

# **25/00798/S73**

Land At Perryfields Road, Bromsgrove

Variation of part of the wording of Conditions 32 and 33 of Outline Planning Application 16/0335 (allowed at appeal (Appeal Reference: APP/P1805/W/20/3265948)) to amend the occupation trigger numbers.  
(summarised description)

**Recommendation: Delegated / Minded to Grant subject to  
conditions**

**Variation of condition 32** of of Outline Planning Application 16/0335 (allowed at appeal (Appeal Reference: APP/P1805/W/20/3265948)) to amend the occupation trigger numbers:

**FROM:**

No more than 100 dwellings hereby approved shall be occupied until the highway improvements/offsite works/site access works comprising:

- (i) A roundabout at the Junction of Rock Hill / Fox Lane in general accordance with drawing WSP 7033-SK-005F
- (ii) Approved Access Plan for a signal-controlled junction on B4091 Stourbridge Road in general accordance with drawing 173050B\_A09
- (iii) Cycle Improvements along Stourbridge Road in general accordance with drawing 20086\_08\_020\_08
- (iv) Improvements at the Church Street/ Market Street junction in general accordance with drawing 173050B-A11
- (v) Improvements at the Worcester Road / Shrubbery Road junction in general accordance with drawing 173050B-A12

Have been constructed and completed.

**TO:**

- Amend the occupation trigger for a roundabout at the Junction of Rock Hill / Fox Lane from 100 dwellings to 398 dwellings;
- Amend the occupation trigger for cycle improvements along Stourbridge Road from 100 dwellings to 153 dwellings;
- Amend the occupation trigger for improvements at the Worcester Road / Shrubbery Road junction from 100 dwellings to 550 dwellings

**Variation of condition 33** of of Outline Planning Application 16/0335 (allowed at appeal (Appeal Reference: APP/P1805/W/20/3265948)) to amend the occupation trigger numbers:

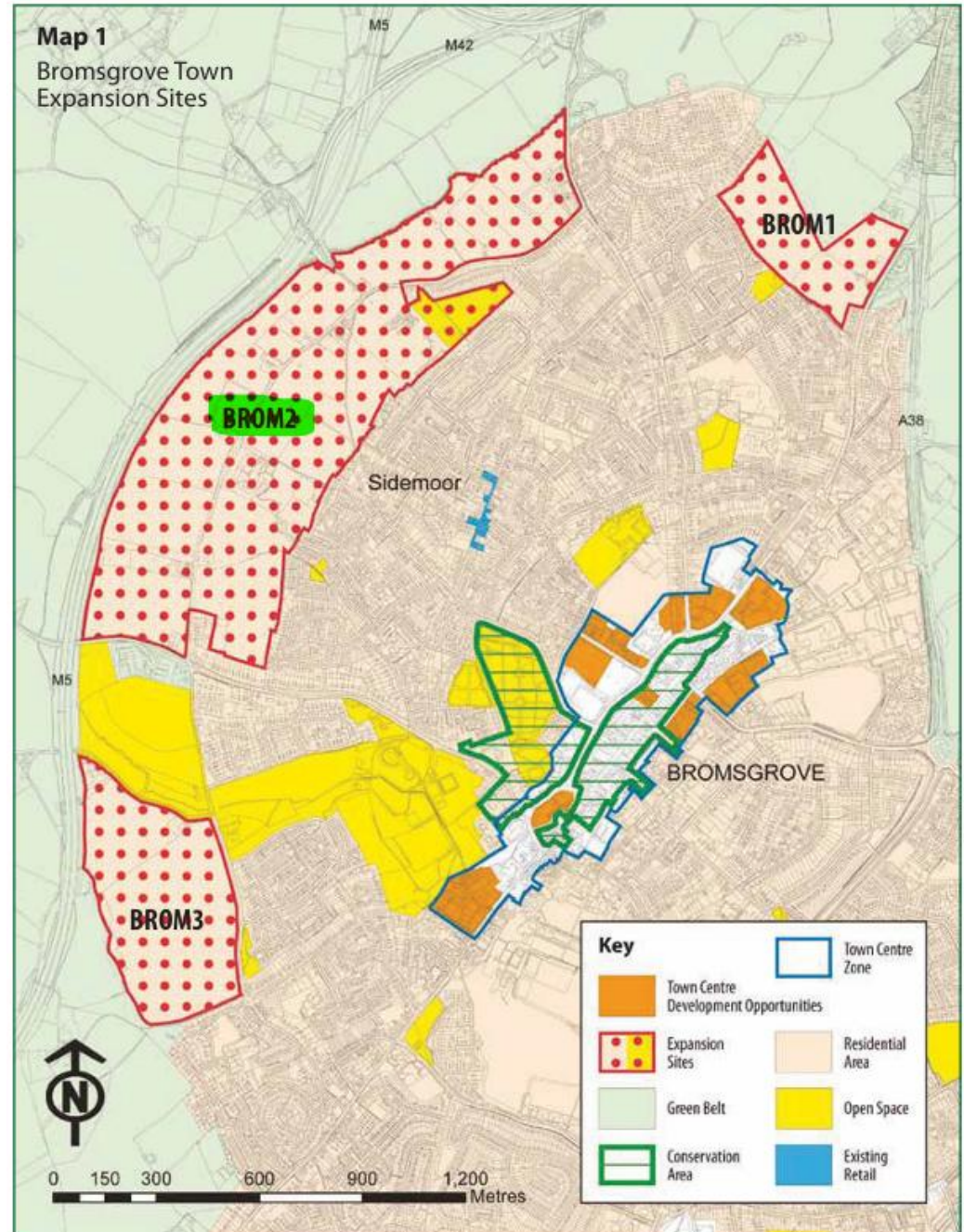
**FROM:**

No more than 200 dwellings hereby approved shall be occupied until the works for a signal-controlled junction and roundabout on the A448 Kidderminster Road in general accordance with drawing 173050B\_A08B has been constructed and completed.

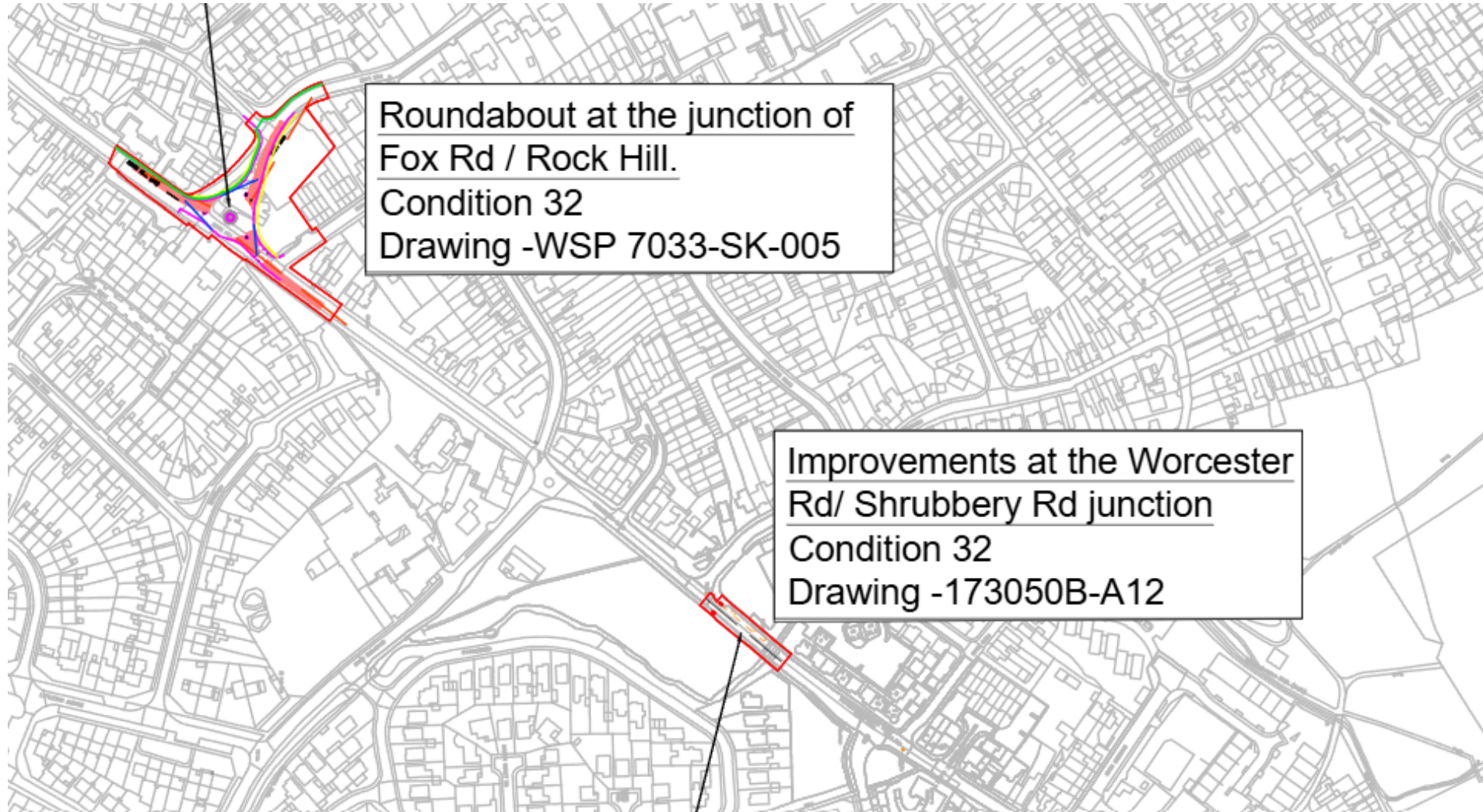
**TO:**

Amend the occupation trigger for a signal-controlled junction on the A448 Kidderminster Road from 200 dwellings to 396 dwellings;  
Amend the occupation trigger for roundabout works on the A448 Kidderminster Road from 200 dwellings to 332 dwellings.

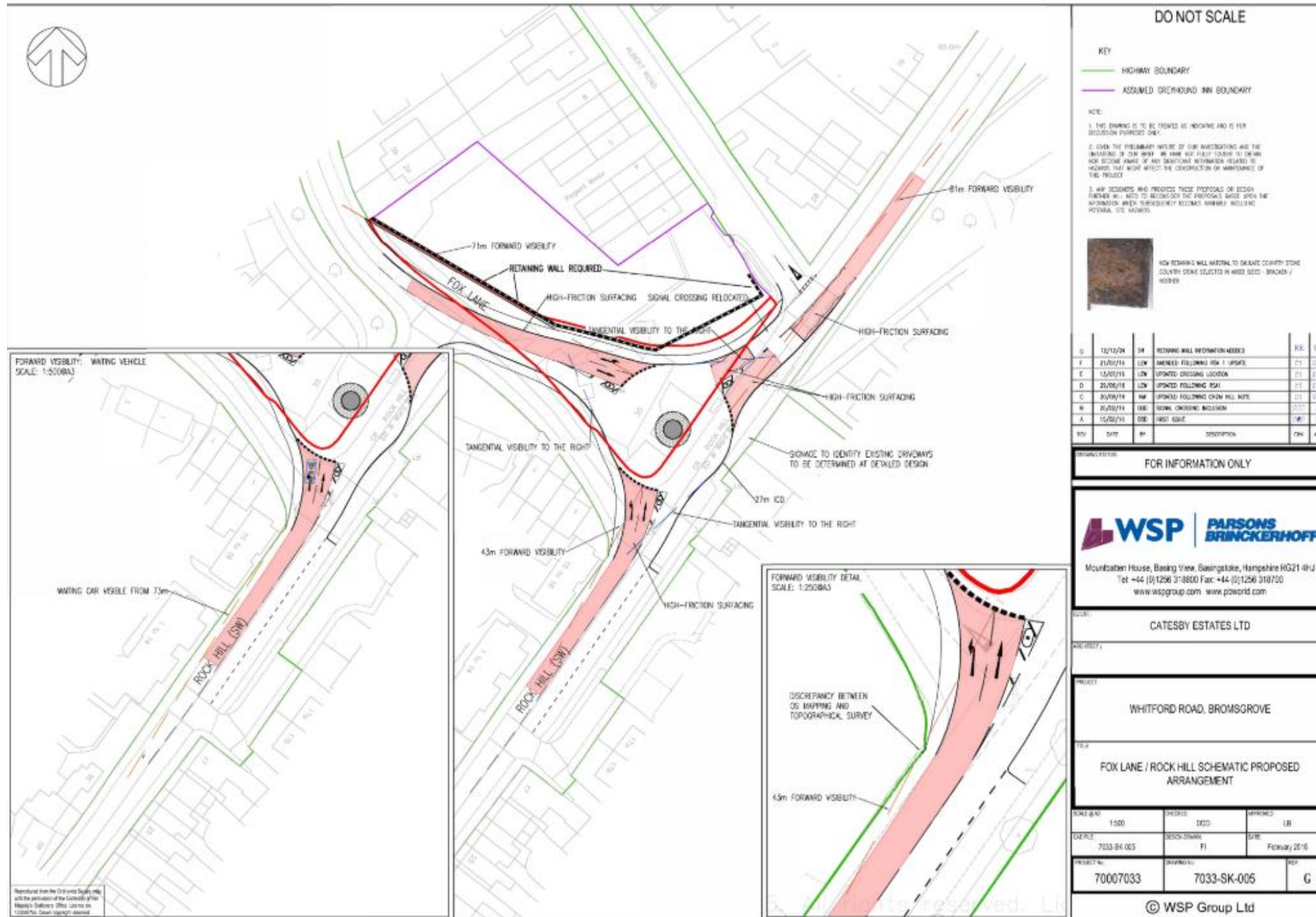
# Application site in relation to Bromsgrove District Plan site – BROM 2



# Works in relation to condition 32



# Rock Hill/Fox Lane roundabout



DO NOT SCALE

- KEY
- HIGHWAY BOUNDARY
  - ASSUMED GROUND INH BOUNDARY

NOTE:

1. THIS DRAWING IS TO BE TREATED AS INDICATIVE AND IS FOR DECISION PURPOSES ONLY.
2. GIVEN THE PRELIMINARY NATURE OF OUR INVESTIGATIONS AND THE NATURE OF OUR WORK, WE HAVE NOT YET BEEN ABLE TO OBTAIN HIGH RESOLUTION DATA OF ANY SIGNIFICANCE RELEVANT TO MATTERS THAT WOULD AFFECT THE CONSTRUCTION OR MAINTENANCE OF THIS PROJECT.
3. ANY CONTRACTORS WHO PROCEED WITH THIS PROPOSAL OR DESIGN FURTHER WILL NEED TO RECONSIDER THE PROPOSALS BASED UPON THE INFORMATION WHICH UNEXPECTEDLY REVEALS HIMSELF HOLDING RELEVANT, SEE, ABOVE.



HOW RETAINING WALL WASTING TO GREATLY COSTLY STONE COUNTRY STONES SELECTED IN MIXED SIZES - BRACKEN / HEDDER

ID	DATE	BY	DESCRIPTION	CHK	APP
G	12/13/24	SH	RETAINING WALL INFORMATION NEEDED	KR	CH
F	21/07/16	LOW	UPDATED FOLLOWING H&M 1 UPDATE	TR	DDT
E	13/07/16	LOW	UPDATED CROSSING LOCATION	TR	DDT
D	25/06/16	LOW	UPDATED FOLLOWING ROAD	TR	DDT
C	26/06/16	HW	UPDATED FOLLOWING CHAN HILL NOTE	TR	DDT
B	26/06/16	DDO	SIGNAL CROSSING RELOCATION	TR	DDT
A	15/02/16	DDO	FIRST ISSUE	TR	DDT

FOR INFORMATION ONLY

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CATESBY ESTATES LTD

PROJECT:

WHITFORD ROAD, BROMSGROVE

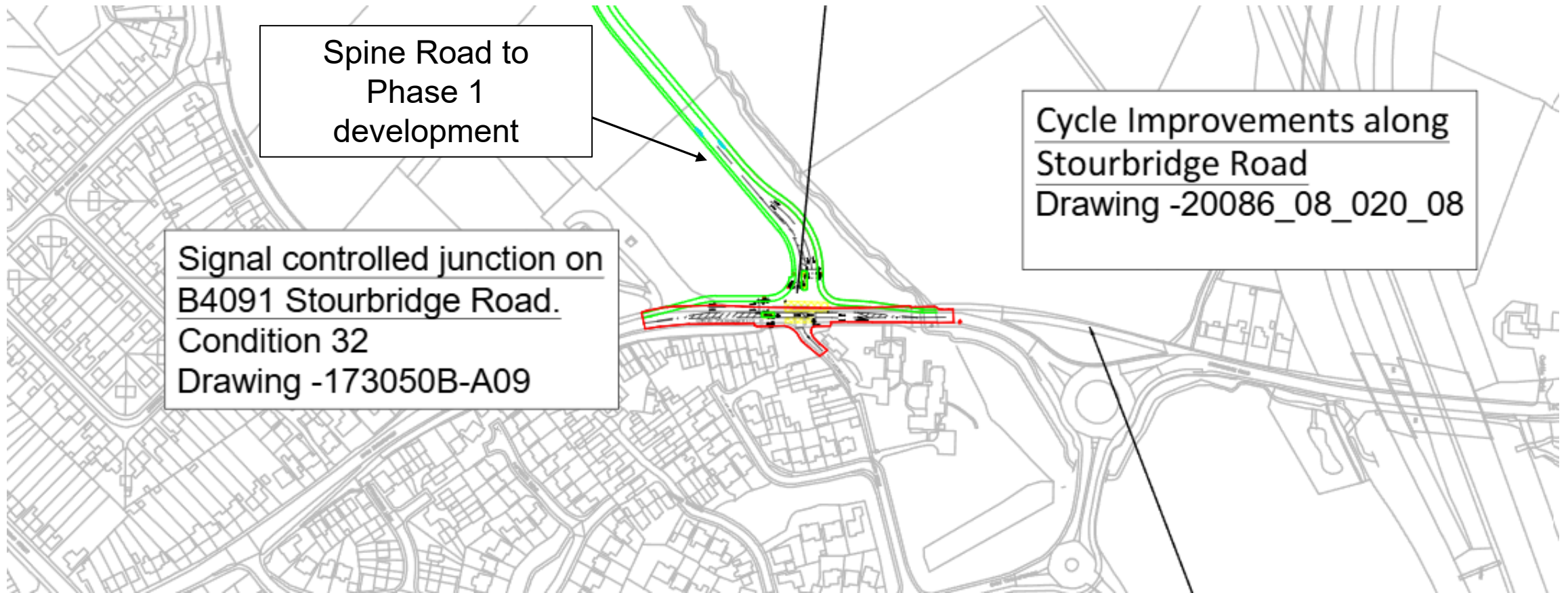
FOX LANE / ROCK HILL SCHEMATIC PROPOSED ARRANGEMENT

SCALE @ 1:500	DRAWN BY: DDG	APPROVED BY: LR
CHECKED BY: 7033-SK-005	DESIGN/DATE: FL / February 2016	
PROJECT NO: 70007033	DRAWING NO: 7033-SK-005	REP: G

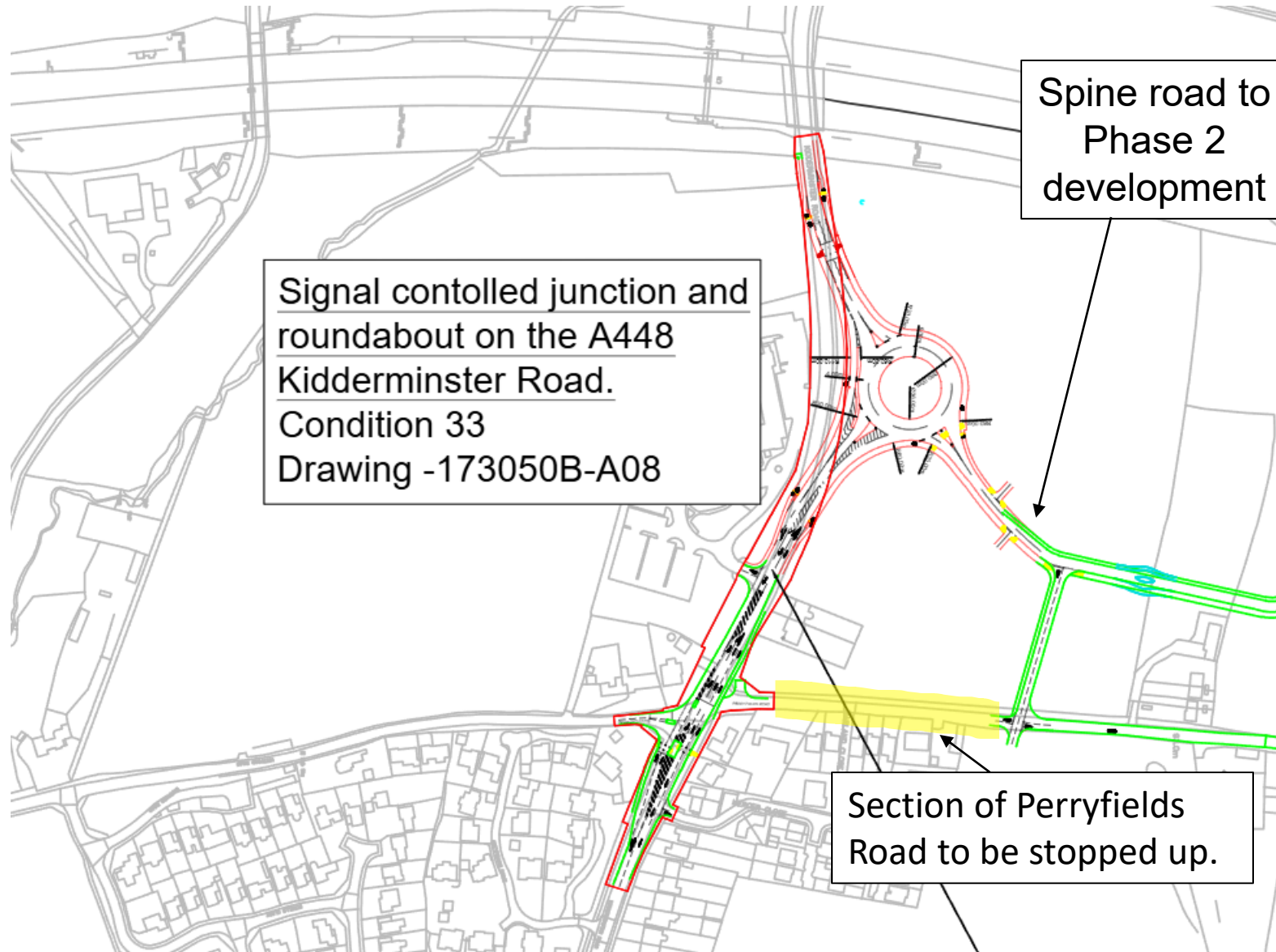
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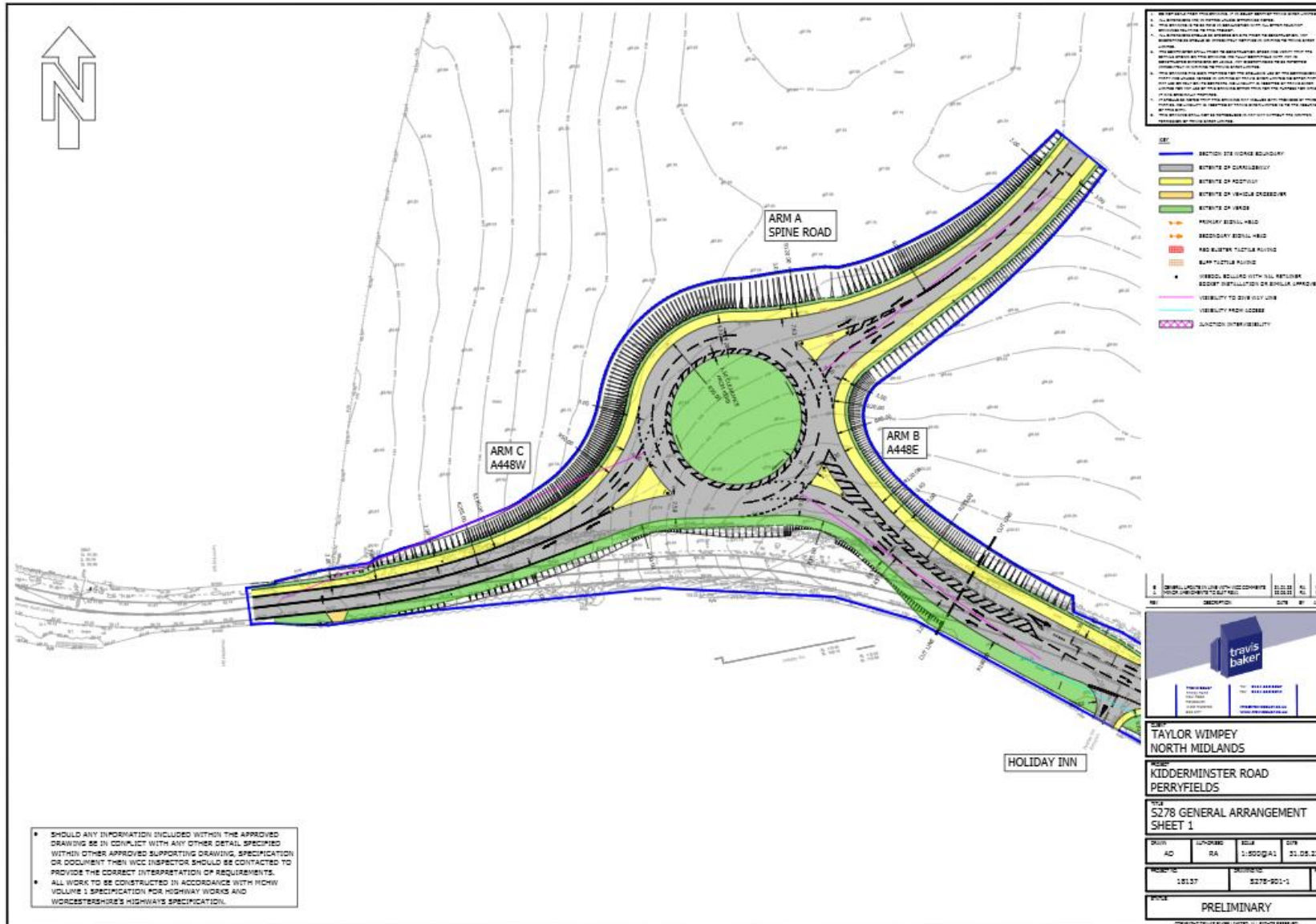
# Works in relation to condition 32
















# Works in relation to condition 33

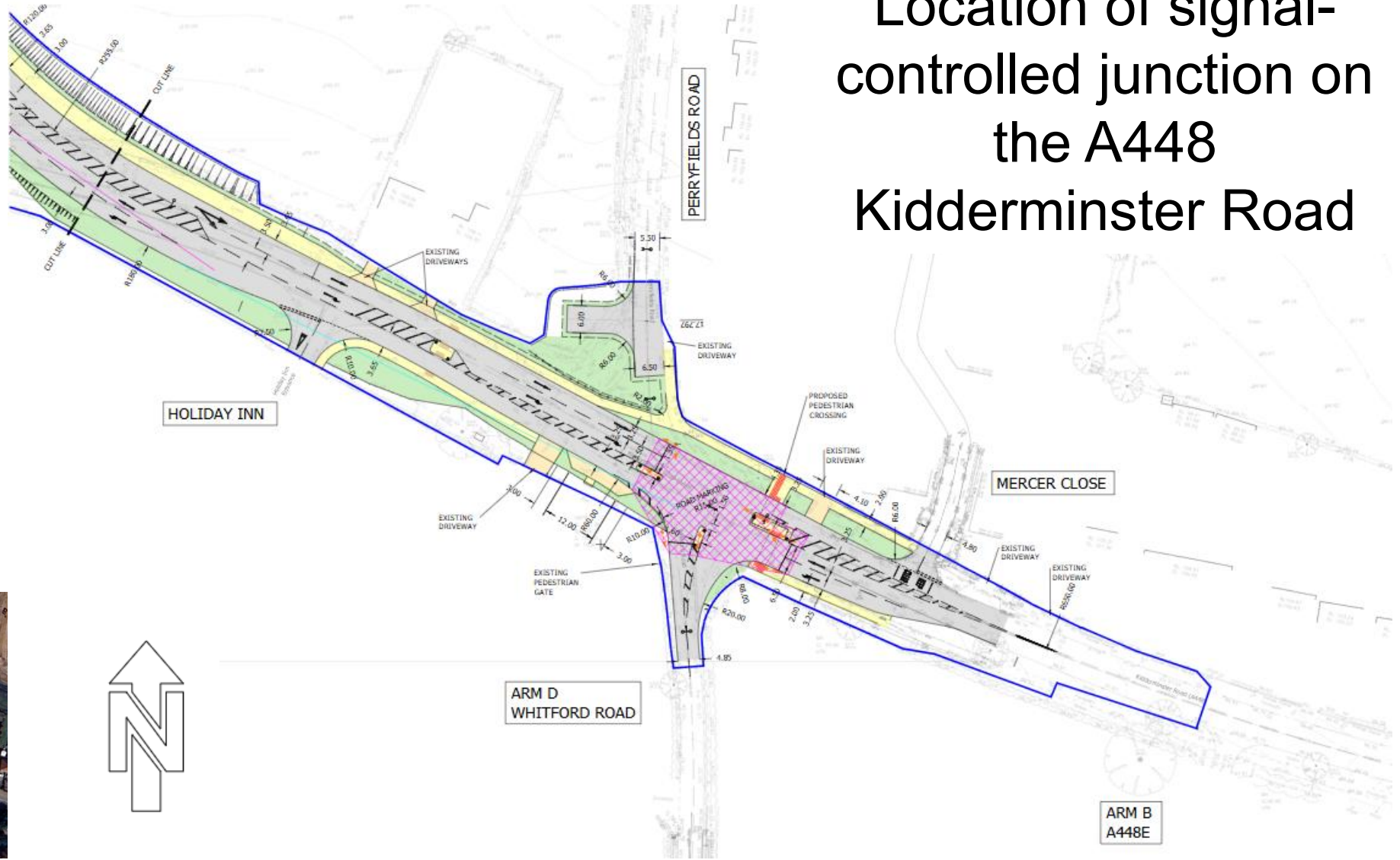


# A448 Kidderminster Road roundabout



# Location of signal-controlled junction on the A448 Kidderminster Road

- KEY**
-  SECTION 278 WORKS BOUNDARY
  -  EXTENTS OF CARRIAGEWAY
  -  EXTENTS OF FOOTWAY
  -  EXTENTS OF VEHICLE CROSSOVER
  -  EXTENTS OF VERGE
  -  PRIMARY SIGNAL HEAD
  -  SECONDARY SIGNAL HEAD
  -  RED BLISTER TACTILE PAVING
  -  BUFF TACTILE PAVING
  -  WEEDOL BOLLARD WITH NAL RETAINER SOCKET INSTALLATION OR SIMILAR APPROVED
  -  VISIBILITY TO GIVE WAY LINE
  -  VISIBILITY FROM ACCESS
  -  JUNCTION INTERVISIBILITY



# Images



StreetView along Perryfields Road looking south



StreetView along A448 looking east



StreetView along A448 looking west



StreetView along Whitford Road looking north