

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):

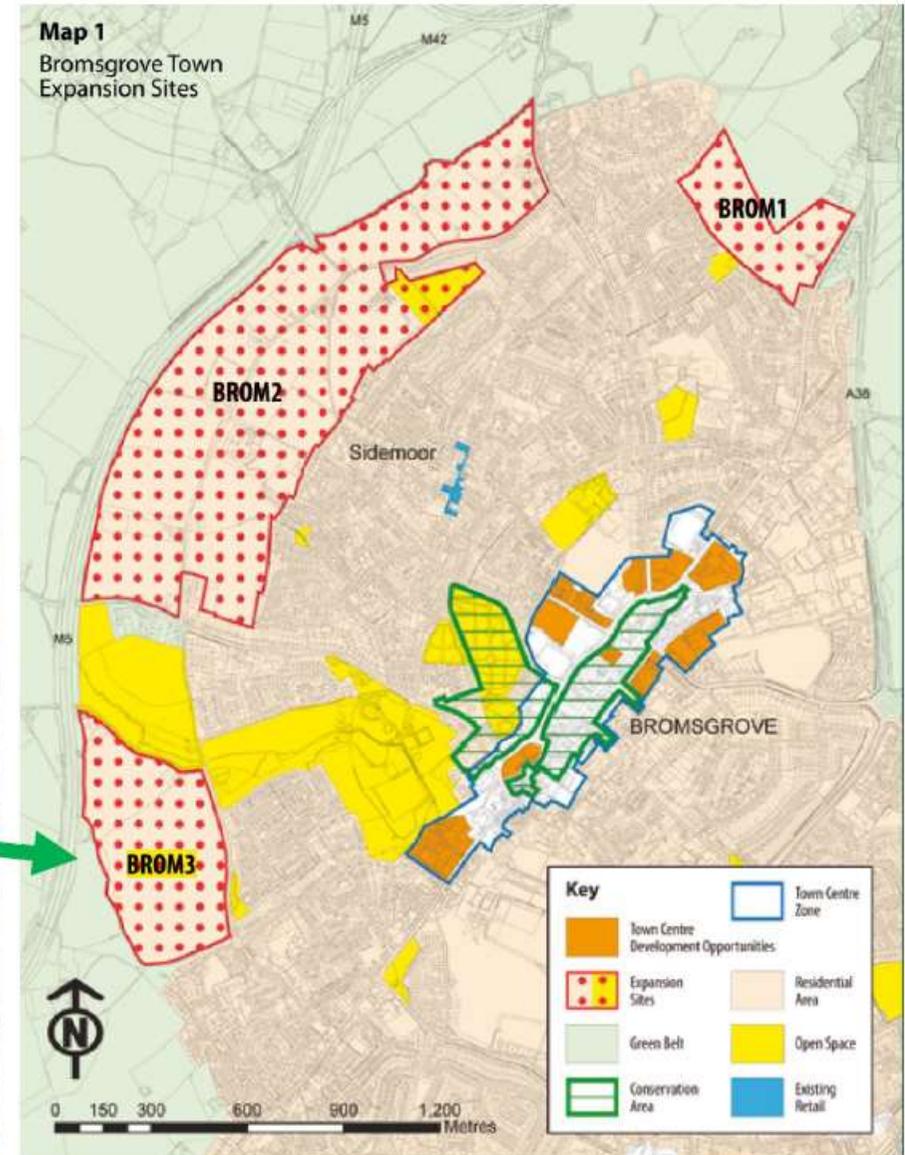
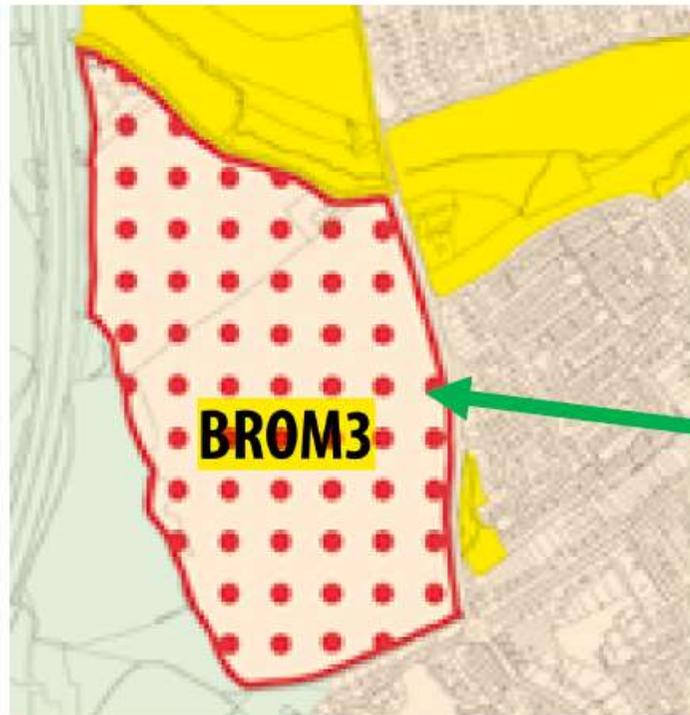
FROM:

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.

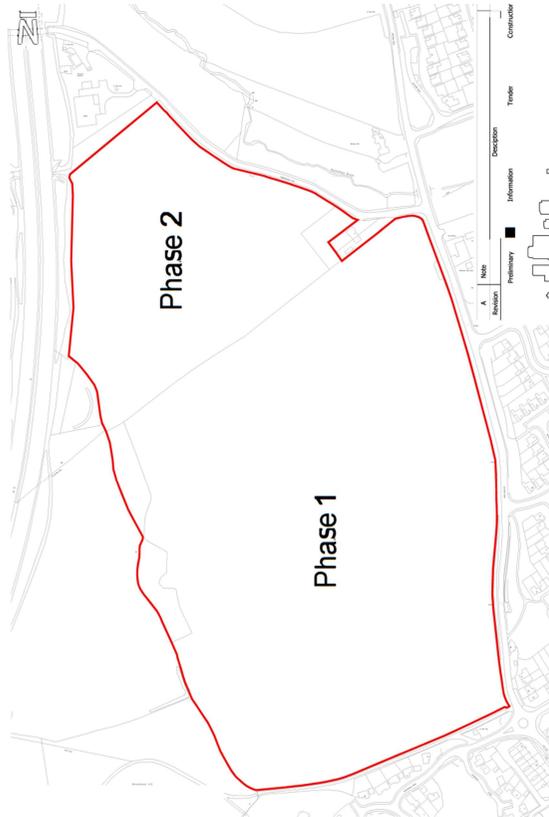
Application site in relation to Bromsgrove District Plan site – BROM 3



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



- NOTES**
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
 2. ALL WORKS SHALL BE COMPLETED TO THE SATISFACTION OF THE WORCESTERSHIRE COUNTY COUNCIL (WCC) REPRESENTATIVE.
 3. THIS DRAWING IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH ALL DRAWINGS AND NOTES FROM THE WCC DESIGN PACK 7033/S278. THE CONTRACTOR IS TO SATISFY THEMSELVES THAT THERE ARE NO DISCREPANCIES WITHIN THE DESIGN PACK BEFORE COMMENCING ON SITE. IF IN DOUBT ASK.
 4. ALL FOUNDATIONS WILL REQUIRE INSPECTION BY ENGINEER AND WCC 2017 SPDS IN SURFACING TO BE FINISHED AND FILLED WITH CARBON/FINE 1 (CL 803) MATERIAL TO WCC REPRESENTATIVE REQUIREMENTS.
 5. CROSS SECTIONS DETAILING TO THIS DRAWING CAN BE FOUND ON WPP DRAWING NO. 7033/S278/140-145.
 6. CONTRACTOR TO UNDERTAKE WORKS IN ACCORDANCE TO THE SPECIFICATION AND PROVIDED DRAWING DETAILS.
 7. FOR PAVEMENT REFUSE DETAILS, REFER TO DRAWING NO. 7033/S20/01.
 8. FOR JOINING INTO EXISTING ROAD SURFACE REFER TO WCC SD WCC-2017-400-07 CONTAINED WITHIN 7033/S2/005.
- HEB KERB LAD IN EXISTING & PROPOSED CARRIAGEWAY WITH 125mm UPSTAND. REFER TO WCC SD WCC-2017-400-02 CONTAINED WITHIN 7033/S2/005**
- FT EDGING LAD AT BACK OF FOOTWAY. REFER TO WCC SD WCC-2017-400-06 CONTAINED WITHIN 7033/S2/005**
- IN KERB LAD WITH 60mm UPSTAND AT DROPPED PAVEMENT CROSSING AND 25mm UPSTAND WHERE ACCESS, WITH TRANSITION KERB WHERE APPROPRIATE. REFER TO WCC SD WCC-2017-400-08 CONTAINED WITHIN 7033/S2/005**
- 225mm DEEP EDGING FOR VEHICLE OVERHANG AREAS. REFER TO WCC SD WCC-2017-400-05 CONTAINED WITHIN 7033/S2/005**
- HEB KERB LAD WITH 125mm UPSTAND TO WCC SD WCC-2017-400-02. EXCEPT WITH:**
- 500mm DIA CONCRETE BACKING FINISHED 80mm BELOW TOP OF KERB FOR CENTRAL ISLAND KERB AND FLUSH WITH TOP KERB FOR FOX LANE KERB.
 - BRUSHED FINISH TO TOP OF BACKING CONCRETE WITH 150mm WIDE FLOAT FINISH TO THE FRONT AND BACK.
 - FIBREWEAVE EXPANSION JOINTS TO THE BACKING CONCRETE AT 5M INTERVALS.
- EBN FOOTWAY EDGING. REFER TO WCC SD WCC-2017-400-04 CONTAINED WITHIN 7033/S2/005**
- CHALK KERB 200mm DEEP. LAD WITH 25mm UPSTAND BETWEEN ACCESS DRIVEWAY AND FOOTWAY TO CHANNEL WATER AWAY FROM FOOTWAY. FOOTWAY ON HIGH SIDE. REFER TO WCC SD WCC-2017-400-09 CONTAINED WITHIN 7033/S2/005.**
- SP1 225mm DEEP SLIP KERB UNIT LAD WITH 75mm UPSTAND WITH BEB AND BENCHING IN ACCORDANCE WITH WCC-2017-400-02 CONTAINED WITHIN 7033/S2/005.**

KEY: DO NOT SCALE

- EXTENT OF S278 WORKS
- CALL LEVEL CARRIAGEWAY
- CONCRETE IN EXISTING VERGE / FOOTWAY / CARRIAGEWAY TO BE LAD TO DESIGN LEVELS. REFER TO WPP DRAWING NO. 110 FOR CIRCULAR SECTIONS.
- CARRIAGEWAY TO BE LAD INTO EXISTING IN ACCORDANCE WITH WCC BE IN DETAIL WCC-2017-400-07. REFER TO DRAWING 7033/S2/002 FOR PAVEMENT DETAILS.
- PLANE AND RESURFACE SURFACE COURSE. REFER TO DRAWING 7033/S2/002 FOR MATERIAL SPECIFICATION.
- SURFACE COURSE AND BINDER. REFER TO DRAWING 7033/S2/002 FOR MATERIAL SPECIFICATION.
- FULL DEPTH EDGING
- FULL DEPTH ASPHALT FOOTWAY CONSTRUCTION TO SD-042.
- LEVELS TO THE INTO EXISTING FOOTWAYS AT ENDS.
- CARRIAGEWAY CONSTRUCTION AT SPALTER ISLANDS PROPOSED SPALTER ISLANDS CONCRETED AS PART OF SURROUNDING CARRIAGEWAY AND FINISHED WITH 125mm OF FOOTWAY CONSTRUCTION WITH 25mm REGULAR IN BINDER COURSE.
- VEHICULAR CROSSOVER CONSTRUCTION. REFER TO WCC SD WCC-2017-200-03
- GRADED VERGE. REFER TO WCC SD WCC-2017-200-08
- GRASSOLETE. REFER TO WCC SD WCC-2017-400-02
- BUFF TACTILE PAVING SLABS. REFER TO WCC SD WCC-2017-300-01, 02 & 03
- HEB TACTILE PAVING SLABS AT CONTROLLED PEDESTRIAN CROSSING CONSTRUCTION BUILD UP TO BE AS PER BEB TACTILE PAVING TO WCC SD WCC-2017-300-01 BUT WITH RED TACTILE UNITS ARRANGED AS PER THIS DRAWING.
- HEB PEDESTRIAN TACTILE PAVING. MARBOLITE LAMBERT DETENTED PAVING OR SIMILAR TO BE INSTALLED TO MANUFACTURERS RECOMMENDATION.
- HEB COLoured HBA WITH CHIPPINGS SURFACE COURSE. REFER TO DRAWINGS SD-002.

CODE	ISSUES	HE	RESOLVED FOR PLANNING	DATE	BY
S	-/02/20	MC	SUBWAYWAY NUMBER	20	JR
F	05/04/19	MC	WCC 2ND COMMENTS 04/04/19	13	JR
E	14/04/19	MC	WCC 2ND COMMENTS 04/04/19	10	JR
S	16/12/19	MC	ISSUES TO WCC & WCCP COMMENTS	14	JR
C	24/01/20	MC	GENERAL AREA AGREE TO RESURFACE AND DRAINAGE MATTERS FOR COMMENTS	14	JR
B	10/04/20	MC	WCC 2ND SURVEY AGREE	14	JR
A	04/04/20	MC	FINAL ISSUE	14	JR
REV	DATE	BY	DESCRIPTION	DATE	APP

DRAWING DETAILS

A - FIT FOR CONSTRUCTION

Manchester House, Bourg / Ave, Southampton SO21 4AU, UK
T: +44 (0) 1203 393 855, F: +44 (0) 1203 393 700
wsp.com

CLIENT: CATESBY ESTATES PLC

PROJECT: -

ST-PROJECT: WHITFORD ROAD, BROMSGROVE

TITLE: ROCK HILL FOX LANE ROUNDABOUT SURFACING & KERBS

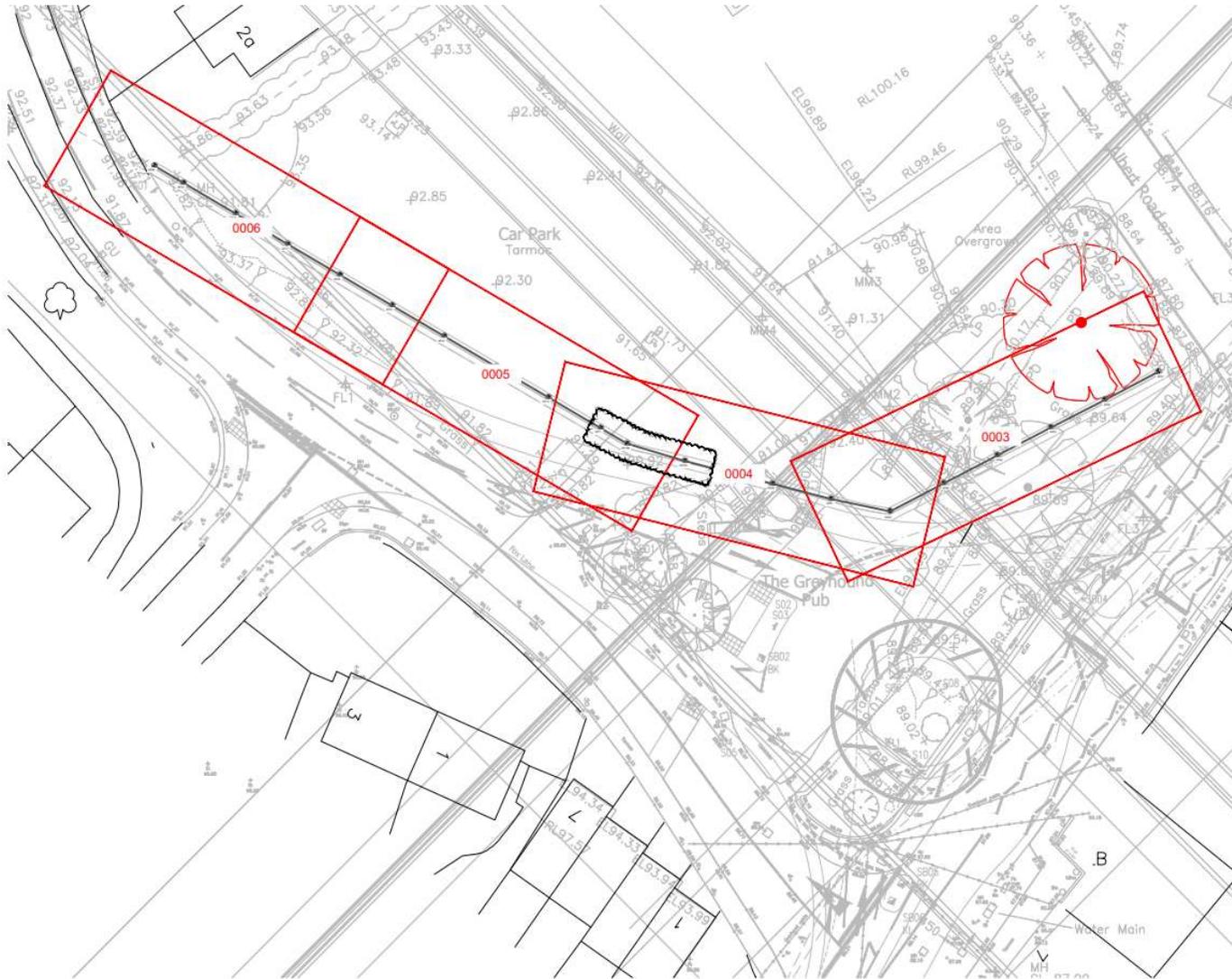
DATE	ISSUE	STATUS	APPROVED
1/20	ISSUED	AS	UB
7033/S278	ISSUED	AS	UB
7033/S278	MC	FILE	May 18

7033-S278-701 C02

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2015804-AGE-ZZ-XX-DR-X -0002_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 (mm)	LENGTH (m)
BP01	200x200x46	0.45	5
BP02	200x200x46	0.45	5
BP03	200x200x46	0.45	5
BP04	200x200x46	0.45	5
BP05	200x200x46	0.45	5
BP06	200x200x46	0.45	5
BP07	200x200x46	0.45	5
BP08	200x200x46	0.45	5
BP09	200x200x46	0.45	5
BP10	200x200x46	0.45	5
BP11	200x200x46	0.45	5
BP12	200x200x46	0.45	5
BP13	200x200x46	0.45	5
BP14	200x200x46	0.45	5
BP15	200x200x46	0.45	5
BP16	200x200x46	0.45	5
BP17	200x200x46	0.45	5
BP18	200x200x46	0.45	5
BP19	200x200x46	0.45	5
BP20	200x200x46	0.45	5

PANEL REF	PANEL SPEC	PANEL HEIGHT (m)	PANEL WIDTH (m)	TOTAL No.
A	KK0600/S	0.6	4.55	56
B	KK0600/S	0.6	2.75	3
C	KK0600/S	0.6	2.45	6

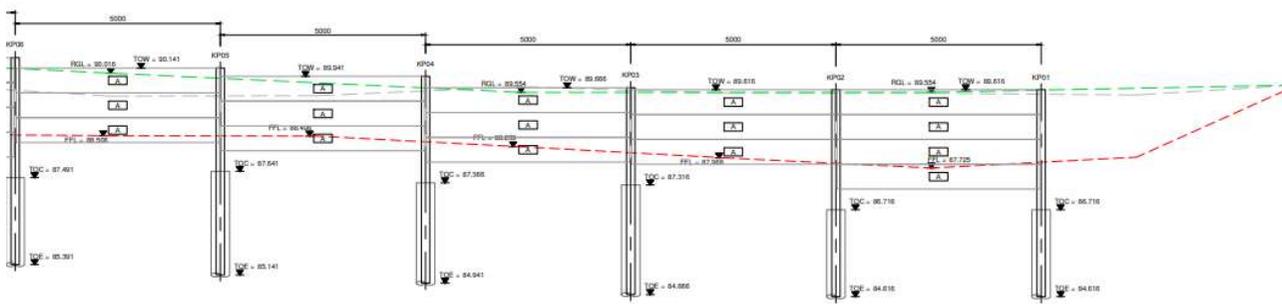
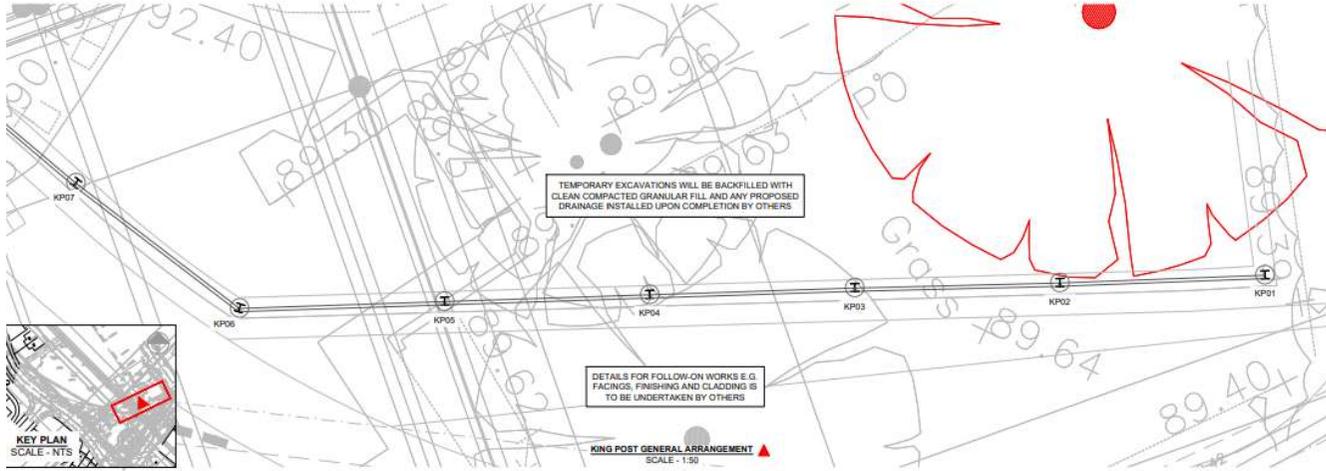
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104	151104	CD	276	REVISED DRAWING
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108	151104	CD	276	REVISED DRAWING
109	151104	CD	276	REVISED DRAWING
110	151104	CD	276	REVISED DRAWING

AARSLEFF GROUND ENGINEERING LTD
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 www.arsleff.co.uk



Client	BELLWAY HOMES LIMITED					
Project	ROCK HILL, BROMSGROVE					
Drawing Title	KING POST WALL DRAWING OVERVIEW					
PROJECT	GRID	VOL	LEVEL	TYPE	ROLE	NUMBER
2015804	AGE	ZZ	XX	DR	X	0002
Scale	1:150 @ A1	Date	JUNE 2023	By	CD	Chk. MVE
Status	A1 - APPROVED	Revision		Classification		C02

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



KING POST ELEVATION
SCALE - 1:50

KEY

---	FINISHED FORMATION LEVEL (FEL)
---	RETAINED GROUND LEVEL (RGL)
---	PILE PLATFORM LEVEL
---	TOP OF WALL
---	TOP OF CONCRETE LEVEL
---	MINIMUM EMBEDMENT LEVEL

- ENGINEER IMMEDIATELY.
- 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.
- SETTING OUT BY OTHERS
- ANY DISCREPANCIES TO GROUND INVESTIGATION DATA STATED, MUST BE REPORTED IMMEDIATELY TO THE SITE ENGINEER.

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

POST REF	SECTION SIZE	BORH DIA (mm)	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
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	4X3000/S	0.6	4.75	55
B	4X3000/S	0.6	2.75	3
C	4X3000/S	0.6	2.45	6

CHK	REV	BY	DATE	REVISION
				REVISION WHERE CLARIFIED
CHK	REV	BY	DATE	REVISION
				REVISIONS NOT SPANNING TO SHEETS FOR CONSTRUCTION
REV	DATE	BY	CHK	DATE

AARSLEFF

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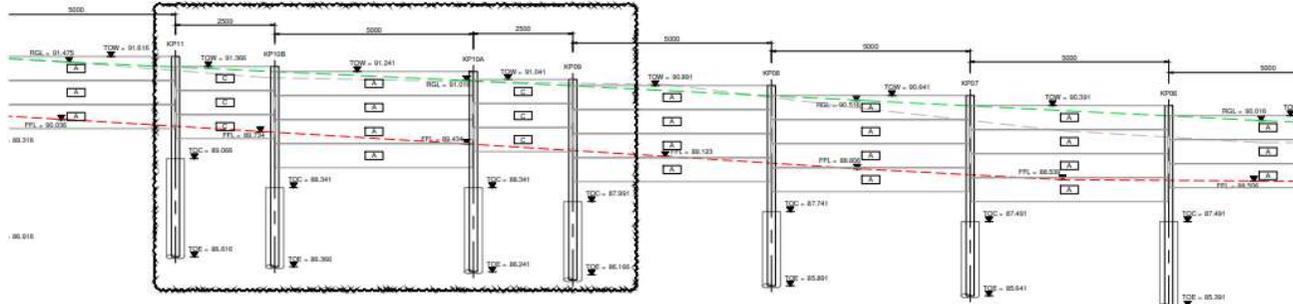
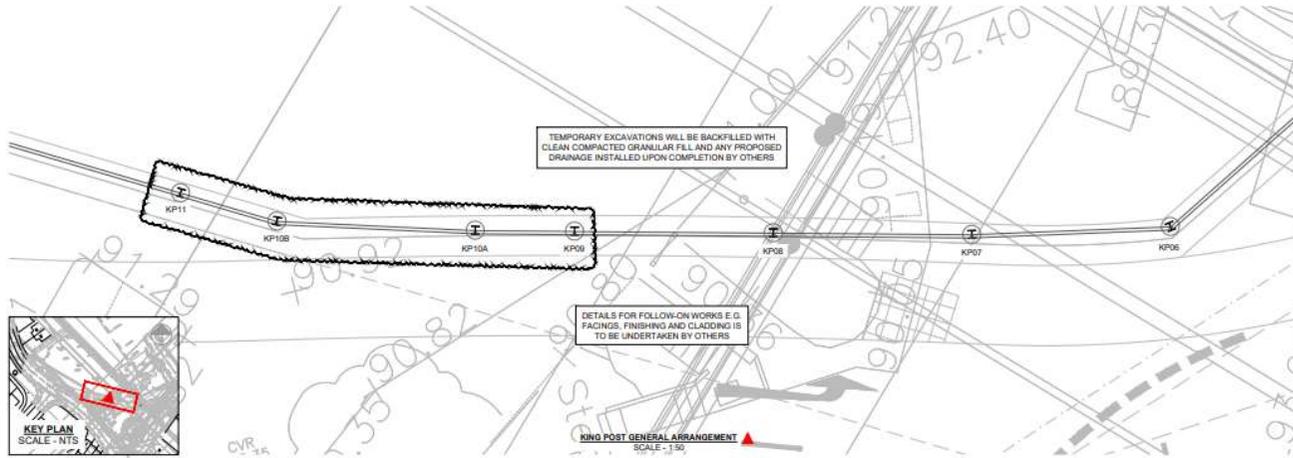
Bellway

Client: **BELLWAY HOMES LIMITED**
 Project: **ROCK HILL, BROMSGROVE**

Drawing Title: **KING POST WALL
 GA & ELEVATION SHEET 1 OF 4**

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

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



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

- REPLY 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	SOLE DIA. (m)	LENGTH (m)
KP01	203x203x48	0.85	5
KP02	203x203x48	0.85	5
KP03	203x203x48	0.85	5
KP04	203x203x48	0.85	5
KP05	203x203x48	0.85	5
KP06	203x203x48	0.85	5
KP07	203x203x48	0.85	5
KP08	203x203x48	0.85	5
KP09	203x203x48	0.85	5
KP10	203x203x48	0.85	5
KP11	203x203x48	0.85	5

PANEL REF	PANEL SPEC	PANEL HEIGHT (m)	PANEL WIDTH (m)	TOTAL No.
A	XX(X)X(X)E	0.6	4.95	16
B	XX(X)X(X)E	0.9	2.95	8
C	XX(X)X(X)E	0.9	2.45	6

REV	DATE	BY	CHK	DESCRIPTION
01	04/10/24	CD	CD	REVISED SHEET CLASSIFICATION
02	20/10/24	CD	CD	REVISED SHEET CLASSIFICATION & ISSUED FOR CONSTRUCTION
03	14/10/24	CD	CD	ISSUED FOR APPROVAL
04	08/10/24	By	CD	Issue

AARSLEFF

Bellway

Client: BELLWAY HOMES LIMITED
 Project: ROCK HILL, BROMSGROVE
 Drawing Title: KING POST WALL
 GA & ELEVATION SHEET 2 OF 4

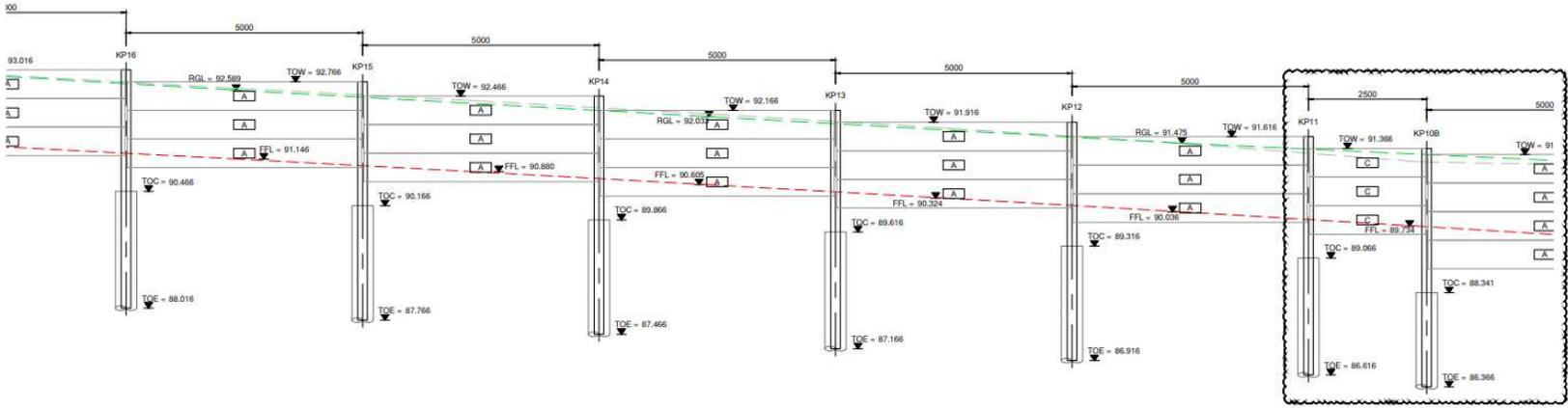
PROJECT ORIGIN: VOL. LEVEL TYPE: ROLL NUMBER: 2015804 - AGE - ZZ - XX - DR - X - 0004
 Scale: 1:50 @ A1 Date: OCTOBER 2024 By: CD Chk: MVJ
 Status: A1 - APPROVED Revision: 002 Classification:

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



POST REF	SECTION SIZE	DEPTH (m)	DIAM. (m)	AREA (m ²)
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
---	TOP OF CONCRETE LEVEL
---	TOE
---	MINIMUM EMBEDMENT LEVEL

CD	REV	DATE	BY	CHK	REVISION
01	1	10/11/24	CO	ZZK	REVISED WHERE CLOUED
02	1	10/11/24	CO	MVE	REVISED POST SPACINGS & ISSUED FOR CONSTRUCTION
03	1	08/11/24	CO	MVE	ISSUED FOR APPROVAL

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 E: aarsleff@aarsleff.co.uk
 W: www.aarsleff.co.uk



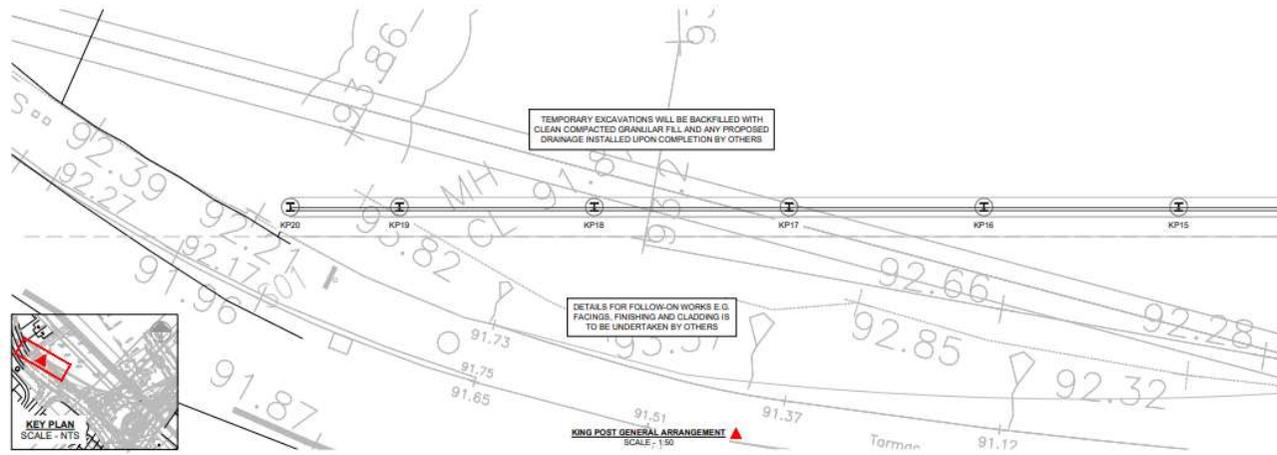
Client: **BELLWAY HOMES LIMITED**
 Project: **ROCK HILL, BROMSGROVE**

Drawing Title: **KING POST WALL
 GA & ELEVATION SHEET 3 OF 4**

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

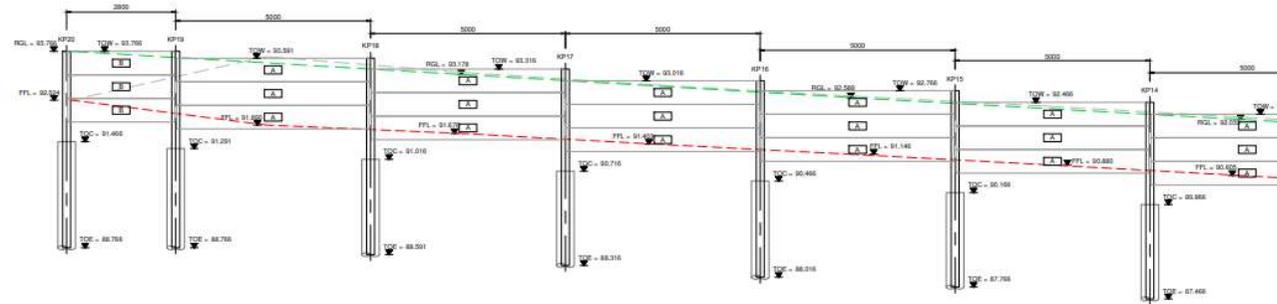


4. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE AARSLEFF GROUND ENGINEERING ENGINEER IMMEDIATELY.
5. PRESENCE OF EXISTING SERVICES AND STRUCTURES SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF WORK ON SITE. ADEQUATE MEASURES SHOULD BE MADE TO PROTECT OR DIVERT AS APPROPRIATE.
6. SETTING 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 IDR REPORT REF "2015804-AGE-01-00-RP-X-0001 A02"

POST REF	SECTION SIZE	BORE DIA. (m)	LENGTH (m)
KP01	200x200x40	0.40	3
KP02	200x200x40	0.40	3
KP03	200x200x40	0.40	3
KP04	200x200x40	0.40	3
KP05	200x200x40	0.40	3
KP06	200x200x40	0.40	3
KP07	200x200x40	0.40	3
KP08	200x200x40	0.40	3
KP09	200x200x40	0.40	3
KP10	200x200x40	0.40	3
KP11	200x200x40	0.40	3
KP12	200x200x40	0.40	3
KP13	200x200x40	0.40	3
KP14	200x200x40	0.40	3
KP15	200x200x40	0.40	3
KP16	200x200x40	0.40	3
KP17	200x200x40	0.40	3
KP18	200x200x40	0.40	3
KP19	200x200x40	0.40	3
KP20	200x200x40	0.40	3

PANEL REF	PANEL SPEC	PANEL HEIGHT (m)	PANEL WIDTH (m)	TOTAL No.
A	KX060V3	0.6	4.55	56
B	KX050V3	0.6	2.75	3
C	KX060V3	0.6	2.45	0



KING POST ELEVATION SCALE: 1:50

KEY	
---	FINISHED FORMATION LEVEL (FPL)
---	RETAINED GROUND LEVEL (RGL)
---	PILING PLATFORM LEVEL
---	TOP OF WALL
---	TOP OF CONCRETE LEVEL
---	MINIMUM EMBEDMENT LEVEL

NO.	REVISION	DATE	BY	REASON
001	ISSUED	03/12/24	CS	ISSUED AS PER DRAWING
002	ISSUED	03/12/24	CS	AS PER PDP OPERATIONS & ISSUES FOR CONSTRUCTION
003	ISSUED	03/12/24	CS	ISSUED FOR WORKING
004	ISSUED	03/12/24	CS	ISSUED

ANALYST GROUP ENGINEERS PTY LTD
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 E: info@analystgroup.com.au
 W: www.analystgroup.com.au

AARSLEFF

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 CDR MVE
 Status: A1 - APPROVED Revision: 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 April 2025



← Extracts google streetview →



