

**Bromsgrove District Council  
Planning Committee**

**Committee Updates  
1st April 2025**

**22/00571/FUL Aldi, Sherwood Road, Bromsgrove**

Amendments to conditions.

Revision to condition 5. and an additional condition recommended by County Highways:

5. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas (within the application site boundary as well as land within the Applicant's ownership as indicated on Site Plan Dwg. No. E1711 – P003 Rev E) and shall include a plan detailing the works to be carried out on site to show how the environment will be protected during the works. Thereafter all works shall be carried out in accordance with the approved management plan throughout the construction period.

The CEMP (Biodiversity) shall include the following:-

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid (e.g. RAMs) or reduce impacts during construction to be provided as a set of Method Statements.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication
- g) The role and responsibilities on site of a suitably competent Ecological Clerk of Works (ECoW).
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Details of any temporary construction accesses and their reinstatement
- j) Details of site operative parking areas, material storage areas and the location of site operative facilities (offices, toilets etc).
- k) Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- l) A highway condition survey, timescale for re-inspections, and details of any reinstatement.
- m) Measures to suppress dust arising from demolition, groundworks and construction.
- n) A Monitoring mechanism for construction traffic
- o) Contact details for the Site Manager, including their name, e-mail, office and mobile phone number.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on the environment

Additional highway condition to be added:

10. The Development hereby approved shall not be brought into use until a Staff Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure staff and visitors of the development site are offered a genuine choice of

**24/00117/S73 Land at Whitford Road, Bromsgrove**

Additional objection:

- Further comments reinforcing their concerns at the occupation of dwellings prior to the roundabout being completed: there are queues, these will worsen as Perryfields Road reopens.
- Increase in air pollution
- Risk of additional, traffic along Millfield Road

Additional information from applicant:

The applicant has submitted a response to comments made by the Bromsgrove Society. This has been added to the planning record and is available to view on the website. The response states that:

- New survey data has been provided and suggests lower queueing occurring at the Fox Lane/Rock Hill junction reducing further any likelihood of traffic routing through Millfields.
- Surveys were undertaken on the specified date so that road works would not impact the survey.
- TBS assume that the model for Arm A (Rock Hill NE bound) has two live lanes within the model when there is in effect only a single lane on the approach. This is not correct. The layout shown by Junctions 11 is a graphical representation of the movements that wish to occur but is not specifying that number of lanes provided.
- Whilst there is a maximum queue of 21 vehicles on the approach as identified by TBS, this occurs between the last 5 minutes of the peak hour (08:55 - 09:00) and last for no more than 1 minute before the queue dissipates.

Analysis and Conclusion

- The matters raised in the additional objection have been considered in the WCC Highways comments and in the main report.
- The recommendation on the application has not altered as remains as set out in the main agenda report.

**24/00887/S73 Aldi, Sherwood Road, Bromsgrove**

No updates

**25/00126/FUL Victoria Ground, Birmingham Road, Bromsgrove**

No updates