

25/00529/S73

Land At Whitford Road Bromsgrove

Proposal to amend condition 25 No part of the development shall be occupied until the junction of Fox Lane/ Rock Hill has been altered in accordance with the scheme for a roundabout shown on the plan Fox Lane/ Rock Hill schematic ref 7033-SK-005 revision.

Recommendation: Grant

Variation of condition 25 of planning permission APP/P1805/W/20/3245111 allowed on appeal 09/02/2021 (LPA 16/1132):

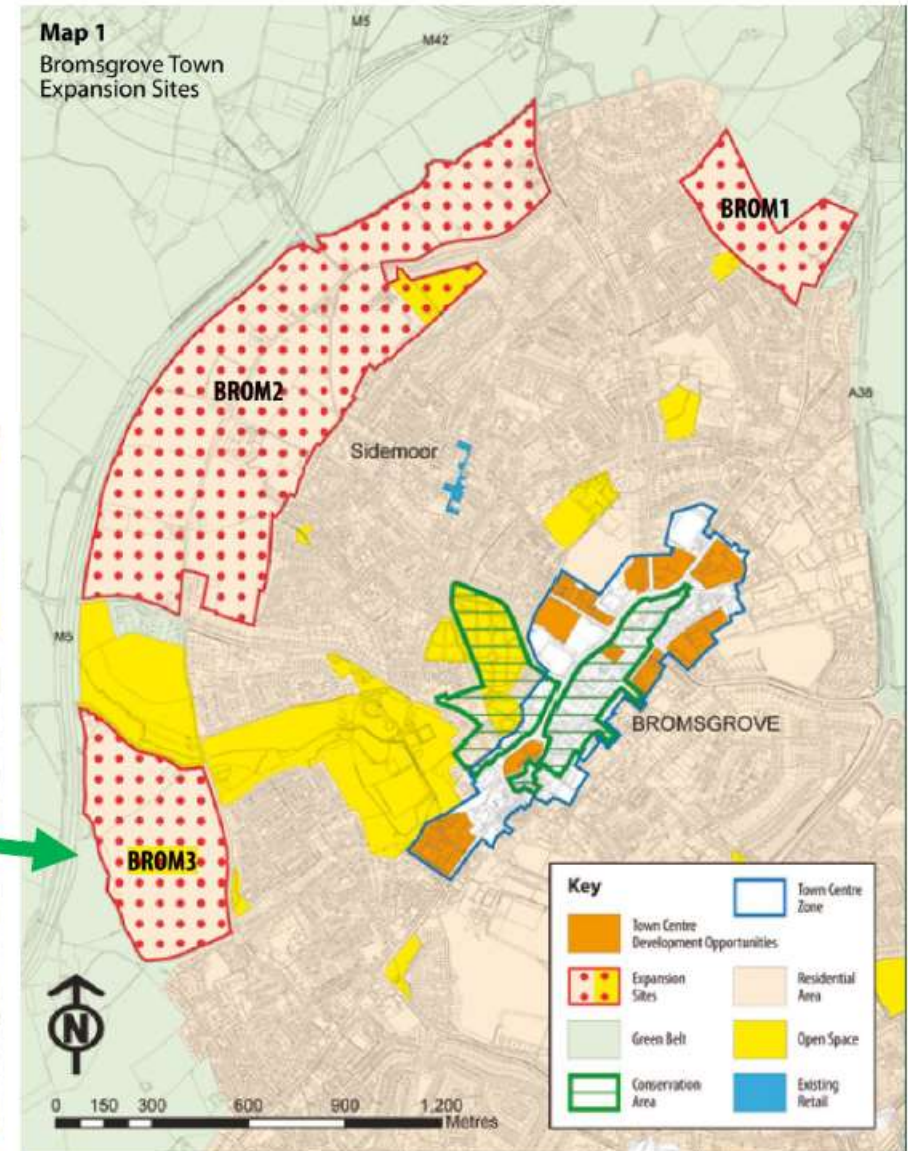
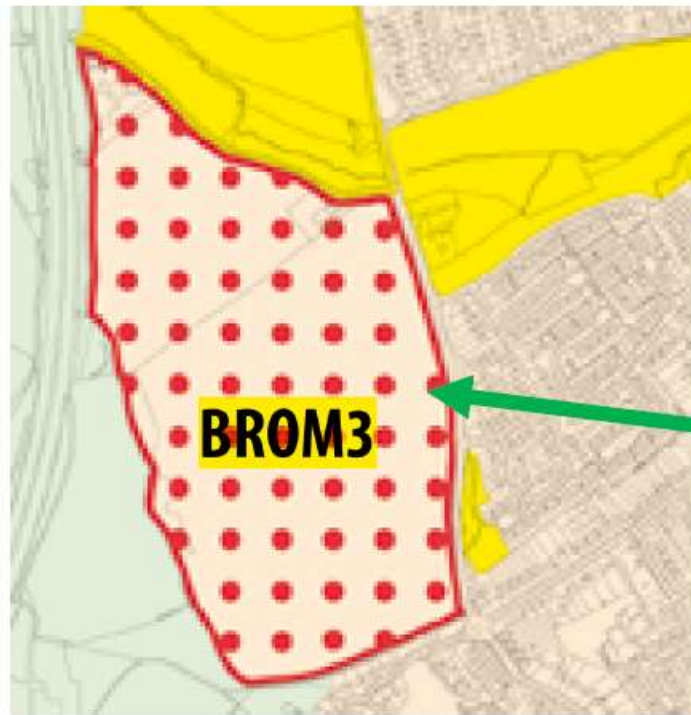
FROM:

No part of the development shall be occupied until the junction of Fox Lane/ Rock Hill has been altered in accordance with the scheme for a roundabout shown on the plan Fox Lane/ Rock Hill schematic ref 7033-SK-005 revision F.

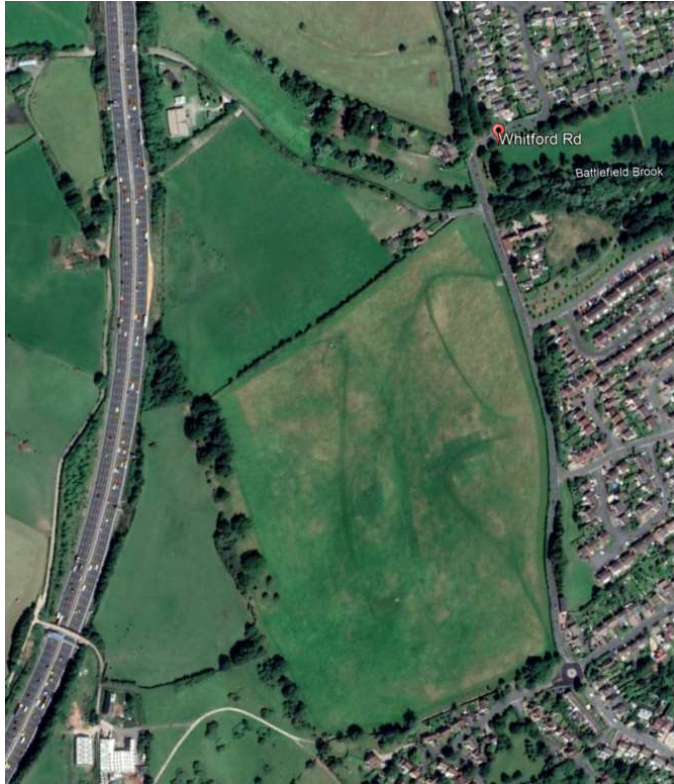
TO:

No more than 49 dwellings (of which, no more than 30 shall be for private sale and no more than 19 shall be for affordable housing) shall be occupied until the junction of Fox Lane/Rock Hill has been altered in accordance with the scheme for a roundabout shown on the plan Fox Lane/Rock Hill schematic scheme ref 7033-SK-005 revision G and ancillary drawings 7033-s278-701 rev C02, 2015804 AGE- ZZ-XX-DR-X-0002, 0003, 0004, 0005, 0006 REV C02.

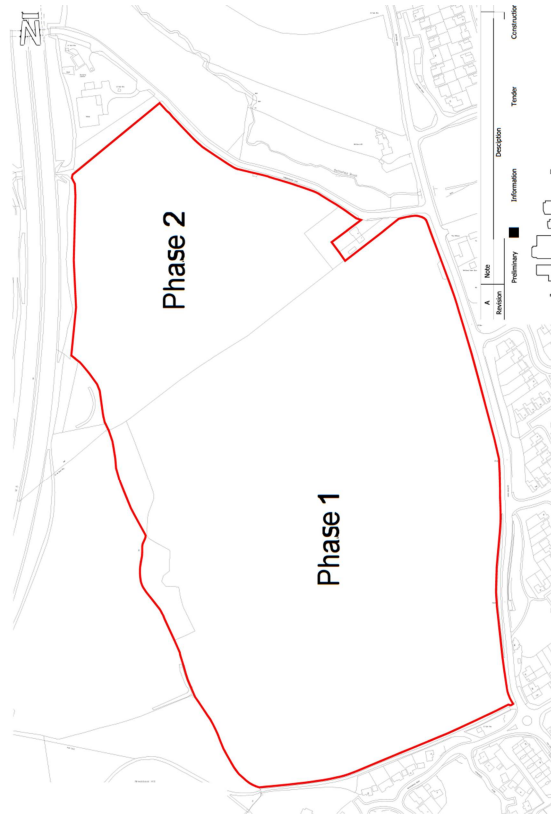
Application site in relation to Bromsgrove District Plan site – BROM 3



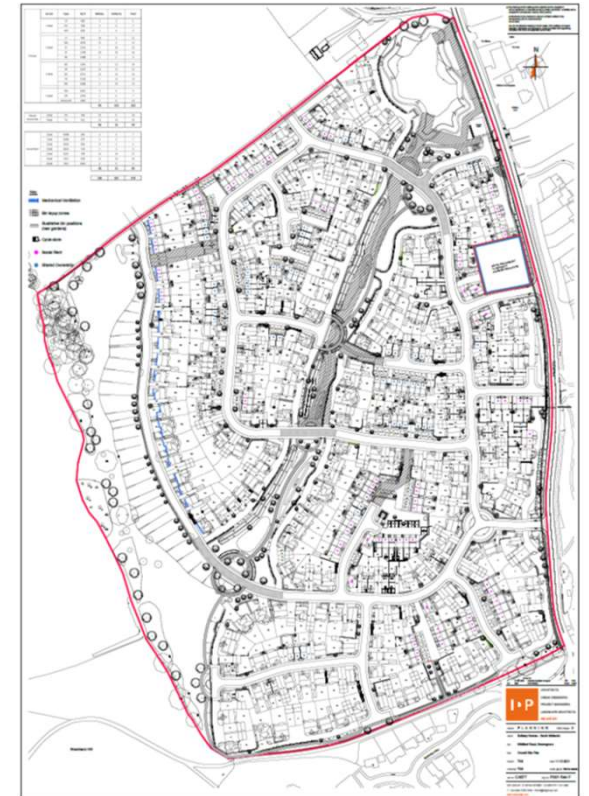
Aerial View



Site A



Bellway Layout (ph 1)

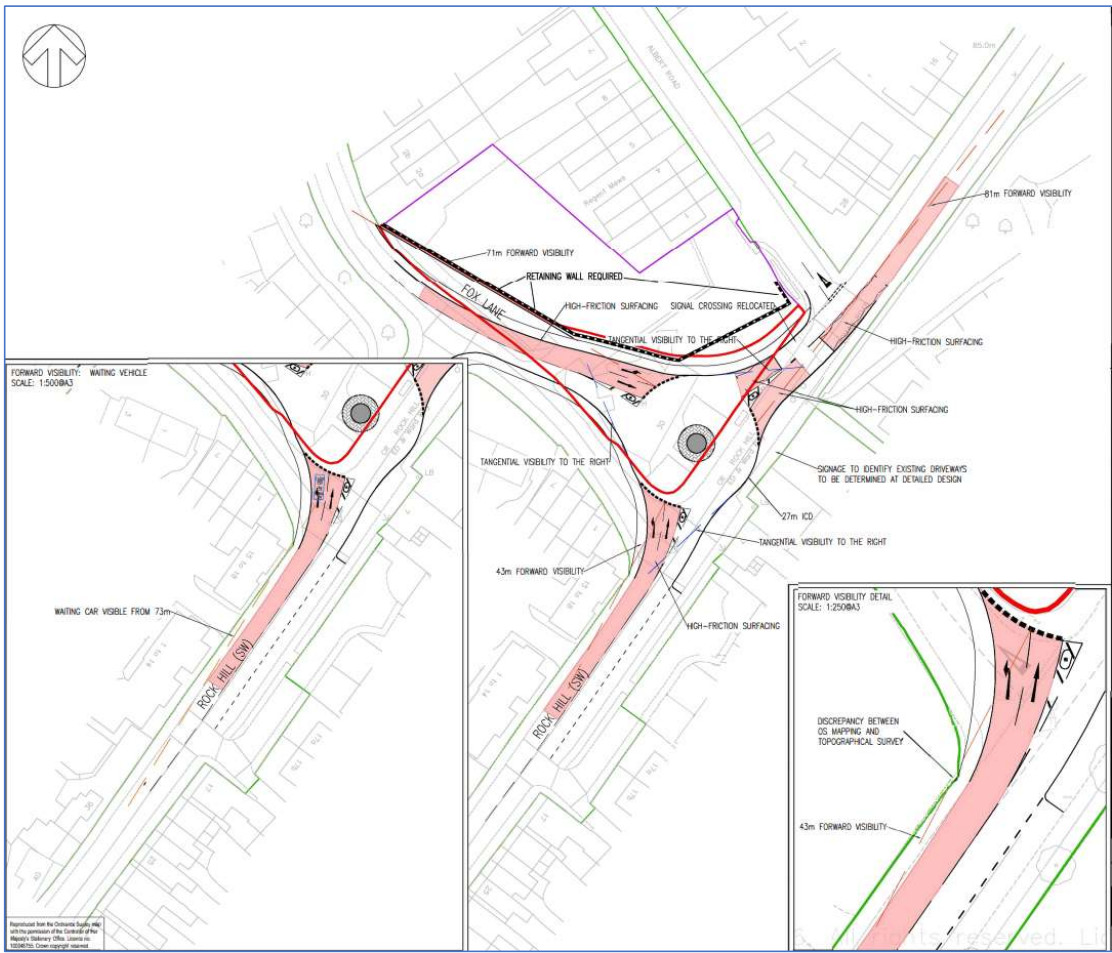


Schematic ref 7033-SK-005 revision F

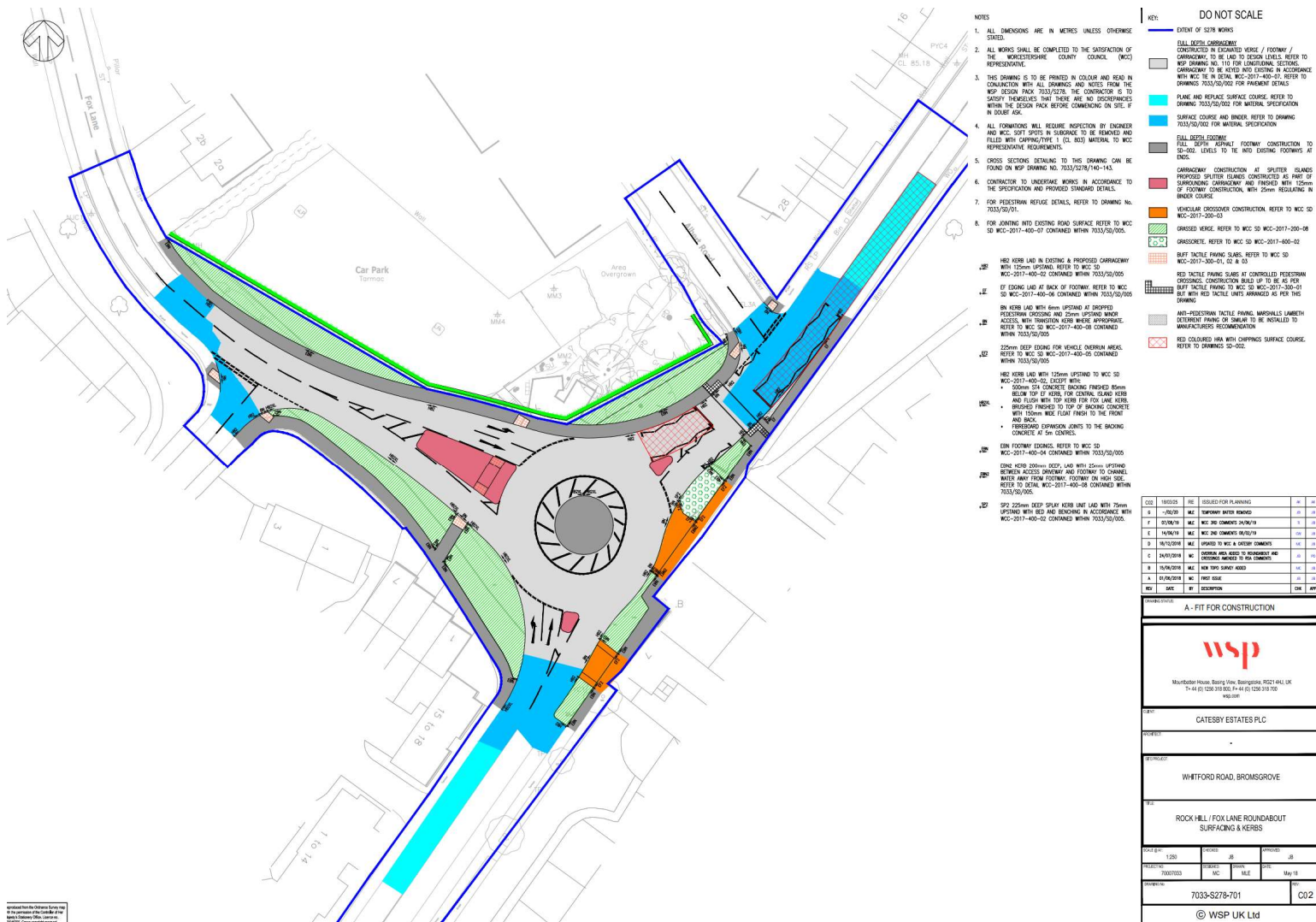


Schematic ref 7033-SK-005 revision G

G | 12/12/24 | SH | RETAINING WALL INFORMATION ADDED



7033-S278-701-C02



- DRAWING TO READ IN CONJUNCTION
WITH GOR REPORT REF
"201504-AGE-01-00-RP-X-0001 A02"

POST REF	SECTION SIZE	BORE DIA. (in)	LENG. (in)
WP01	20x2x203.4x6	0.4	5
WP02	20x2x203.4x6	0.45	5
WP03	20x2x203.4x6	0.45	5
WP04	20x2x203.4x6	0.45	5
WP05	20x2x203.4x6	0.45	5
WP06	20x2x203.4x6	0.45	5
WP07	20x2x203.4x6	0.45	5
WP08	20x2x203.4x6	0.45	5
WP09	20x2x203.4x6	0.45	5
WP10	20x2x203.4x6	0.45	5
WP11	20x2x203.4x6	0.45	5
WP12	20x2x203.4x6	0.45	5
WP13	20x2x203.4x6	0.45	5
WP14	20x2x203.4x6	0.45	5
WP15	20x2x203.4x6	0.45	5
WP16	20x2x203.4x6	0.45	5
WP17	20x2x203.4x6	0.45	5
WP18	20x2x203.4x6	0.45	5
WP19	20x2x203.4x6	0.45	5

PANEL REF	PANEL SPEC	PANEL HEIGHT (m)	PANEL WIDTH (m)	TOTAL No.
A	KK0600/S	0.6	4.95	56
B	KK0600/S	0.6	2.75	3
C	KK0600/S	0.6	2.45	6

CD	10/11/04	CD	ZDR	REVISED WHERE CLOUDED
CD	11/12/04	CD	MVE	REVISED POST SPACINGS & ISSUED FOR CONSTRUCTION
MD	01/11/04	CD	MVE	REVISED TO SUIT EXTENDED WALL LINE
CD	20/02/04	CD	MVE	REVISED TO SUIT CATEGORY COMMENTS
CD	19/01/03	CD	ZDR	ISSUED FOR CONSTRUCTION
MD	02/06/03	MVE	-	ISSUED FOR APPROVAL
Rev	Date	By	CD	Notes



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Bellway

Client: BELLWAY HOMES LIMITED

Project: ROCK HILL, BROMSGROVE

Drawing Title

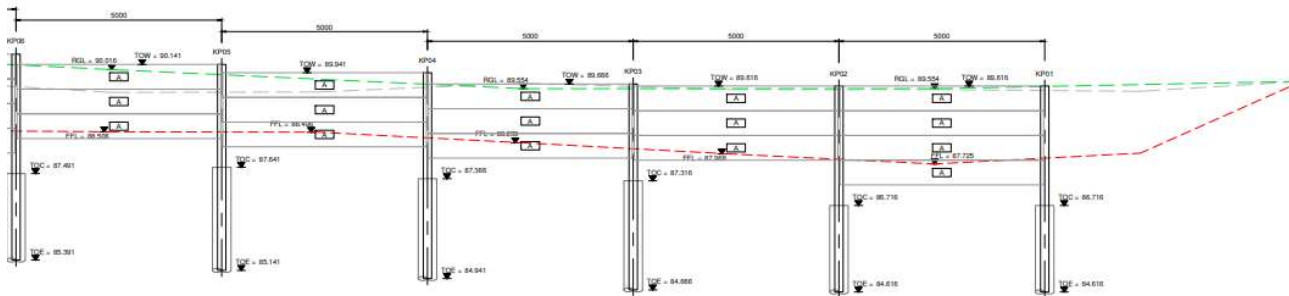
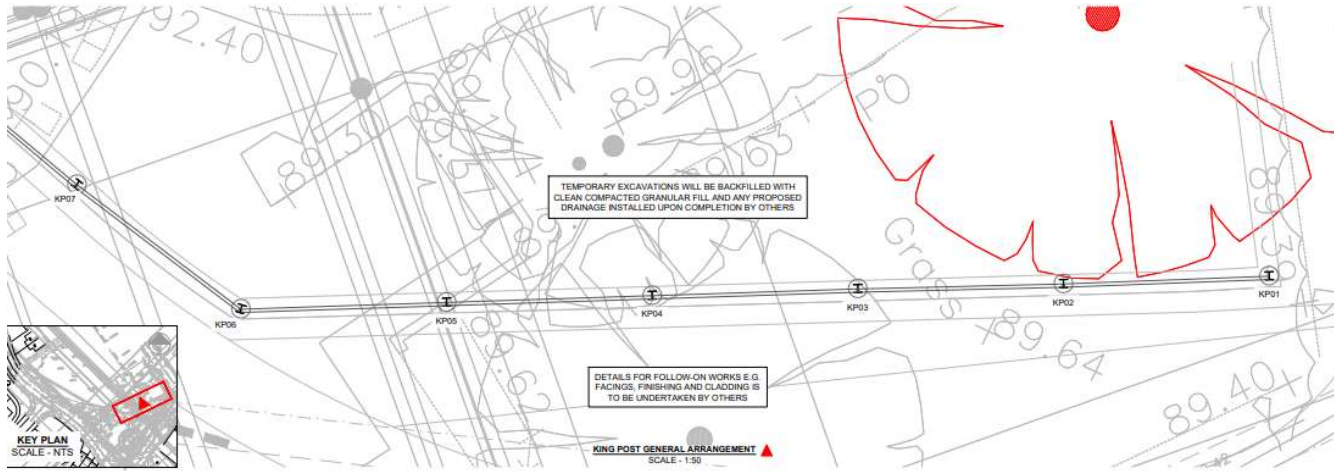
KING POST WALL
DRAWING OVERVIEW

PROJECT	ORIGIN	VOL	LEVEL	TYPE	ROLE	NUMBER
2015804	- AGE -	ZZ	XX	DR	X	0002

Scale: 1:150 @ A1	Date: JUNE 2023	By: CO	Chk: MVE
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Status	Revision	Classification
A1 - APPROVED	C02	

2015804-AGE-ZZ-XX-DR-X-0003_C02



KING POST ELEVATION
SCALE - 1:50

5. PRESENCE OF EXISTING SERVICES AND STRUCTURES SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF WORK ON SITE. ADEQUATE MEASURES SHOULD BE MADE TO PROTECT OR DIVERT AS APPROPRIATE.
6. SETTING OUT BY OTHERS
7. ANY DISCREPANCIES TO GROUND INVESTIGATION DATA STATED, MUST BE REPORTED IMMEDIATELY TO THE SITE ENGINEER.

DRAWING TO READ IN CONJUNCTION
WITH GDR REPORT REF
"2015804-AGE-01-00-RP-X-0001 A02"

POST REF	SECTION SIZE	BORE DIA. (m)	LENGTH (m)
KP001	2030x2030x0.45	0.45	5
KP002	2030x2030x0.45	0.45	5
KP003	2030x2030x0.45	0.45	5
KP004	2030x2030x0.45	0.45	5
KP005	2030x2030x0.45	0.45	5
KP006	2030x2030x0.45	0.45	5
KP007	2030x2030x0.45	0.45	5
KP008	2030x2030x0.45	0.45	5
KP009	2030x2030x0.45	0.45	5
KP100A	2030x2030x0.45	0.45	5
KP101	2030x2030x0.45	0.45	5
KP102	2030x2030x0.45	0.45	5
KP103	2030x2030x0.45	0.45	5
KP104	2030x2030x0.45	0.45	5
KP105	2030x2030x0.45	0.45	5
KP106	2030x2030x0.45	0.45	5
KP107	2030x2030x0.45	0.45	5
KP108	2030x2030x0.45	0.45	5
KP109	2030x2030x0.45	0.45	5
KP110	2030x2030x0.45	0.45	5

PANEL REF	PANEL SPEC	PANEL HEIGHT (m)	PANEL WIDTH (m)	TOTAL No.
A	KKD600/8	0.6	4.95	56
B	KKD600/8	0.6	2.75	3
C	KKD600/8	0.6	2.45	6

CD	08/11/24	CD	ZW	REVISED WHERE CLOUDED
CD	13/11/24	CD	PHS	REVISED POST SPACINGS & ISSUED FOR CONSTRUCTION
PHS	05/12/24	CD	PHS	ISSUED FOR APPROVAL
Rev		By	CAL	Notes



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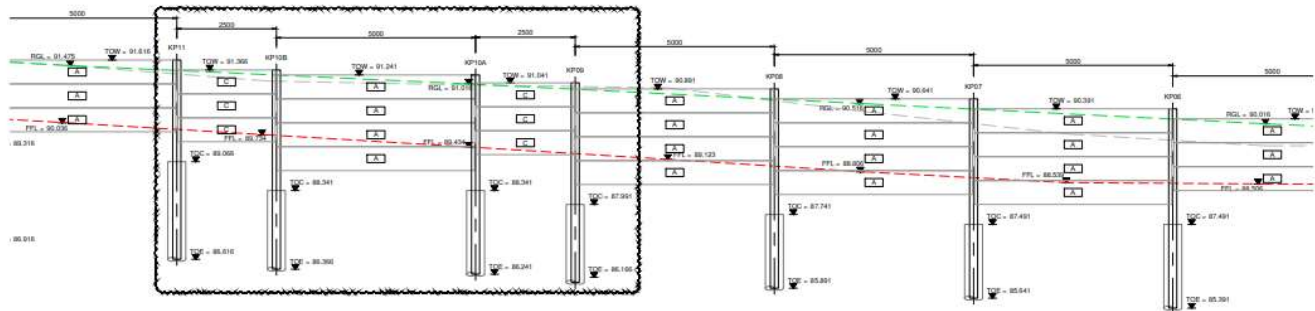
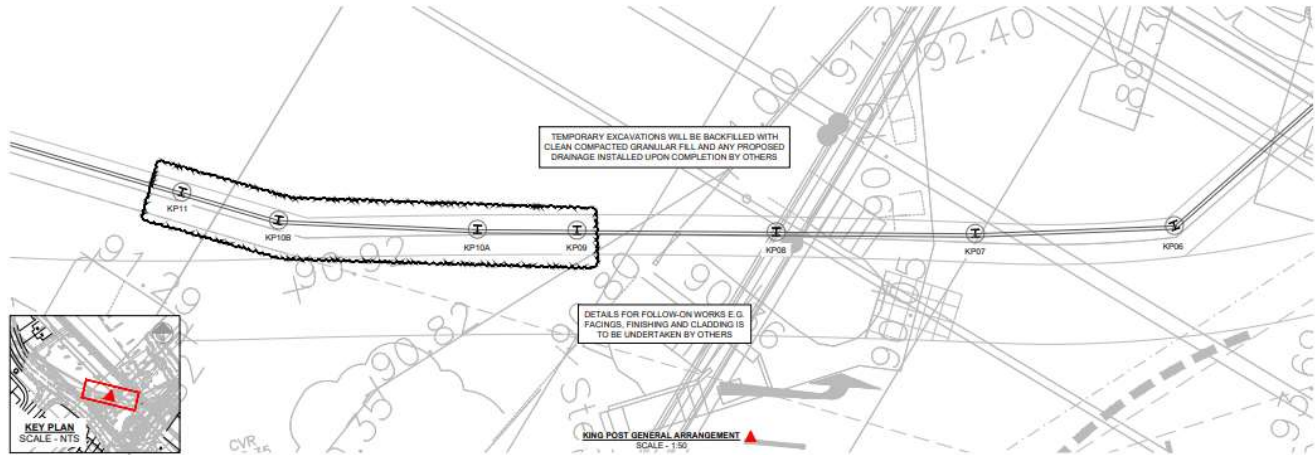
Client	BELLWAY HOMES LIMITED
Project	ROCK HILL, BROMSGROVE

KING POST WALL
GA & ELEVATION SHEET 1 OF 4

KEY	
---	FINISHED FORMATION LEVEL (FFL)
---	RETAINED GROUND LEVEL (RGL)
PPL	PIILING PLATFORM LEVEL
TOW	TOP OF WALL
TOC	TOP OF CONCRETE LEVEL
TOE	MINIMUM EMBEDMENT LEVEL

PROJECT ORIGIN VOL LEVEL TYPE ROLE NUMBER				
2015804 - AGE - ZZ - XX - DR - X - 0003				
Scale: 1:50 @ A1		Date: OCTOBER 2024		By CO
Status		Revision		Chk: MVE
A1 - APPROVED		C02		Classification:

2015804-AGE-ZZ-XX-DR-X-0004_C02



- REPORTED TO THE AARSLEFF GEOTECHNICAL ENGINEERING ENGINEER IMMEDIATELY.
5. PRESENCE OF EXISTING SERVICES AND STRUCTURES SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF WORK ON SITE. ADEQUATE MEASURES SHOULD BE MADE TO PROTECT OR DIVERT AS APPROPRIATE.
6. SETTING OUT BY OTHERS
7. ANY DISCREPANCIES TO GROUND INVESTIGATION DATA STATED, MUST BE REPORTED IMMEDIATELY TO THE SITE ENGINEER.

DRAWING TO READ IN CONJUNCTION WITH QDR REPORT REF "2015804-AGE-01-00-RP-X-0001 A02"

POST REF	SECTION SIZE	PILE DIA. (m)	LENGTH (m)
KP01	203x203x46	0.45	5
KP02	203x203x46	0.45	5
KP03	203x203x46	0.45	5
KP04	203x203x46	0.45	5
KP05	203x203x46	0.45	5
KP06	203x203x46	0.45	5
KP07	203x203x46	0.45	5
KP08	203x203x46	0.45	5
KP09	203x203x46	0.45	5
KP10	203x203x46	0.45	5
KP11	203x203x46	0.45	5

PANEL REF	PANEL SPEC	PANEL HEIGHT (m)	PANEL WIDTH (m)	TOTAL No.
A	XX100/0/0	0.6	4.95	16
B	XX100/0/0	0.6	2.75	8
C	XX100/0/0	0.6	2.45	6

NO	DESCRIPTION	UNIT	QUANTITY	REMARKS
1	REINFORCED CONCRETE	m ³	1.00	FOR CONSTRUCTION
2	REINFORCED CONCRETE	m ³	1.00	FOR CONSTRUCTION
3	REINFORCED CONCRETE	m ³	1.00	FOR CONSTRUCTION

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Client: BELLWAY HOMES LIMITED
Project: ROCK HILL, BROMSGROVE

Drawing Title: KING POST WALL
QA & ELEVATION SHEET 2 OF 4

PROJECT ORIGIN: RGL LEVEL TYPE: ROLL NUMBER: 2015804 - AGE - ZZ - XX - DR - X - 0004

Scale: 1:50 @ A1 Date: OCTOBER 2024 By: CO CDR MVR
Status: A1 - APPROVED Revision: C02

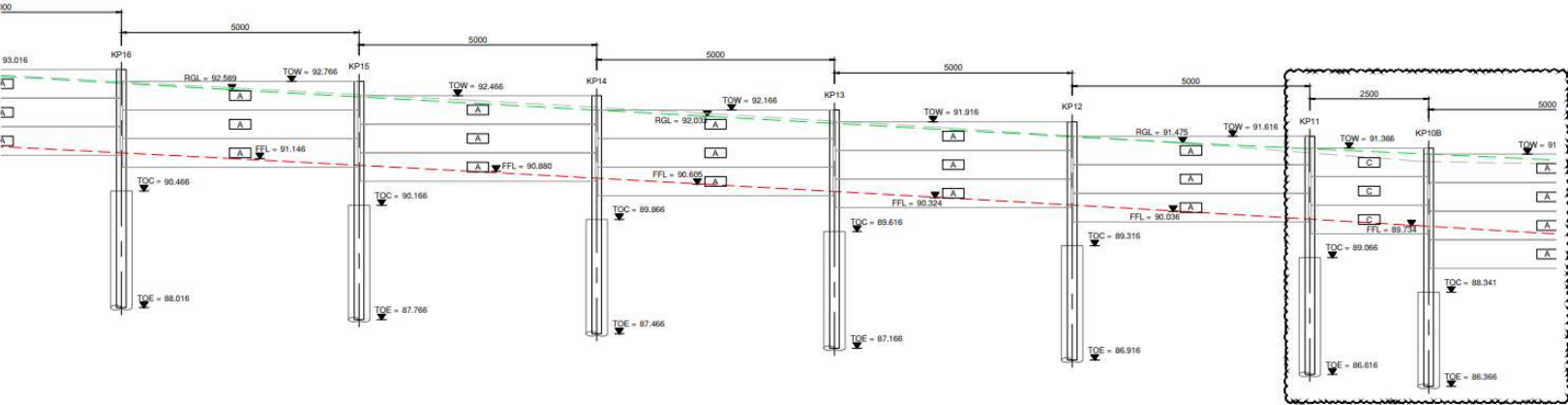
KEY	
—	FINISHED FORMATION LEVEL (FFL)
—	RETAINED GROUND LEVEL (RGL)
—	PILE TOP PLATFORM LEVEL
—	TOP OF WALL
—	TOP OF CONCRETE LEVEL
—	MINIMUM EMBEDMENT LEVEL

2015804-AGE-ZZ-XX-DR-X-0005_C02



POST REF	SECTION SIZE	DIA. (m)	DEPTH (m)
KP01	203x203x46	0.45	5
KP02	203x203x46	0.45	5
KP03	203x203x46	0.45	5
KP04	203x203x46	0.45	5
KP05	203x203x46	0.45	5
KP06	203x203x46	0.45	5
KP07	203x203x46	0.45	5
KP08	203x203x46	0.45	5
KP09	203x203x46	0.45	5
KP10A	203x203x46	0.45	5
KP10B	203x203x46	0.45	5
KP11	203x203x46	0.45	5
KP12	203x203x46	0.45	5
KP13	203x203x46	0.45	5
KP14	203x203x46	0.45	5
KP15	203x203x46	0.45	5
KP16	203x203x46	0.45	5
KP17	203x203x46	0.45	5
KP18	203x203x46	0.45	5
KP19	203x203x46	0.45	5
KP20	203x203x46	0.45	5

PANEL REF	PANEL SPEC	PANEL HEIGHT (m)	PANEL WIDTH (m)	TOTAL No.
A	KKD600/8	0.6	4.95	56
B	KKD600/8	0.6	2.75	3
C	KKD600/8	0.6	2.45	6



KING POST ELEVATION
SCALE - 1:50

KEY	
---	FINISHED FORMATION LEVEL (FFL)
---	RETAINED GROUND LEVEL (RGL)
---	PILING PLATFORM LEVEL
---	TOW
---	TOC
---	TOE

CO2

HY/L24

CO

ZZK

REVISED WHERE CLOUSED

CO3

13/1/24

CO

MVE

REVISED POST SPACINGS & ISSUED FOR CONSTRUCTION

REV

04/1/24

CO

MVE

ISSUED FOR APPROVAL

Rev

Date

By

Chk

Name

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BELLWAY HOMES LIMITED

Client

BELLWAY HOMES LIMITED

Project

ROCK HILL, BROMSGROVE

Drawing Title

KING POST WALL
GA & ELEVATION SHEET 3 OF 4

PROJECT

2015804 - AGE - ZZ - XX - DR - X - 0005

ORIGIN

ZZ

VOL

XX

LEVEL

DR

TYPE

X

ROLE

CO

NUMBER

0005

Scale

1:50

@

A1

Date

OCTOBER 2024

By

CO

Chk

MVE

Status

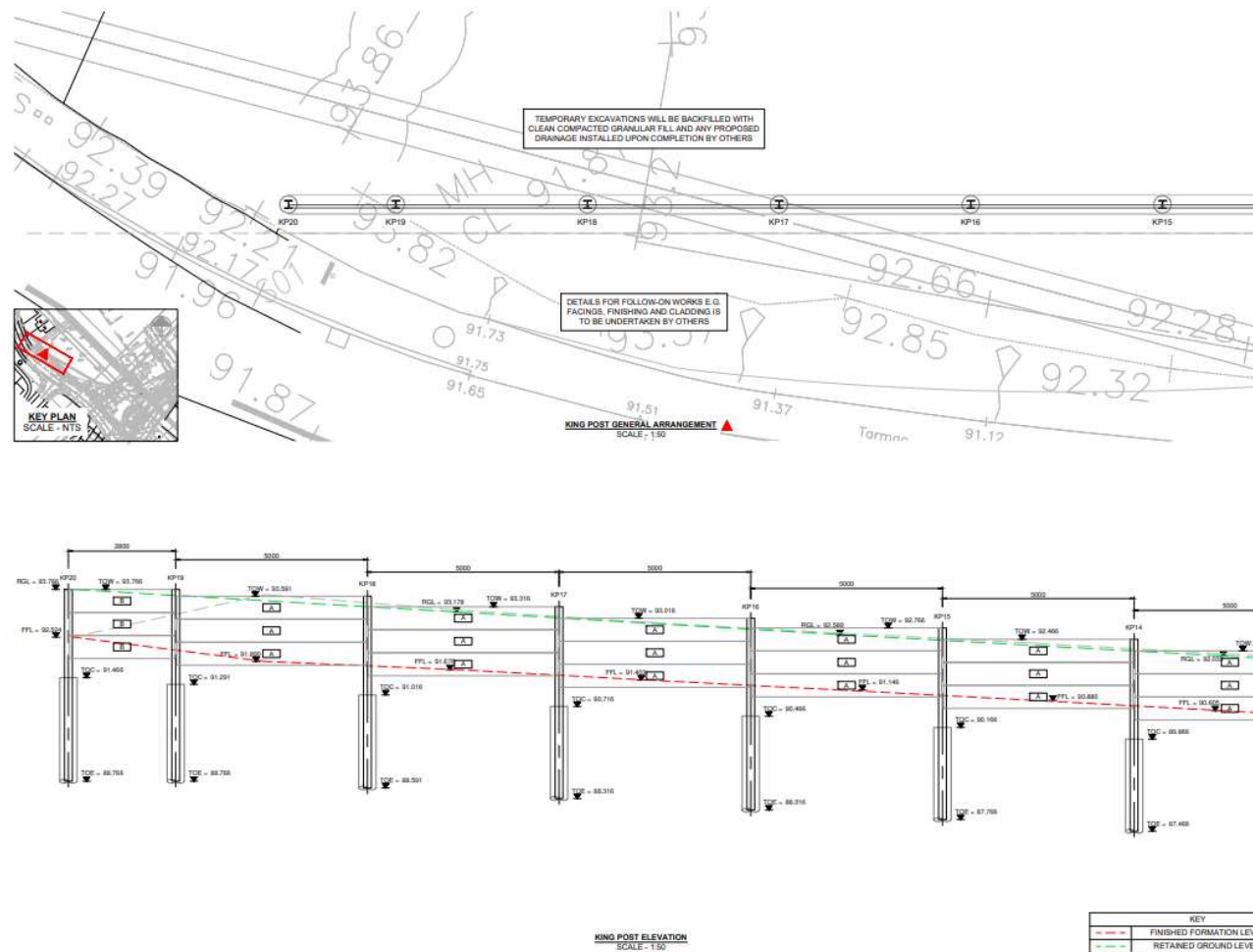
A1 - APPROVED

Revision

C02

Classification

2015804-AGE-ZZ-XX-DR-X-0006_C02



4. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE AARSLEFF GROUND ENGINEERING ENGINEER IMMEDIATELY.
5. PRESENCE OF EXISTING SERVICES AND STRUCTURES SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF WORK ON SITE. ADEQUATE MEASURES SHOULD BE MADE TO PROTECT OR DIVERT AS APPROPRIATE.
6. SETTING OUT BY OTHERS
7. ANY DISCREPANCIES TO GROUND INVESTIGATION DATA STATED, MUST BE REPORTED IMMEDIATELY TO THE SITE ENGINEER.

DRAWING TO READ IN CONJUNCTION
WITH GDR REPORT REF
"2015804-AGE-01-00-RP-X-0001 A02"

POST REF	SECTION SIZE	BORE DIA. [m]	LENGTH [m]
CP01	203x203x40	0.45	5
CP02	203x203x40	0.45	5
CP03	203x203x40	0.45	5
CP04	203x203x40	0.45	5
CP05	203x203x40	0.45	5
CP06	203x203x40	0.45	5
CP07	203x203x40	0.45	5
CP08	203x203x40	0.45	5
CP09	203x203x40	0.45	5
CP10	203x203x40	0.45	5
CP11	203x203x40	0.45	5
CP12	203x203x40	0.45	5
CP13	203x203x40	0.45	5
CP14	203x203x40	0.45	5
CP15	203x203x40	0.45	5
CP16	203x203x40	0.45	5
CP17	203x203x40	0.45	5
CP18	203x203x40	0.45	5
CP19	203x203x40	0.45	5

PANEL REF	PANEL SPEC	PANEL HEIGHT (m)	PANEL WIDTH (m)	TOTAL No.
A	KXD600/B	0.6	4.95	56
B	KXD600/B	0.6	2.75	3
C	KXD600/B	0.6	2.45	6

100	08/11/04	CD	226	REVISED WHERE CLOUSED
100	12/11/04	CD	965	REVISED POST SPACING & ISSUED FOR CONSTRUCTION
955	01/11/04	CD	965	ISSUED FOR APPROVAL
Rev.	Date	By	CD	Notes



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 W: www.aarleft.co.uk

Bellway

Client	BELLWAY HOMES LIMITED
Project	ROCK HILL, BROMSGROVE

Drawing Title

KING POST WALL
GA & ELEVATION SHEET 4 OF 4

PROJECT ORIGIN VOL LEVEL TYPE ROLE NUMBER			
2015804 - AGE - ZZ - XX - DR - X - 0006			
Scale: 1:50 @ A1	Date: OCTOBER 2024	By: CO	Chk: MVE
Status:	Revision:	Classification:	
A1 - APPROVED	C02		

☐ A1 - APPROVED

C02

Retaining Wall Facing Brick Tobermore Country Stone in Bracken



Applicant's images

Photos Rock Hill / Fox Lane: extent of works 11/03/2025



← Extracts google streetview →



Photos Rock Hill / Fox Lane: extent of works April2025



← Extracts google streetview →



Toucan crossing

Plan for Whitford Road, Bromsgrove

Map and plan of the area

Map of Whitford Road, Bromsgrove and the proposed Toucan Crossing to be installed.

Description of the map

The map shows the proposed **Toucan Crossing** positioned on **Whitford Road, Bromsgrove**: -
at a point 34 metres north of the junction with the Deansway and 115 metres south of the junction with Timberhonger Lane.

