11
	50	500	1	1	11
	80	800	2	1	11
Block 3	12	200	1	1	12
	50	500	1	1	12
	80	800	2	1	12

Block	Year	bch	Refuse	Wastewater	Year
Block 4	15	300	2	2	15
	50	500	2	2	15
	80	800	3	2	15
Block 5	16	300	2	2	16
	50	500	2	2	16
	80	800	3	2	16

Block	Year	bch	Refuse	Wastewater	Year
Block 6	17	300	2	2	17
	50	500	2	2	17
	80	800	3	2	17

Block	Year	bch	Refuse	Wastewater	Year
Block 7	18	300	2	2	18
	50	500	2	2	18
	80	800	3	2	18

Block	Year	bch	Refuse	Wastewater	Year
Block 8	19	300	2	2	19
	50	500	2	2	19
	80	800	3	2	19

Block	Year	bch	Refuse	Wastewater	Year
Block 9	20	300	2	2	20
	50	500	2	2	20
	80	800	3	2	20

Block	Year	bch	Refuse	Wastewater	Year
Block 10	21	300	2	2	21
	50	500	2	2	21
	80	800	3	2	21

Block	Year	bch	Refuse	Wastewater	Year
Block 11	22	300	2	2	22
	50	500	2	2	22
	80	800	3	2	22

Block	Year	bch	Refuse	Wastewater	Year
Block 12	23	300	2	2	23
	50	500	2	2	23
	80	800	3	2	23

Block	Year	bch	Refuse	Wastewater	Year
Block 13	24	300	2	2	24
	50	500	2	2	24
	80	800	3	2	24

Block	Year	bch	Refuse	Wastewater	Year
Block 14	25	300	2	2	25
	50	500	2	2	25
	80	800	3	2	25

Block	Year	bch	Refuse	Wastewater	Year
Block 15	26	300	2	2	26
	50	500	2	2	26
	80	800	3	2	26

Block	Year	bch	Refuse	Wastewater	Year
Block 16	27	300	2	2	27
	50	500	2	2	27
	80	800	3	2	27

Block	Year	bch	Refuse	Wastewater	Year
Block 17	28	300	2	2	28
	50	500	2	2	28
	80	800	3	2	28

Block	Year	bch	Refuse	Wastewater	Year
Block 18	29	300	2	2	29
	50	500	2	2	29
	80	800	3	2	29

Block	Year	bch	Refuse	Wastewater	Year
Block 19	30	300	2	2	30
	50	500	2	2	30
	80	800	3	2	30

Block	Year	bch	Refuse	Wastewater	Year
Block 20	31	300	2	2	31
	50	500	2	2	31
	80	800	3	2	31

Block	Year	bch	Refuse	Wastewater	Year
Block 21	32	300	2	2	32
	50	500	2	2	32
	80	800	3	2	32

Block	Year	bch	Refuse	Wastewater	Year
Block 22	33	300	2	2	33
	50	500	2	2	33
	80	800	3	2	33

Block	Year	bch	Refuse	Wastewater	Year
Block 23	34	300	2	2	34
	50	500	2	2	34
	80	800	3	2	34

Block	Year	bch	Refuse	Wastewater	Year
Block 24	35	300	2	2	35
	50	500	2	2	35
	80	800	3	2	35

Block	Year	bch	Refuse	Wastewater	Year
Block 25	36	300	2	2	36
	50	500	2	2	36
	80	800	3	2	36

Block	Year	bch	Refuse	Wastewater	Year
Block 26	37	300	2	2	37
	50	500	2	2	37
	80	800	3	2	37

Block	Year	bch	Refuse	Wastewater	Year
Block 27	38	300	2	2	38
	50	500	2	2	38
	80	800	3	2	38

Block	Year	bch	Refuse	Wastewater	Year
Block 28	39	300	2	2	39
	50	500	2	2	39
	80	800	3	2	39

Block	Year	bch	Refuse	Wastewater	Year
Block 29	40	300	2	2	40
	50	500	2	2	40
	80	800	3	2	40

Block	Year	bch	Refuse	Wastewater	Year
Block 30	41	300	2	2	41
	50	500	2	2	41
	80	800	3	2	41

Block	Year	bch	Refuse	Wastewater	Year
Block 31	42	300	2	2	42
	50	500	2	2	42
	80	800	3	2	42

Block	Year	bch	Refuse	Wastewater	Year
Block 32	43	300	2	2	43
	50	500	2	2	43
	80	800	3	2	43

Block	Year	bch	Refuse	Wastewater	Year
Block 33	44	300	2	2	44
	50	500	2	2	44
	80	800	3	2	44

Block	Year	bch	Refuse	Wastewater	Year
Block 34	45	300	2	2	45
	50	500	2	2	45
	80	800	3	2	45

Block	Year	bch	Refuse	Wastewater	Year
Block 35	46	300	2	2	46
	50	500	2	2	46
	80	800	3	2	46

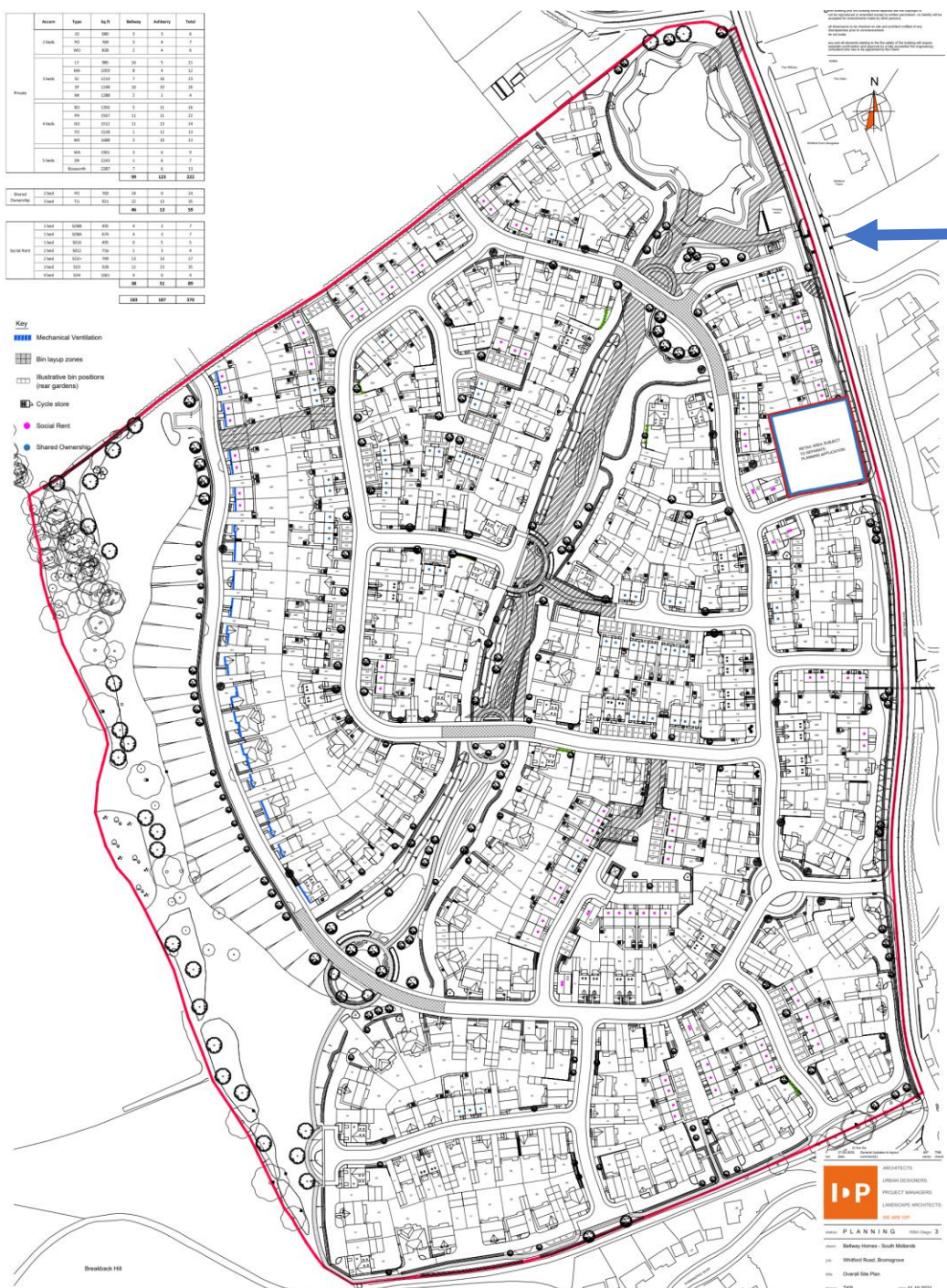
Block	Year	bch	Refuse	Wastewater	Year
Block 36	47	300	2	2	47
	50	500	2	2	47
	80	800	3	2	47

Block	Year	bch	Refuse	Wastewater	Year
Block 37	48	300	2	2	48
	50	500	2	2	48
	80	800	3	2	48

Block	Year	bch	Refuse	Wastewater	Year
Block 38	49	300	2	2	49
	50	500	2	2	49
	80	800	3	2	49

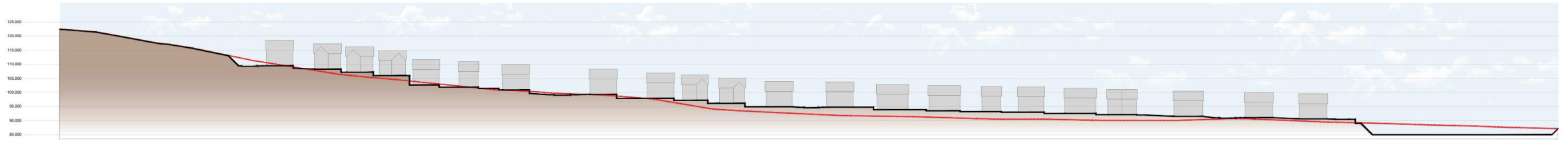
Block	Year	bch	Refuse	Wastewater	Year
Block 39	50	300	2	2	50
	50	500	2	2	50
	80	800	3	2	50

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

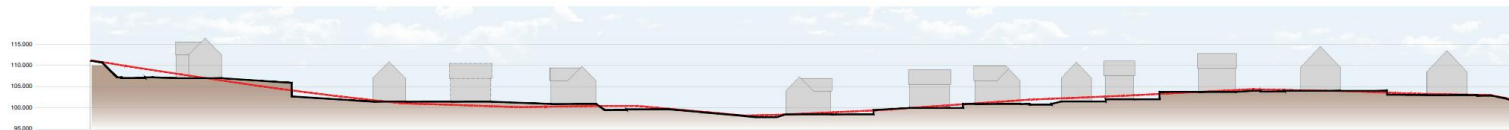


Toucan crossing point

Site Sections



Section A - A



Section B - B

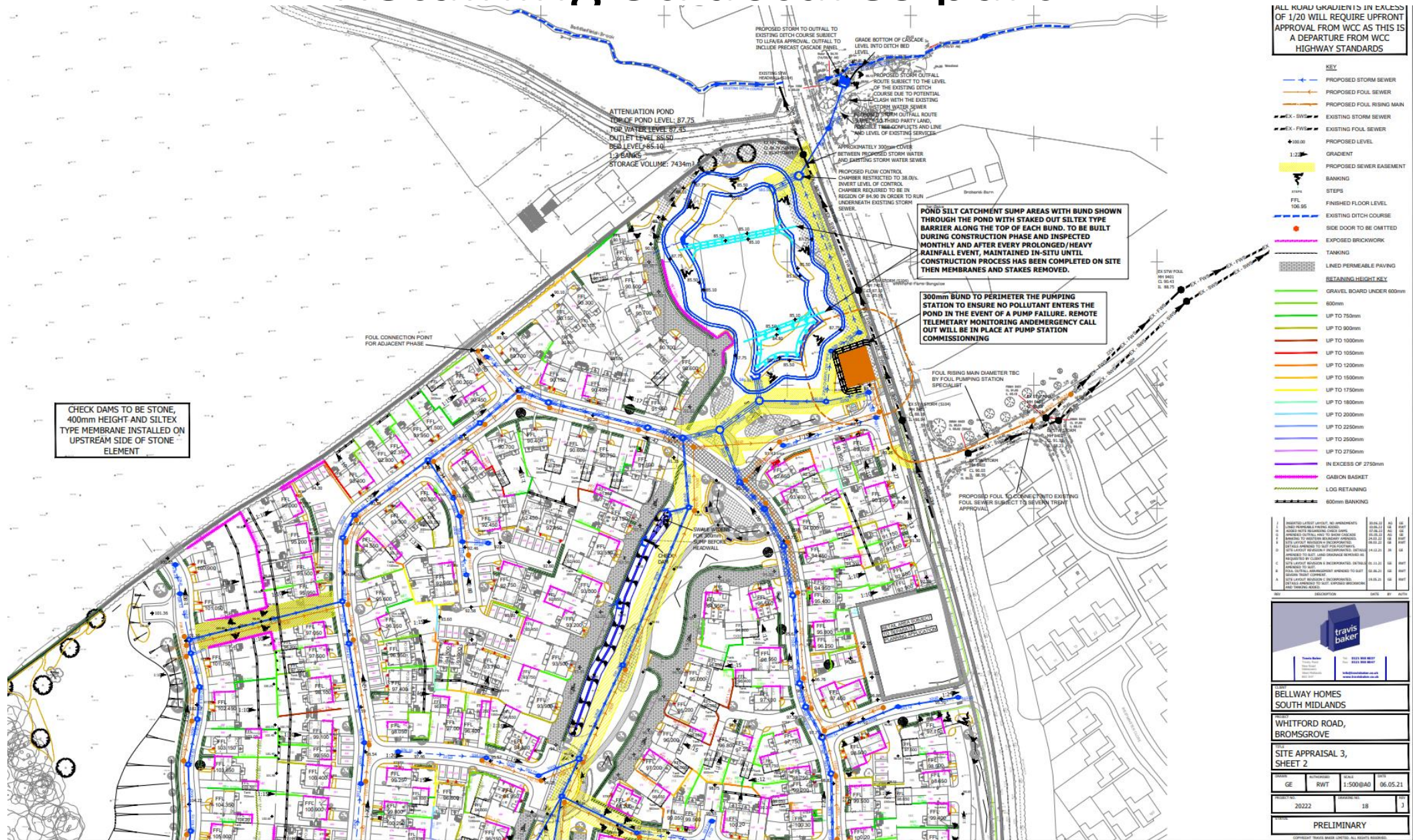


Section C - C



- Key
- Existing Topography
 - Proposed Ground Level
 - Indicative plot section

Retaining Structures part 1



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

ATTENUATION POND
TOP OF POND LEVEL: 97.75
TOP WATER LEVEL 97.35
OUTLET LEVEL 85.50
BED LEVEL 85.10
1.3 BANKS
STORAGE VOLUME: 7434m³

PROPOSED STORM TO OUTFALL TO EXISTING DITCH COURSE SUBJECT TO LPA/EA APPROVAL. OUTFALL TO INCLUDE PRECAST CASCADE PANEL

GRADE BOTTOM OF CASCADE LEVEL INTO DITCH BED LEVEL
PROPOSED STORM OUTFALL ROUTE SUBJECT TO THE LEVEL OF THE EXISTING DITCH COURSE DUE TO POTENTIAL CLASH WITH THE EXISTING ALL-WEATHER WATER SEWER
PROPOSED STORM OUTFALL ROUTE SUBJECT TO THIRD PARTY LAND POSSIBLE TREE CONFLICTS AND LINE AND LEVEL OF EXISTING SERVICES

APPROXIMATELY 300mm COVER BETWEEN PROPOSED STORM WATER AND EXISTING STORM WATER SEWER

PROPOSED FLOW CONTROL CHAMBER RESTRICTED TO 38.0% INVERT LEVEL OF CONTROL CHAMBER REQUIRED TO BE IN REGION OF 84.9 IN ORDER TO RUN UNDERNEATH EXISTING STORM SEWER

POND SILT CATCHMENT SUMP AREAS WITH BUND SHOWN THROUGH THE POND WITH STAKED OUT SILTEX TYPE BARRIER ALONG THE TOP OF EACH BUND. TO BE BUILT DURING CONSTRUCTION PHASE AND INSPECTED MONTHLY AND AFTER EVERY PROLONGED/HEAVY RAINFALL EVENT, MAINTAINED IN-SITU UNTIL CONSTRUCTION PROCESS HAS BEEN COMPLETED ON SITE THEN MEMBRANES AND STAKES REMOVED.

300mm BUND TO PERIMETER THE PUMPING STATION TO ENSURE NO POLLUTANT ENTERS THE POND IN THE EVENT OF A PUMP FAILURE. REMOTE TELEMETRY MONITORING EMERGENCY CALL OUT WILL BE IN PLACE AT PUMP STATION COMMISSIONING

FOUL RISING MAIN DIAMETER TBC BY FOUL PUMPING STATION SPECIFICALLY

PROPOSED FOUL TO CONNECT INTO EXISTING FOUL SEWER SUBJECT TO SEVERN TRUST APPROVAL

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
 - EXISTING STORM SEWER
 - EXISTING FOUL SEWER
 - PROPOSED LEVEL
 - GRADIENT
 - PROPOSED SEWER EASEMENT
 - BANKING
 - STEPS
 - FFL 108.05
 - 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 2250mm
 - UP TO 2500mm
 - UP TO 2750mm
 - IN EXCESS OF 2750mm
 - GABION BASKET
 - LOG RETAINING
 - 600mm BANKING

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED LATEST UPDATES RE ARRANGEMENTS	08.05.21	MB	MB
2	ISSUED PERMITS AND APPROVALS	08.05.21	MB	MB
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BELLWAY HOMES SOUTH MIDLANDS

WHITFORD ROAD, BROMSGROVE

SITE APPRAISAL 3, SHEET 2

GE	RWT	SCALE 1:500@A0	DATE 06.05.21
20222	18		3

PRELIMINARY

Retaining Structures part 2



Scale

Bungalow

2-storey

2.5 storey

Key



2.5 Storey



2 Storey

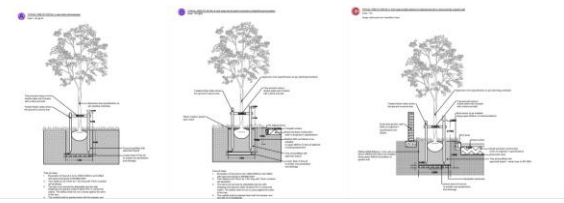


Bungalow



Proposed Landscape Plan

- Part 1**
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



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 dentil eaves occurs on HA plots, grey 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

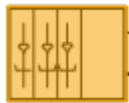


Parking Plan

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



Cycle Store



Refuse collection plan

Refuse Plan Key



Bin Collection Point



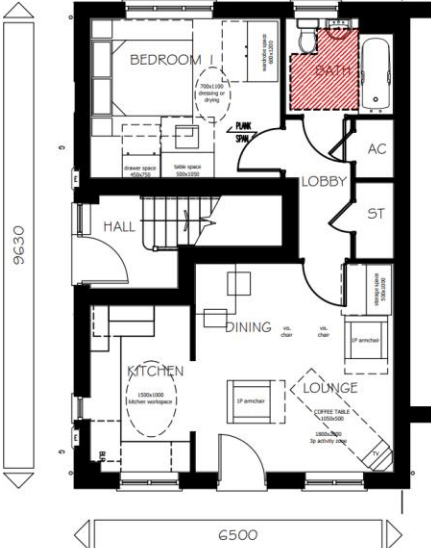
Bin storage location in garden



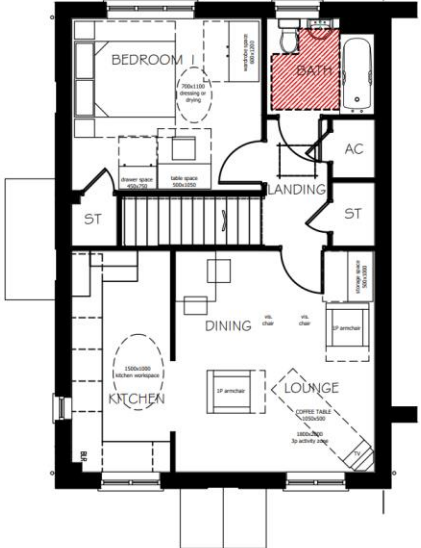
House Types



Apartments
Affordable
house type



GROUND FLOOR PLAN

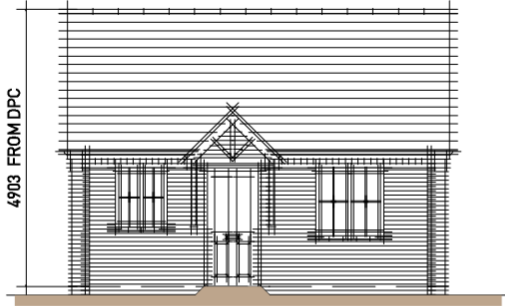


FIRST FLOOR PLAN

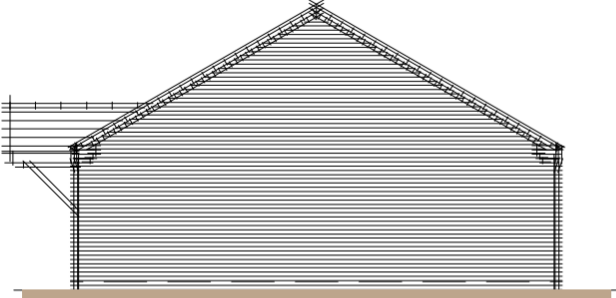


SIDE ELEVATION - HIGHEST PLOT NUMBER ENTRANCE

House Types



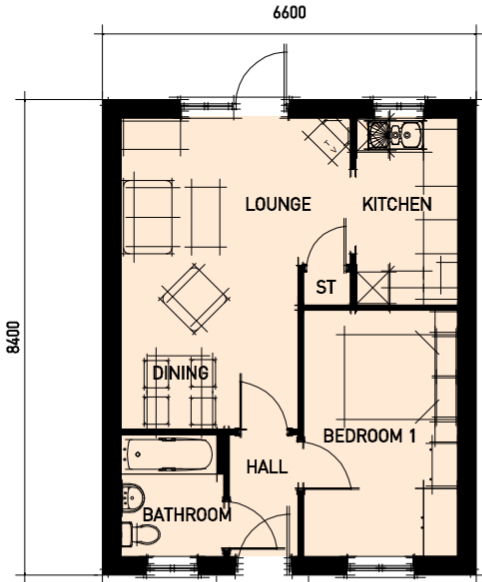
FRONT ELEVATION



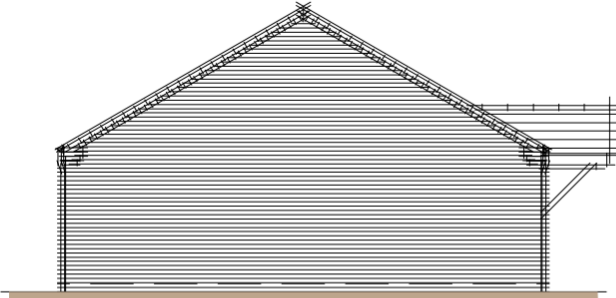
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



SIDE ELEVATION

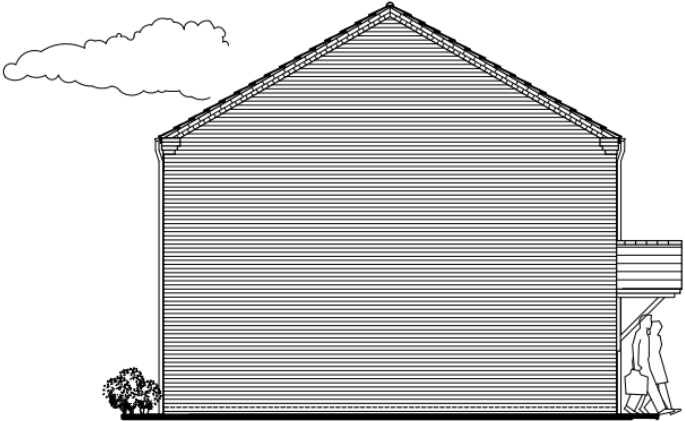
1 BED -
Affordable
house type

REV A: Canopy shown on ground floor plan
11.08.16

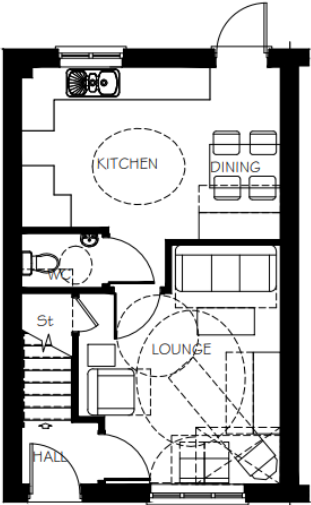
House Types



FRONT ELEVATION



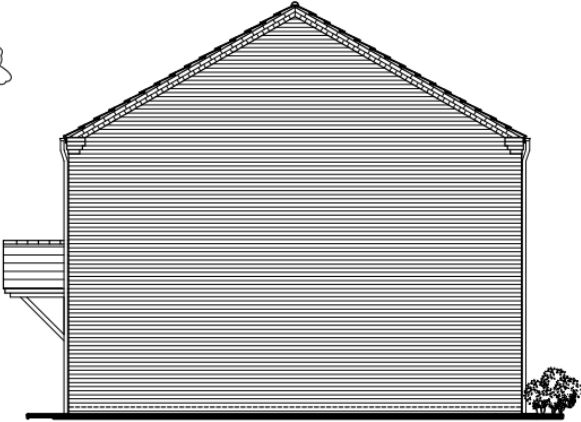
SIDE ELEVATION



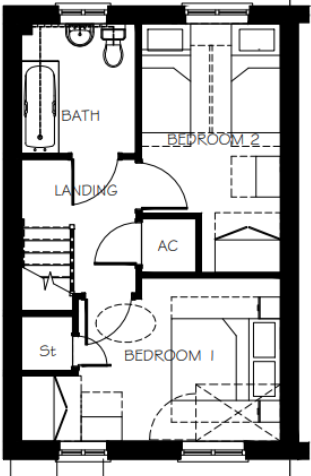
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



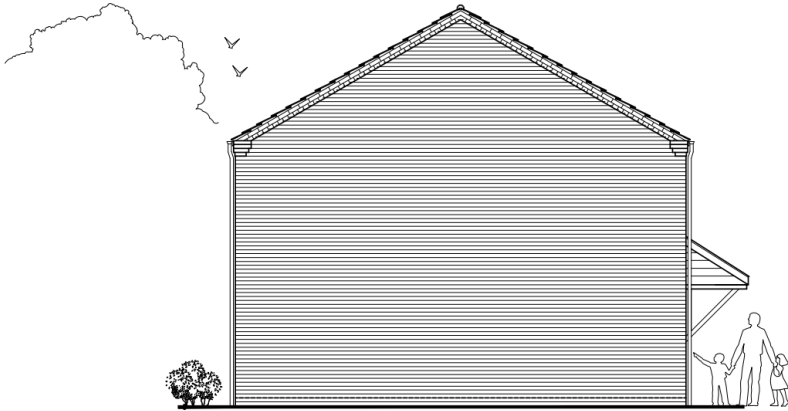
FIRST FLOOR PLAN

2-bed
Affordable
house type

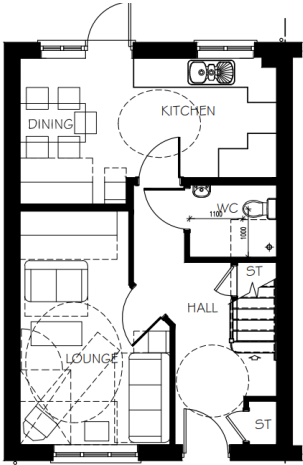
House Types



FRONT ELEVATION



SIDE ELEVATION

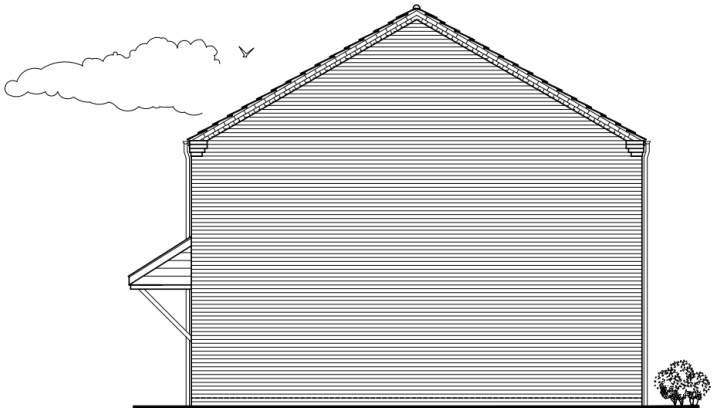


GROUND FLOOR PLAN

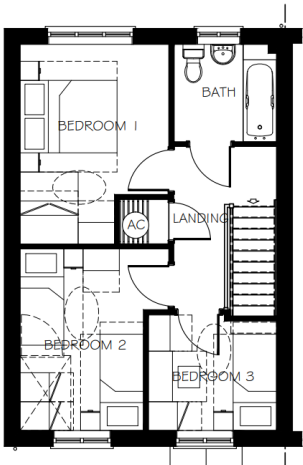
3-bed
Affordable
house type



REAR ELEVATION



SIDE ELEVATION

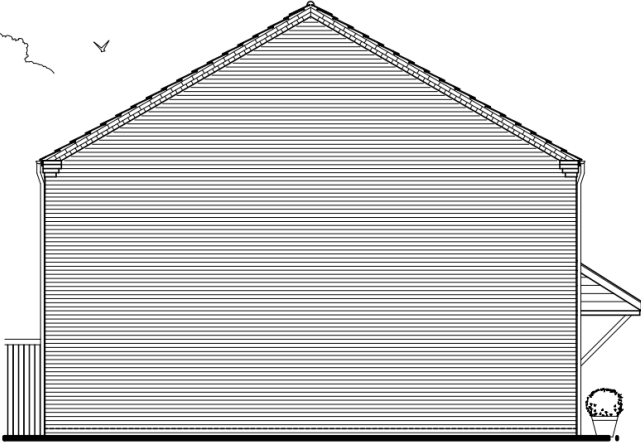


FIRST FLOOR PLAN

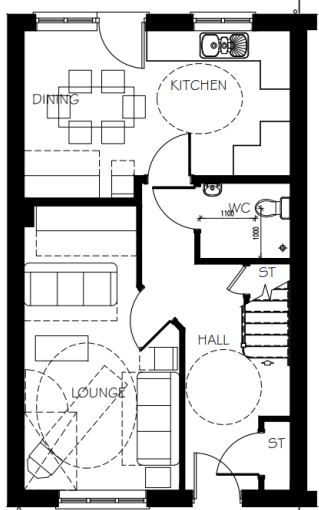
House Types



FRONT ELEVATION



SIDE ELEVATION

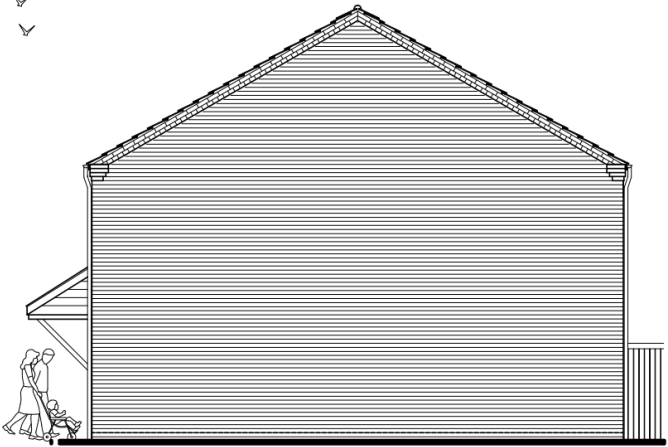


GROUND FLOOR PLAN

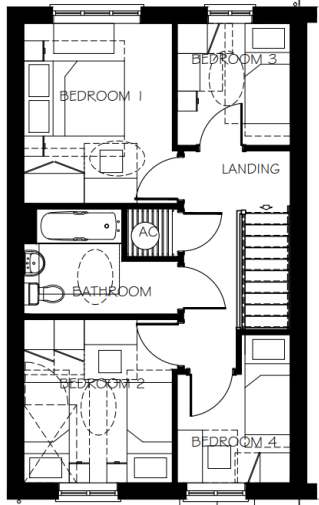
4-bed
Affordable
house type



REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

House Types



Front Elevation



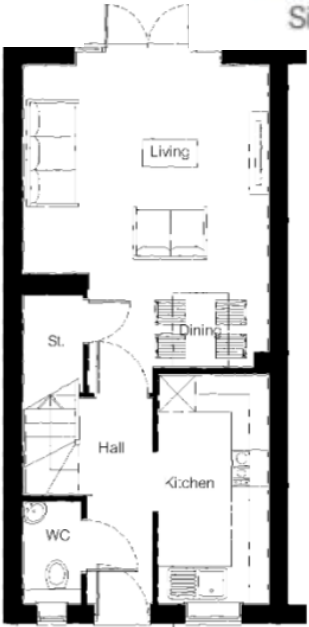
Side Elevation



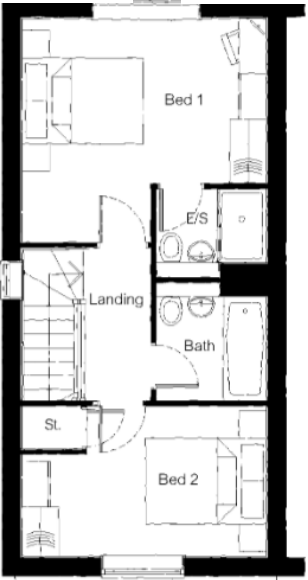
Rear Elevation



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



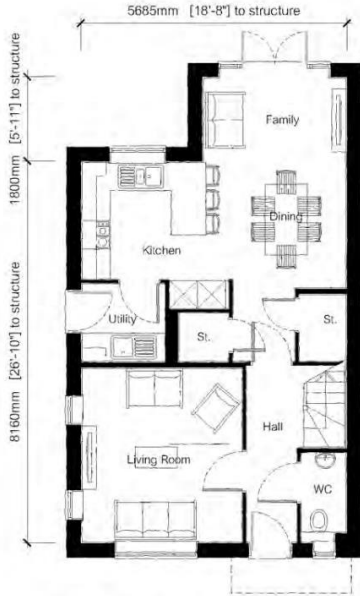
Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

THE MASON
 3-bed
 Market house type

House Types



Front Elevation

Side Elevation

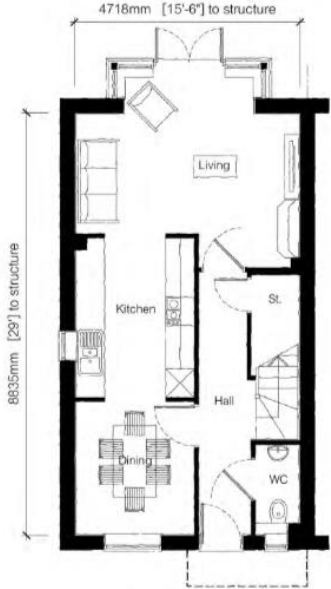


Rear Elevation

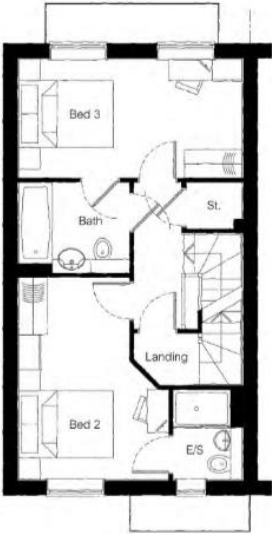
Side Elevation



Front Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

THE SPINNER
3-bed
Market house
type

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



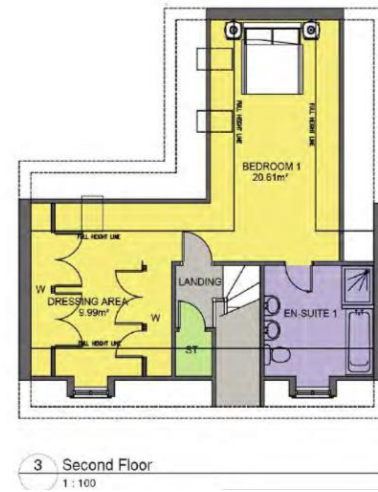
Ground Floor Plan



First Floor Plan

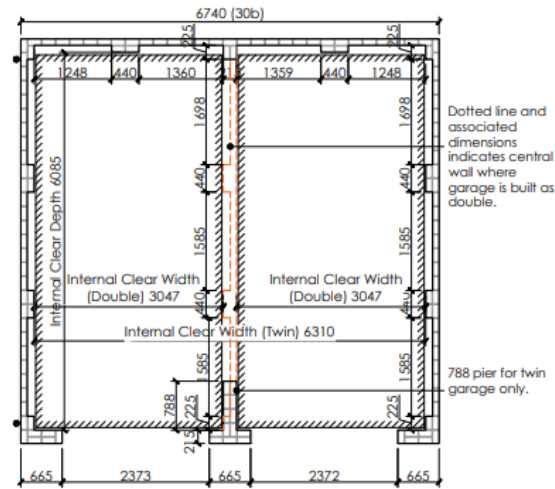
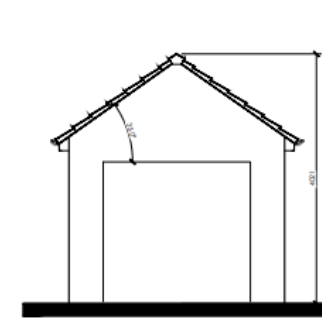
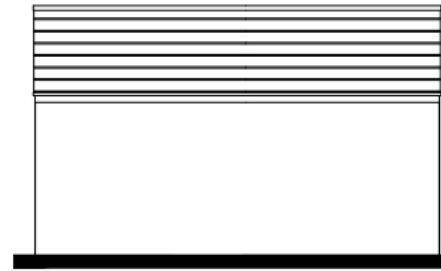
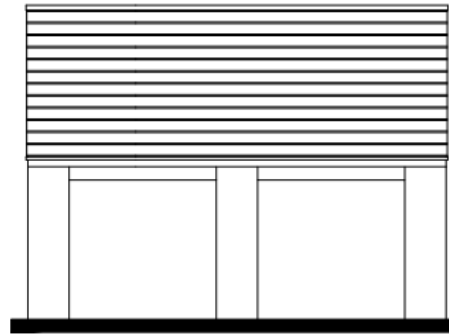
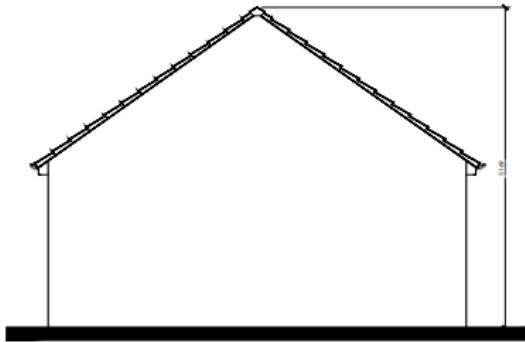
The Bowyer- 4 bed market

House Types

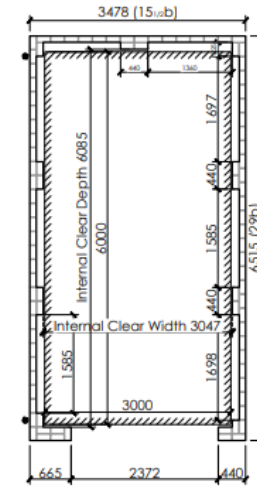


THE BOSWORTH
5-bed

Typical Garage



Typical Twin/Double Garage



Typical Single Garage