

Report to Council

7 June 2022

Subject:	Proposed departure from the development plan at Land At West Bromwich Street, Oldbury B69 3AT
Director:	Tony McGovern - Director of Regeneration and Economy
Contact Officer:	Carl Mercer – Principal Planner carl_mercer@sandwell.gov.uk

1 Recommendations

- 1.1 That approval be given to an exception to the development plan in respect of planning application DC/21/66339 - Proposed 13 No. dwellings including amendment to plot 197 approved under planning application DC/20/64152- land at West Bromwich Street, Oldbury.

2 Reasons for Recommendations

- 2.1 The site forms part of a mixed-use allocation in the development plan which has not come to fruition. A major residential development has been approved and is under construction on the adjacent site (which was previously approved by Planning Committee and Council), and this development of an additional 13 houses would complement the larger scheme. The departure of the land use from mixed-use to residential is therefore considered to be acceptable.



3 How does this deliver objectives of the Corporate Plan?



Quality homes in thriving neighbourhoods.

4 Context and Key Issues

- 4.1 At the meeting of Planning Committee held on the 11 May 2022 consideration was given to planning application DC/21/66339, which sought approval for residential development on land allocated for mixed-use in the development plan.
- 4.2 At the meeting Planning Committee approved the planning application with conditions, subject to the departure from the development plan (mixed-use to residential) being considered and ratified by Council.
- 4.3 The purpose of this report is to discuss the departure from the development plan only. Council should not reconsider the wider planning merits of the application which have already been considered by Planning Committee.
- 4.4 The application has been publicised by neighbour notification letter, site and press notice without response.
- 4.5 All relevant statutory consultees have been notified and have commented on the proposal. No objections were received which could not be overcome by conditions.
- 4.6 On the basis that there is no planning policy objection to the proposal it is recommended that the exception to the development plan be approved.

5 Alternative Options

- 5.1 Refusal of the application is an option if there are material planning reasons for doing so. Given that no significant objections are raised to the proposal, it is considered that refusal of the application would not be defensible at appeal.



6 Implications

Resources:	None.
Legal and Governance:	The decision to grant permission for the proposal would be contrary to the development plan. Consequently, if Planning Committee recommend approval, it is due process for Council to consider and ratify the departure, should it resolve to.
Risk:	None.
Equality:	None.
Health and Wellbeing:	None.
Social Value	New housing.

7. Appendices

None.

8. Background Papers

Planning application reference – DC/21/66339.



Report to Planning Committee

11 May 2022

Application Reference	DC/21/66339
Application Received	17 November 2021
Application Description	Proposed 13 No. dwellings including amendment to plot 197 approved under planning application DC/20/64152.
Application Address	Land At West Bromwich Street Oldbury B69 3AT
Applicant	Taylor Grange (Oldbury) Ltd and Lovell Partnerships Ltd
Ward	Oldbury
Contact Officer	Carl Mercer carl_mercer@sandwell.gov.uk

1 Recommendations

1.1 That, subsequent to ratification by Council of the departure from 'mixed-use', planning permission is granted subject to the following conditions relating to:

- (i) External materials;
- (ii) Finished floor levels;
- (iii) Contamination;
- (iv) Drainage;
- (v) Acoustic glazing and ventilation;




- (vi) Energy statement;
- (vii) Boundary treatments;
- (viii) Landscaping;
- (ix) Open space management plan;
- (x) Electric vehicle charging;
- (xi) Construction method statement;
- (xii) Removal of permitted development rights; and
- (xiii) Retention of parking.

2 Reasons for Recommendations

- 2.1 The proposal raises no significant concerns from a policy, design or highway perspective and would deliver housing in a sustainable location, in conjunction with the adjacent housing site currently under construction.

3 How does this deliver objectives of the Corporate Plan?

	<p>Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.</p>
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4 Context

- 4.1 The application is being reported to your Planning Committee because the site is part of a mixed-use allocation in the development plan which does not include residential use. As such, the proposal is a departure from the development plan and requires the further approval of Council, should Planning Committee resolve to approve.
- 4.2 Additionally, in the interests of transparency, the agent for the application is a former Director of Regeneration and Economy at Sandwell Council.



4.3 To assist members with site context, a link to Google Maps is provided below:

[West Bromwich Street, Oldbury](#)

5 Key Considerations

5.1 The material planning considerations which are relevant to this application are:

Government policy (NPPF);
Layout and density of buildings;
Design, appearance and materials;
Access, highway safety, parking and servicing;
Contamination by a previous use;
Noise;
Coal mining legacy (stability); and
Flood risk.

6. The Application Site

6.1 The application relates to a parcel of land in the northwest corner of a larger development site bounded by West Bromwich Street. Two storey dwellings are situated across the road to the north, industrial units to the west and an associated major housing scheme is currently under construction on the adjacent site to the east and southeast.

7. Planning History

7.1

DC/20/64152	Proposed Development of 152 No.2,3,4 bedroom dwellings and 82 No.1 and 2 bedroom apartments together with associated roads, car parking, open	Approved - 10.02.2021
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	space and associated works.	
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8. Application Details

- 8.1 The development proposes 13 dwellings inclusive of an amendment to plot 197 approved under planning application DC/20/64152. Plot 197 was approved as a detached dwelling and this application proposes its removal in place of a pair of semi-detached dwellings (plots 246 and 247). Supporting documentation states that the application is for 12 additional dwellings in acknowledgment that the one dwelling has already been approved as part of the larger site. However, the plot to be amended is part of the site area of this planning application and has accordingly been included in the description of development for completeness.
- 8.2 The development proposes a mix of two, three and four bed house types, of semi-detached and terrace design and of two and two and a half storeys in height.
- 8.3 Amended plans have been received which address minor layout issues raised by Urban Design.

9. Publicity

- 9.1 The application has been publicised by neighbour notification letter, site and press notice without response.

10. Consultee responses

10.1 Planning and Transportation Policy

No objection. The policy officer has stated that, at 13 units, the site triggers the NPPF requirement for affordable home ownership. However, this requirement has not been adopted into development plan policy by



way of a plan review; and therefore, I am of the understanding that, in this circumstance, it is not appropriate to enforce compliance with NPPF policy if it has not been formally adopted into the development plan. The development is liable for Community Infrastructure Levy (CIL).

10.2 Highways

No objection.

10.3 Urban Design

No objection. The long-term maintenance of the open space to the north of the site has been questioned. The developer has confirmed that the open space and associated landscaping would be privately managed areas. A management plan for the larger site has been submitted which would be expanded to include the additional plots if the application is approved. This can be requested by condition.

10.4 Lead local flood authority

Further detail required. It is considered that surface flood matters are not insurmountable and will be addressed by the submission of further detail before the decision is issued or can be ensured by condition. The larger scheme addressed this matter, so it is evident that the issue can be resolved.

10.5 Severn Trent

No objection subject to condition.

10.6 Public Health (Air Quality)

No objection. Electric vehicle charging, low NOx boilers and construction method statement required by condition. However, low NOx boilers have not been ensured on the larger site, and therefore I do not think it is appropriate to ensure them in this instance.



10.7 Public Health (Contaminated Land)

No objection subject to condition.

10.8 Public Health (Noise)

No objection subject to a similar condition being imposed as with the consent for the larger site; namely, submission of a specification for acoustic glazing and acoustic ventilation for properties fronting onto West Bromwich Street to safeguard residents of the proposed dwellings from road traffic noise.

10.9 West Midlands Police

No objection.

10.10 Coal Authority

No objection. The Coal Authority is satisfied with documentation received from the developer informing it that mine entries affecting the site and associated shallow workings have been stabilised.

11. National Planning Policy

11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

12. Local Planning Policy

12.1 The following policies of the council's development plan are relevant:

BCCS

CSP4 – Place Making



DEL1 – Infrastructure Provision

HOU1 - Delivering Sustainable Housing Growth

HOU2 – Housing Density, Type and Accessibility

EMP5 - Improving Access to the Labour Market

TRAN2 – Managing Transport Impacts of New Developments

TRAN4 - Creating Coherent Networks for Cycling and for Walking

ENV3 – Design Quality

ENV5 – Flood Risk, Sustainable Drainage Systems / Urban Heat Island

ENV7 – Renewable Energy

ENV8 – Air Quality

SADD –

SAD H2 - Housing Windfalls

SAD EMP 2 - Training and Recruitment

SAD EOS 9 - Urban Design Principles

SAD DC 6 - Contaminants, Ground Instability, Mining Legacy

- 12.2 In respect of CSP4 the design of the development is influenced by the context of the local area and would enhance the attributes the area offers in terms of its local character.
- 12.3 Infrastructure provision, in this case EVC bays, would be ensured by condition (DEL1). The proposal is CIL liable.
- 12.4 Whilst land is identified and allocated in the development plan to meet the borough's sustainable housing growth, under policy HOU1 additional housing capacity will also be sought elsewhere through planning permissions on suitable sites. As such, this proposal would assist with providing much needed housing within the borough.
- 12.5 The proposal meets the requirements of policy HOU2 in that it proposes a range of types and sizes of accommodation which would be accessible by sustainable transport to residential services. The proposal would also achieve high quality design with minimal amenity impact.



- 12.6 Training and recruitment opportunities should be provided as part of any new development (EMP5 and SAD EMP 2). The Employment and Skills officer has confirmed that, due to the commitments made by the developer on the larger site, a further condition would not be required.
- 12.7 Highways raise no objection to the traffic generation attributed to this development (TRAN2).
- 12.8 Sufficient amenity space is provided to allow for cycle parking provision (TRAN4).
- 12.9 The proposal raises no significant concerns in respect of design and is therefore compliant with policy ENV3 and SAD EOS 9.
- 12.10 Drainage can be addressed by the submission of further information and/or a compliance condition (ENV5).
- 12.11 It is likely that the requirements of policy ENV7 can be met by a 'fabric first' approach, which aims to minimise the need for energy consumption through building design and is generally considered to be more sustainable than relying on energy saving technology, or renewable energy generation. A statement is required by condition to this effect.
- 12.12 In respect of air quality (ENV8), electric vehicle charging points can be ensured by condition.
- 12.13 The proposed dwellings would be a windfall, subject to SAD H2. The proposal meets the requirement of the policy as it is previously developed land, suitable for residential development, and capable of meeting other plan policies.
- 12.14 Contamination can be addressed by condition; the Coal Authority has no objection in respect of stability (SAD DC 6).



13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. With regards to the other material considerations, these are highlighted below:

13.2 **Layout and density of buildings / Design, appearance and materials**

The Urban Design officer has confirmed that the layout of the proposal is broadly in line with the council's residential design guidance. The scale of the development would be two storeys, and the proposal continues the style and appearance of the adjacent site.

13.3 **Access, highway safety, parking and servicing**

The development meets with the approval of the highway authority and parking spaces are in accordance with the requirements of council design guidance.

13.4 **Contamination by a previous use**

No significant issues anticipated. The matter can be addressed by condition.

13.5 **Noise**

Matters raised can be addressed by condition.

13.6 **Coal mining legacy (stability)**

No objection from the Coal Authority.

13.7 **Flood risk**

Further information awaited but can be addressed by condition.



14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. Given that no significant objections are raised to the proposal, it is considered that refusal of the application would not be easily defensible at appeal.

15 Implications

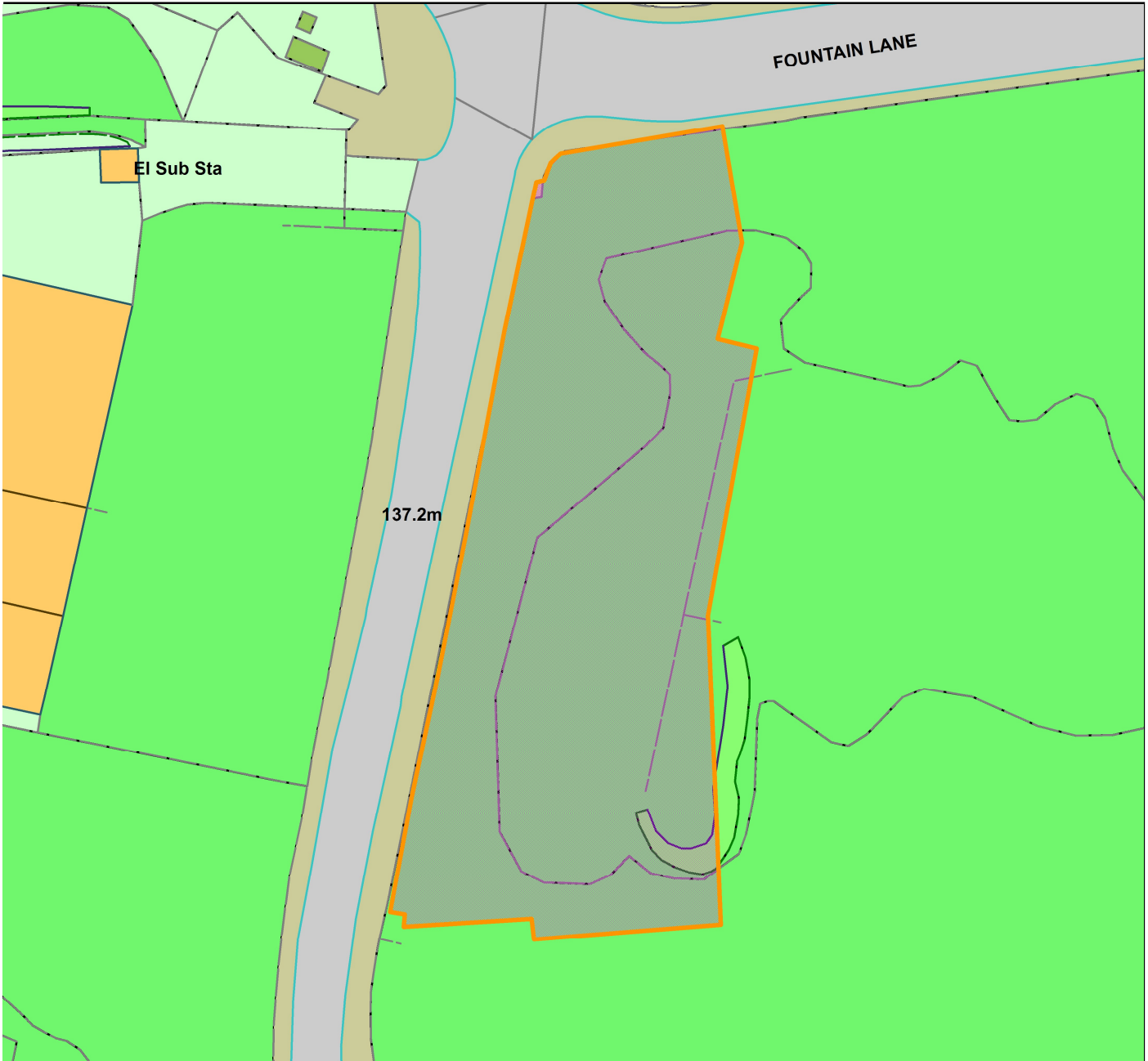
Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	Jobs and apprenticeships ensured by previous consent.

16. Appendices

Site Plan
Context Plan
401 Rev 06
410 Rev 02

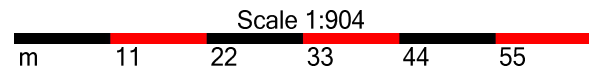


DC/21/66339
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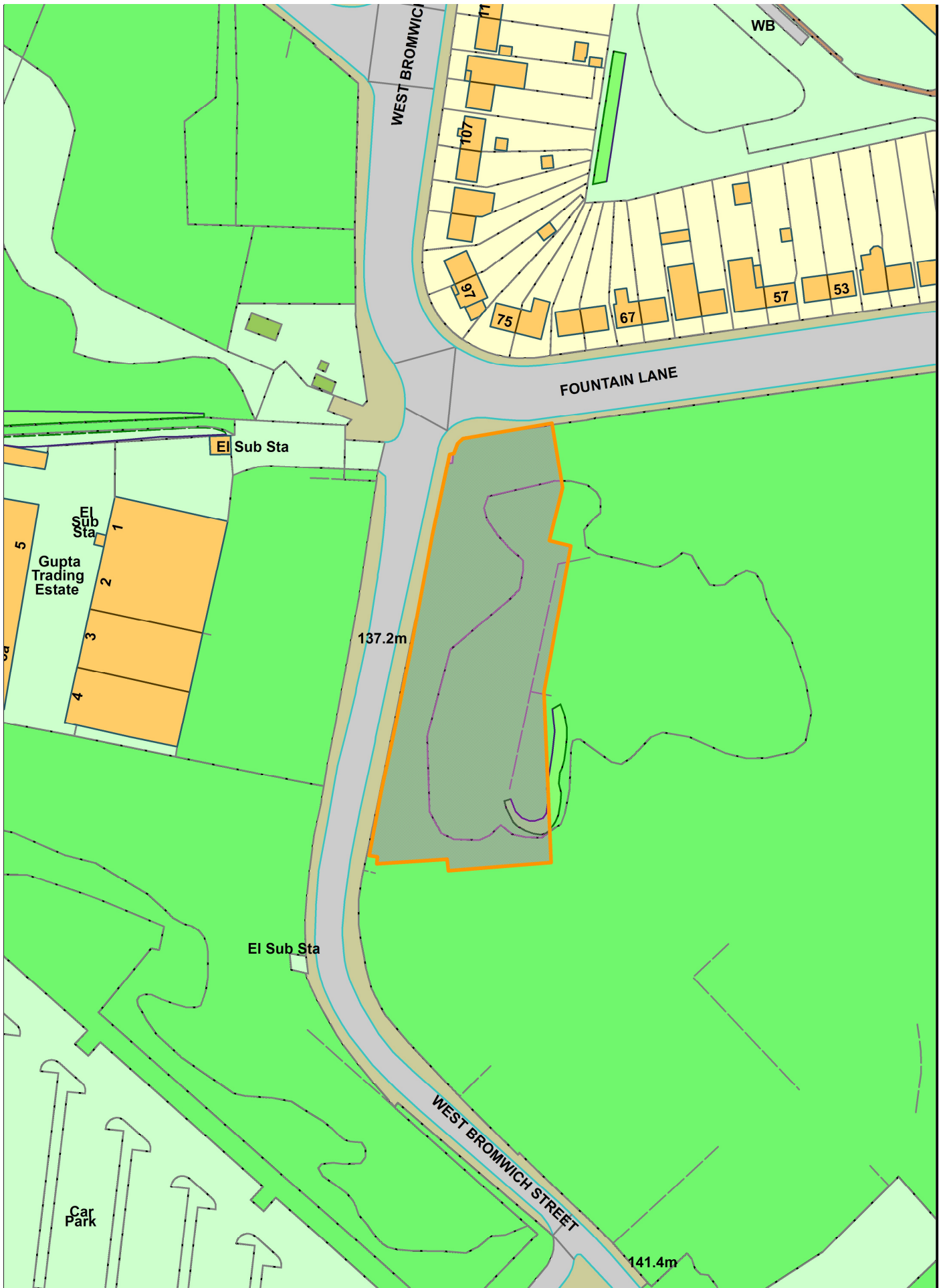
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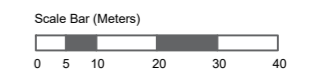
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Date	21 April 2022
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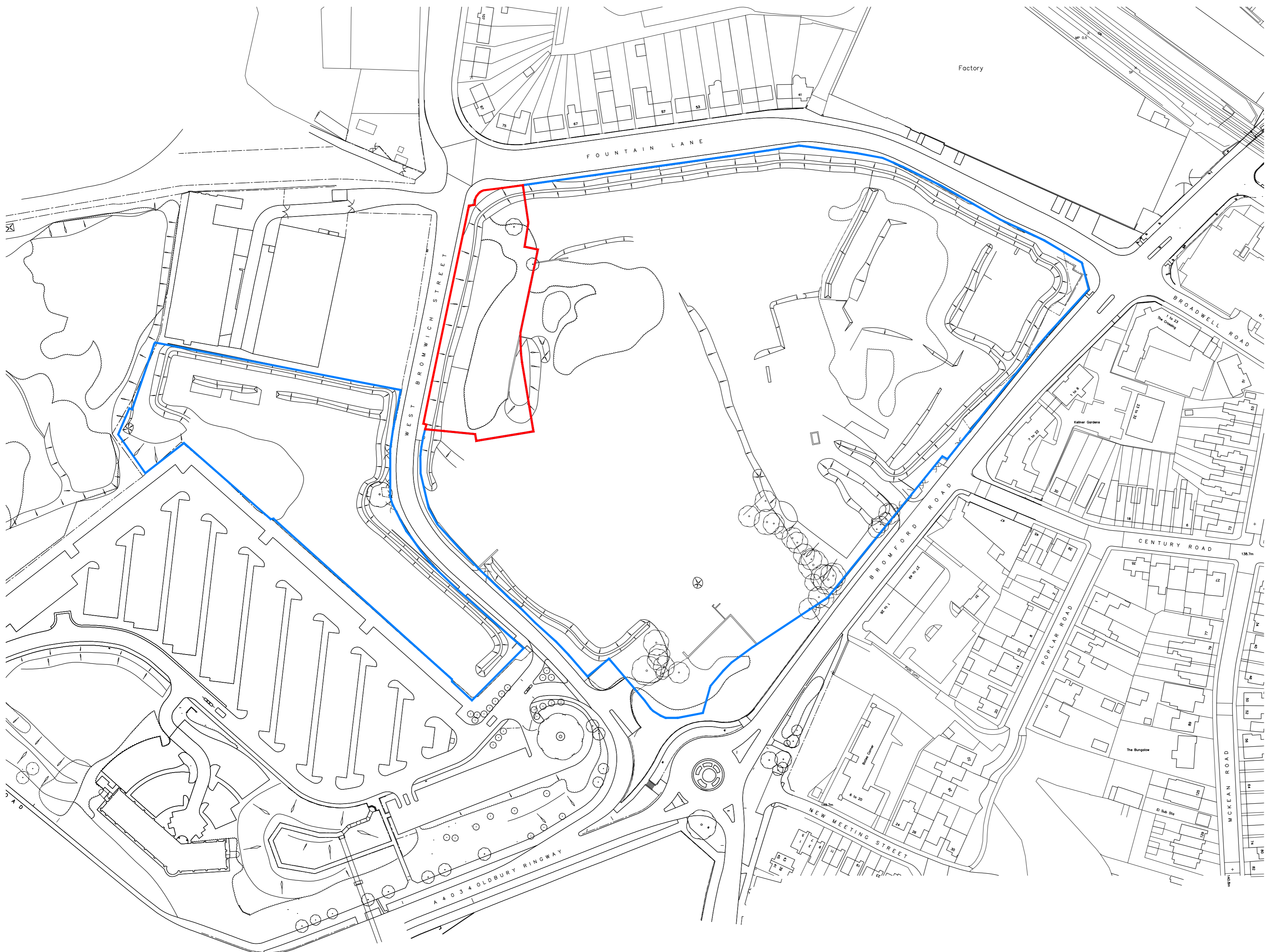
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NOTES:



- KEY
- Site application area - 0.42ha
 - Approved 'Full' application scheme (ref no. DC/20/64152)



REV	DATE	NOTES	CHK
03	27.10.21	Amended in line with Client's comments	SP
02	26.10.21	Amended in line with Client's comments	SP
01	01.07.21	Red line boundary amended following Client comments.	SP

Client

LOVELL

Project

**FOUNTAIN LANE, OLDBURY
ADDITIONAL LAND**

Drawing Title

LOCATION PLAN

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A2	1:1250	APRIL 2021

Project No.	Drawing No.	Revision
18644	400	03

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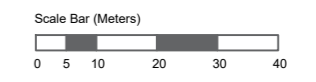
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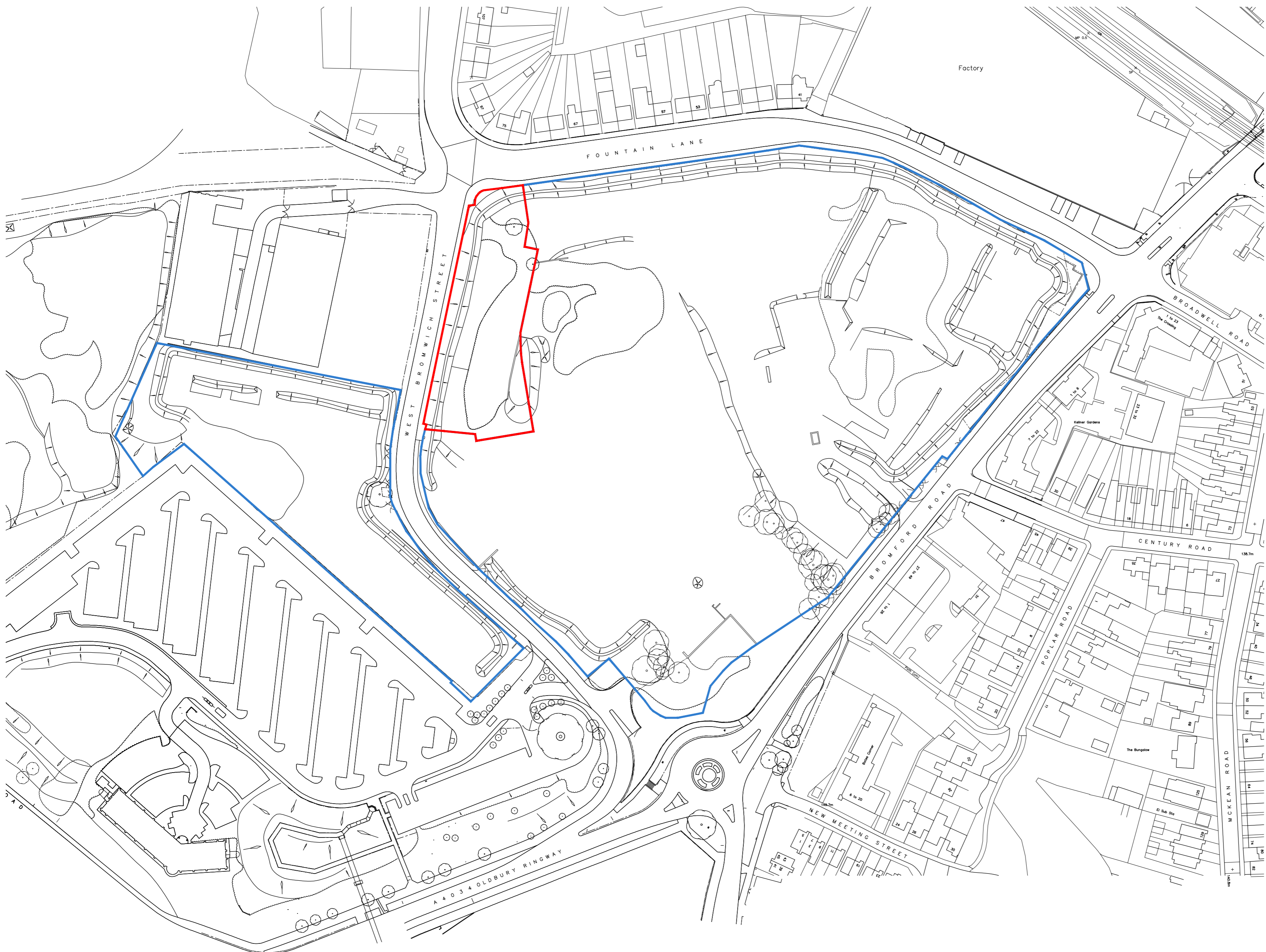
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NOTES:



KEY
— Site Boundary - Application Site
— Site Boundary - Consented Parcels



03	27.10.21	Amended in line with Client's comments	SP
02	27.10.21	Amended in line with Client's comments	SP
01	01.07.21	Red line boundary amended following Client comments.	SP
REV	DATE	NOTES	CHK

Client

LOVELL

Project

**FOUNTAIN LANE, OLDBURY
ADDITIONAL LAND**

Drawing Title

COMPOSITE LOCATION PLAN

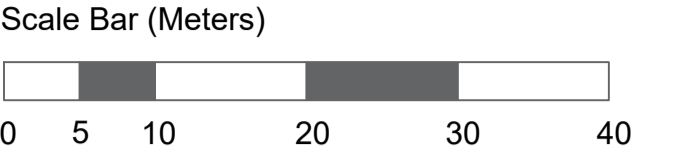
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SCHEDULE OF ACCOMMODATION			
	Area	N°	Total Area (ft²)
703 - 2 bed, 2 storey	703	3	2,109
789 - 2 bed, 2 storey	789	2	1,578
871 - 3 bed, 2 storey	871	4	3,484
912 - 3 bed, 2 storey	912	2	1,824
1173 - 4 bed, 2.5 storey	1209	2	2,418
Total:		13	11,413
	Hectares	Acres	
Site Area (gross):	0.42	1.04	
Site Area (net):	0.29	0.72	
Public Open Space:	0.13	0.32	
Density (plots/net area):	44.8	18.06	

- KEY**
- Site Boundary - Application Area
 - - - Existing dense planting to be removed
 - Indicative mineshaft locations with 20m no build stand off
 - - - 900mm high railings to front defensible spaces
 - 1.8m high brick screen walls to enclose private spaces
 - - - Estate railings to public open spaces

REV	DATE	NOTES	CHK
04	27.10.21	Amended in line with Client's comments	SP
03	27.10.21	Amended in line with Client's comments	SP
02	01.07.21	Slight amendment to the red line boundary and plot 236's parking.	SP
01	22.06.21	Minor amendment to Schedule of Accommodation.	SP

Client
LOVELL

Project
**FOUNTAIN LANE, OLDBURY
ADDITIONAL LAND**

Drawing Title
PROPOSED SITE PLAN

Drawn	Checked	Paper Size	Scale	Date
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Project No.	Drawing No.	Revision		
18644	401	04		

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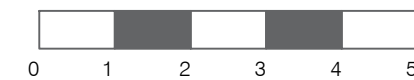
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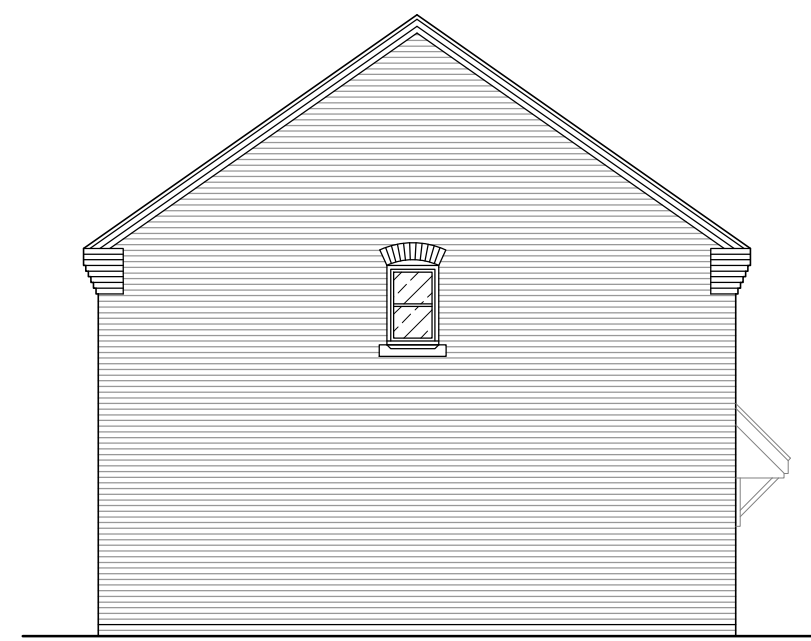
NOTES:

Plot Numbers:
Semi-detached - 235 & 237

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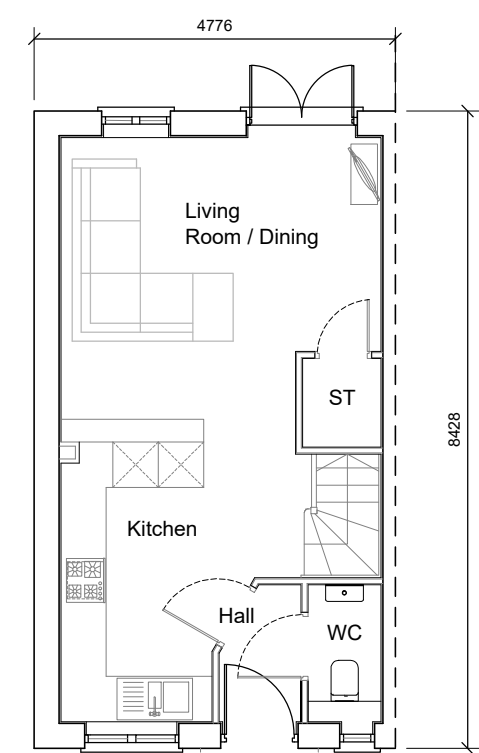
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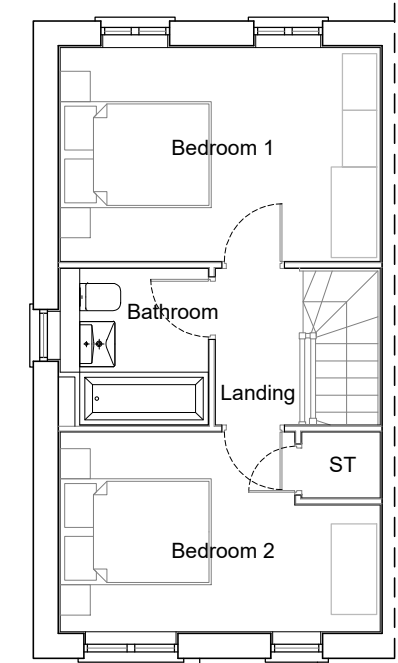
Side Elevation



Rear Elevation



Ground Floor



First Floor

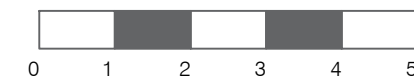
For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 411)

REV	DATE	NOTES	CHK
Client			
LOVELL			
Project			
FOUNTAIN LANE OLDBURY			
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HOUSE TYPE 703 OPEN PLAN ARRANGEMENT			
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Date		APRIL 2021	
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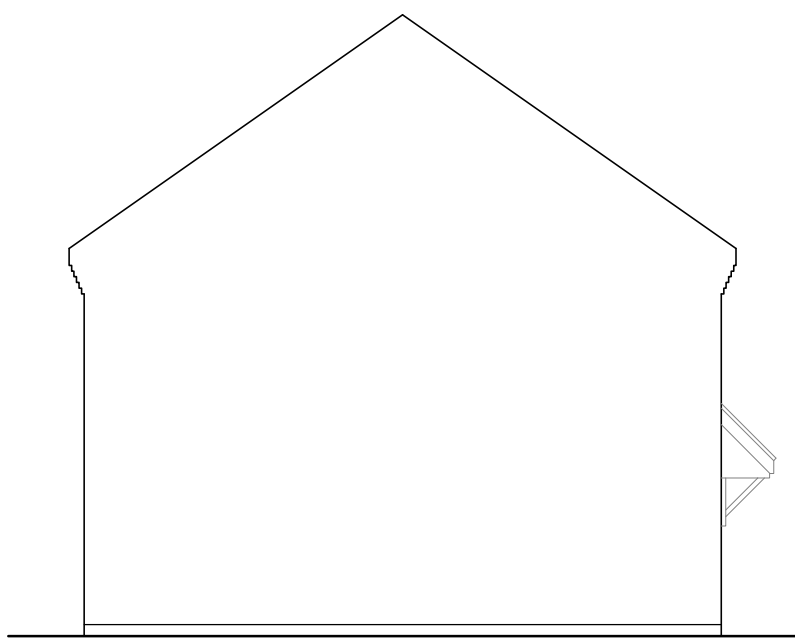
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Plot Numbers:
Mid terrace - 236

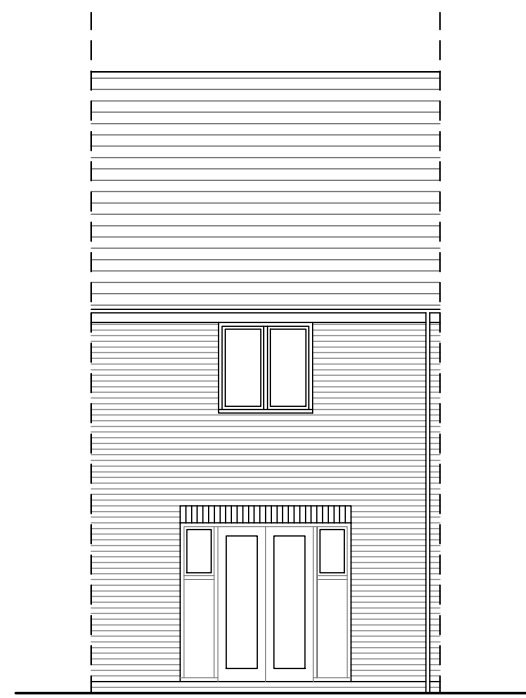
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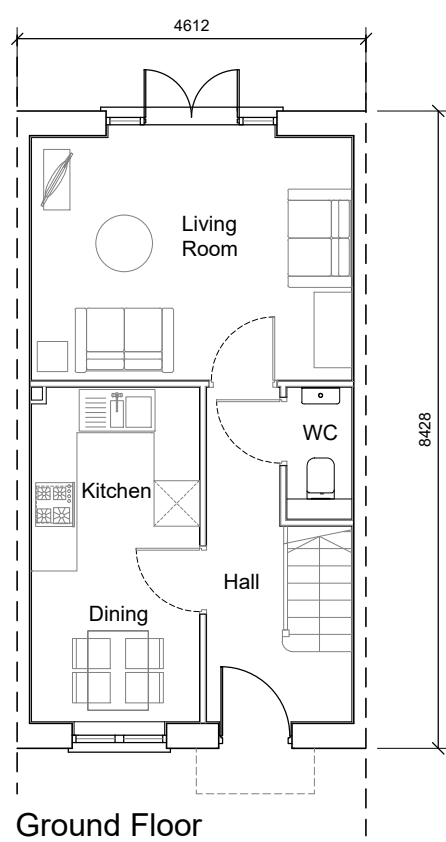
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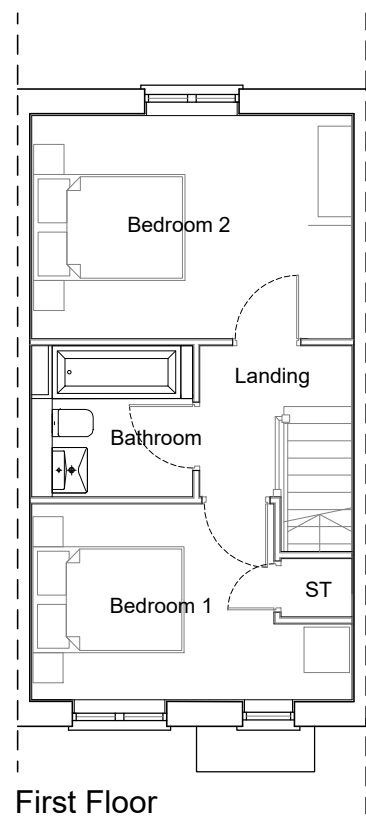
Side Elevation



Rear Elevation



Ground Floor



First Floor

For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 411)

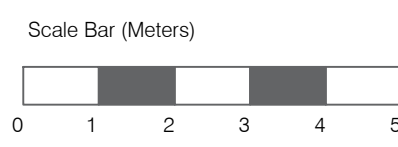
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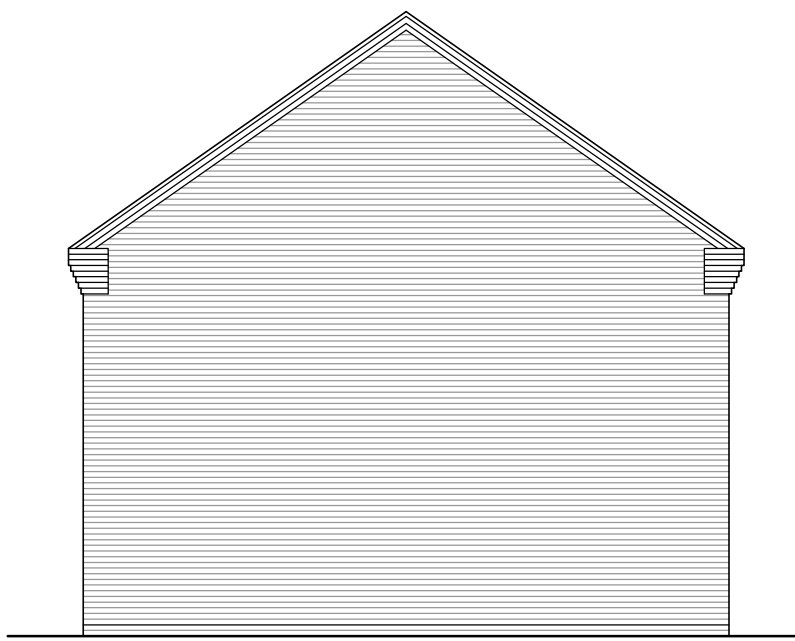
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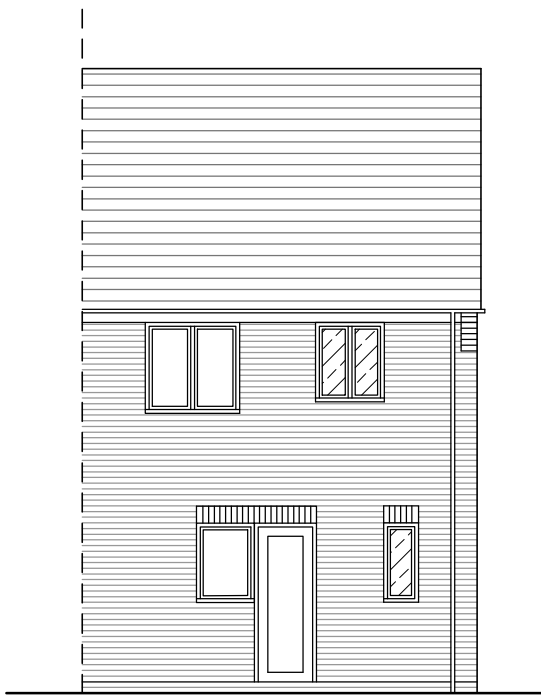
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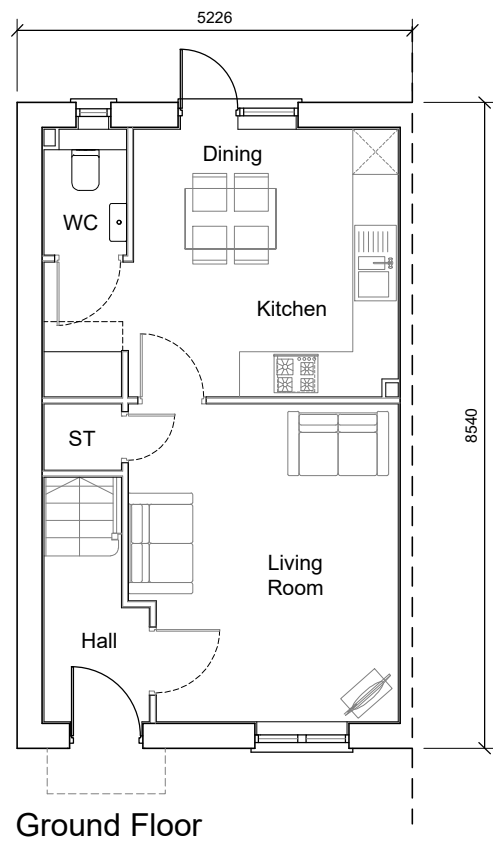
Front Elevation



Side Elevation



Rear Elevation



Ground Floor



First Floor

For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 411)

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FOUNTAIN LANE OLDBURY				
Drawing Title				
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Project No.	Drawing No.	Revision		
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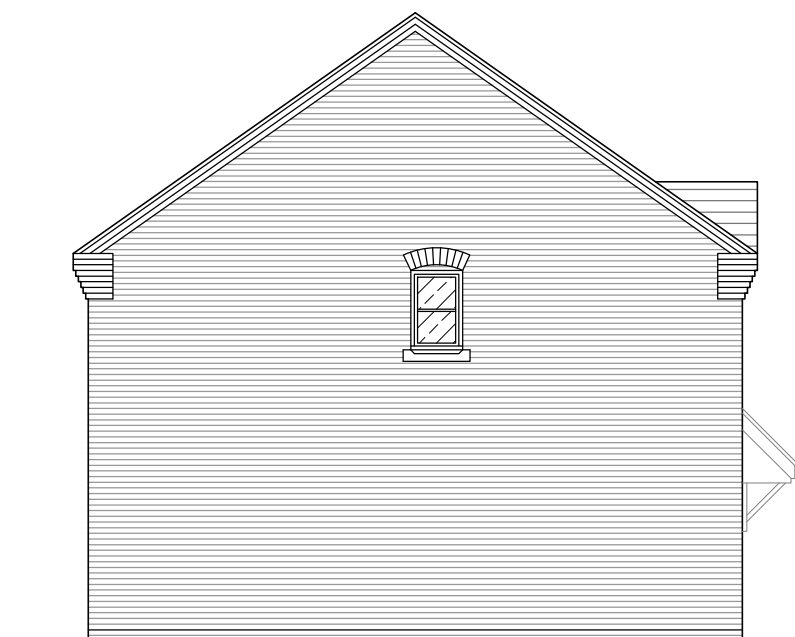
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Plot Numbers:
Semi-detached - 244 & 245

Scale Bar (Meters)



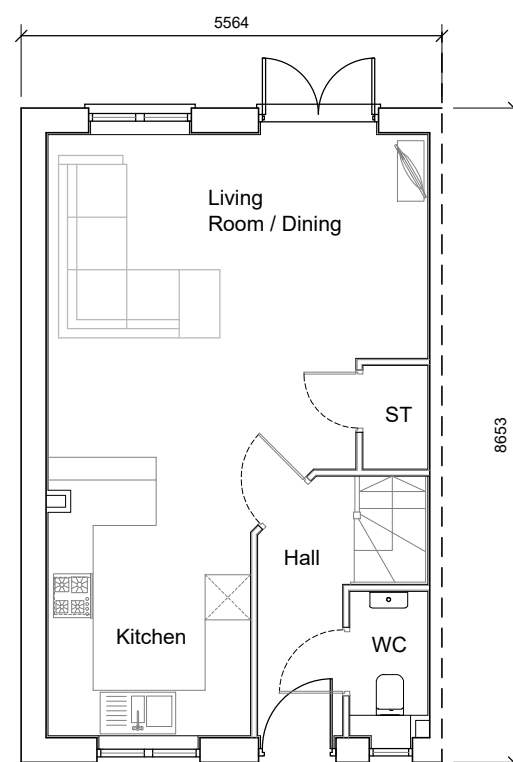
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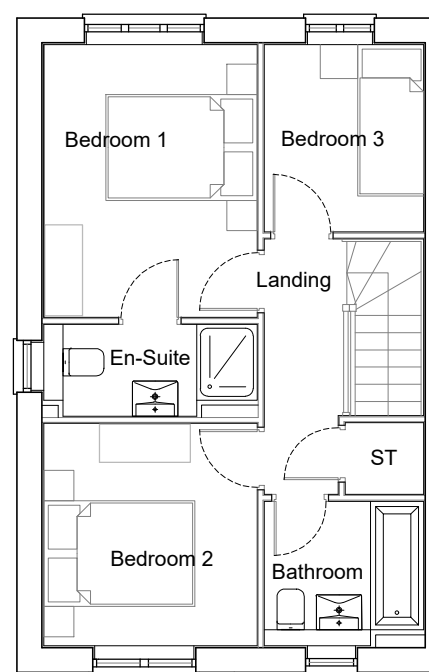
Side Elevation



Rear Elevation



Ground Floor



First Floor

For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 411)

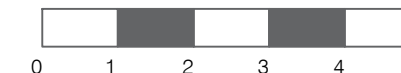
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LOVELL				
Project				
FOUNTAIN LANE OLDBURY				
Drawing Title				
HOUSE TYPE 871 OPEN PLAN ARRANGEMENT				
Drawn	Checked	Paper Size	Scale	Date
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Project No.	Drawing No.	Revision		
18644	406	00		

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Plot Numbers:
Semi-detached - 240 & 243

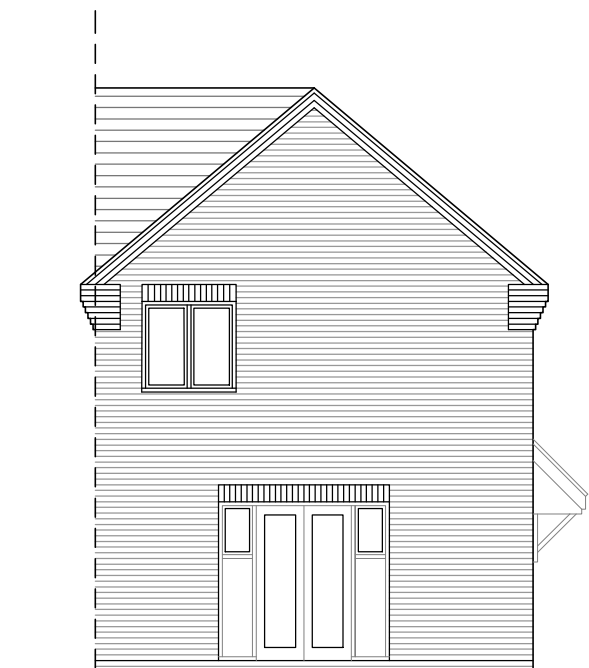
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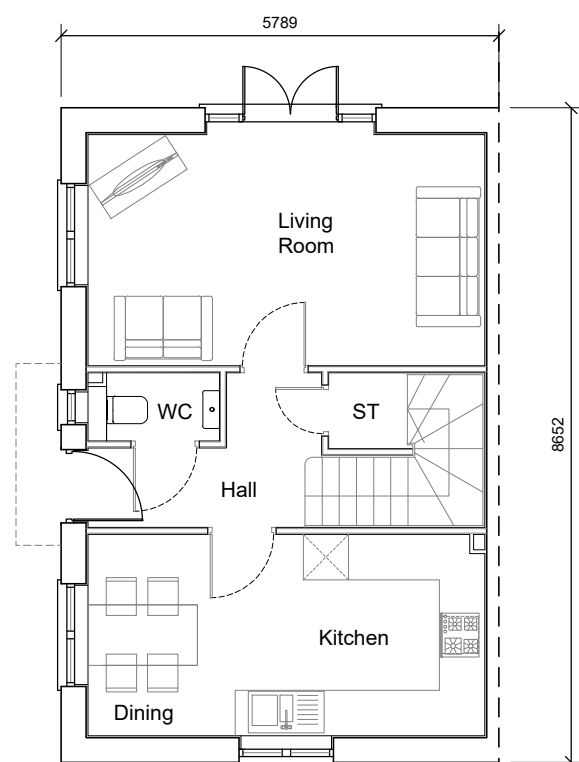
Front Elevation



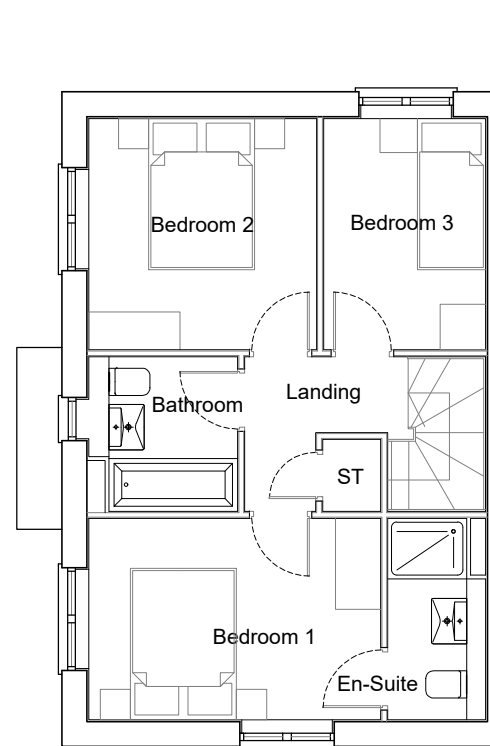
Front / Side Elevation



Rear / Side Elevation



Ground Floor



First Floor

For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 411)

REV	DATE	NOTES	CHK	
Client				
LOVELL				
Project				
FOUNTAIN LANE OLDBURY				
Drawing Title				
HOUSE TYPE 912				
Drawn	Checked	Paper Size	Scale	Date
TS	LL	A3	1:100	APRIL 2021
Project No.	Drawing No.	Revision		
18644	407	00		

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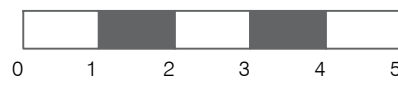
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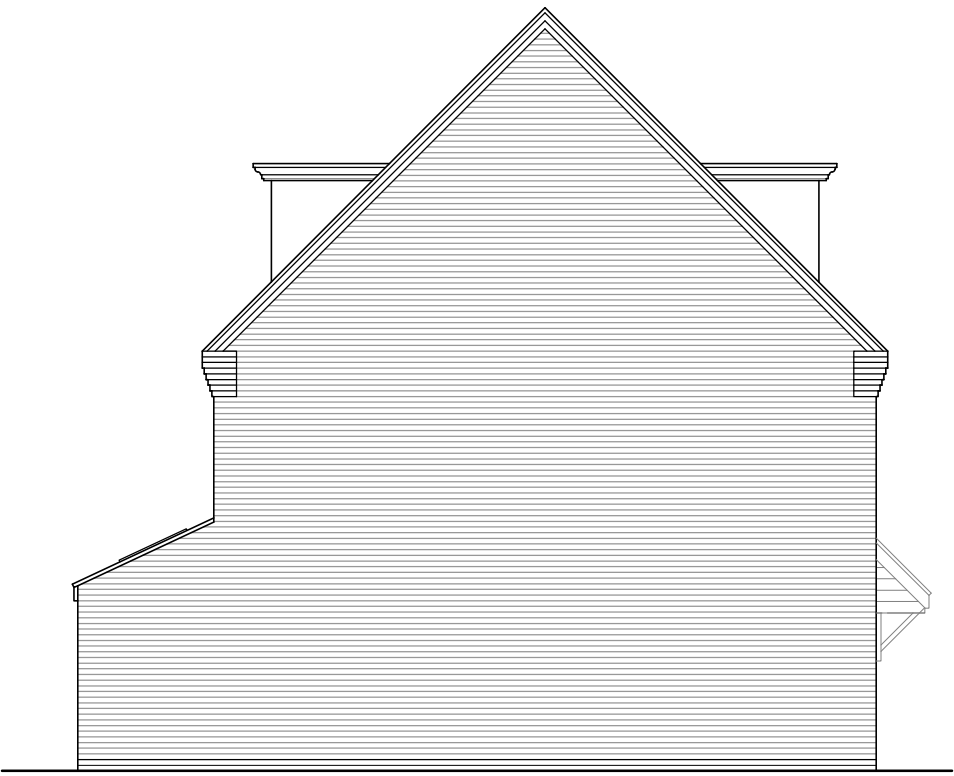
NOTES:

Plot Numbers:
Semi-detached - 246 & 247

Scale Bar (Meters)



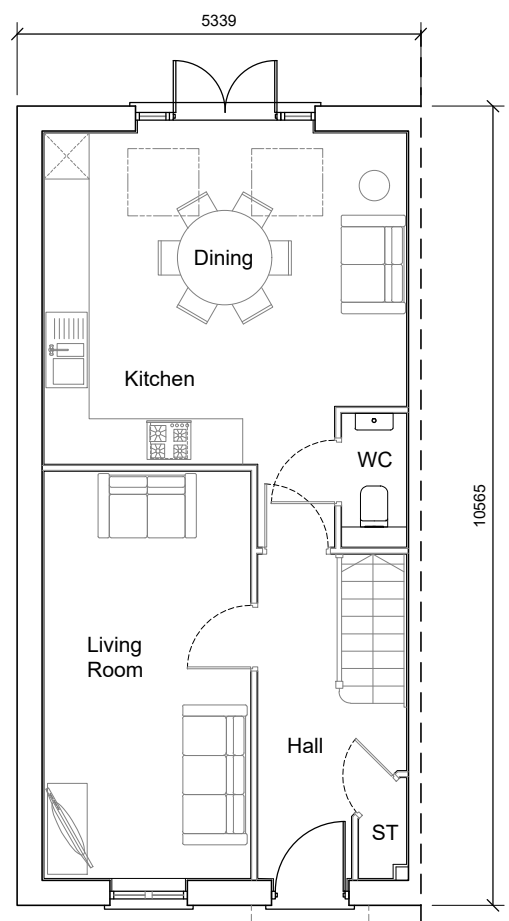
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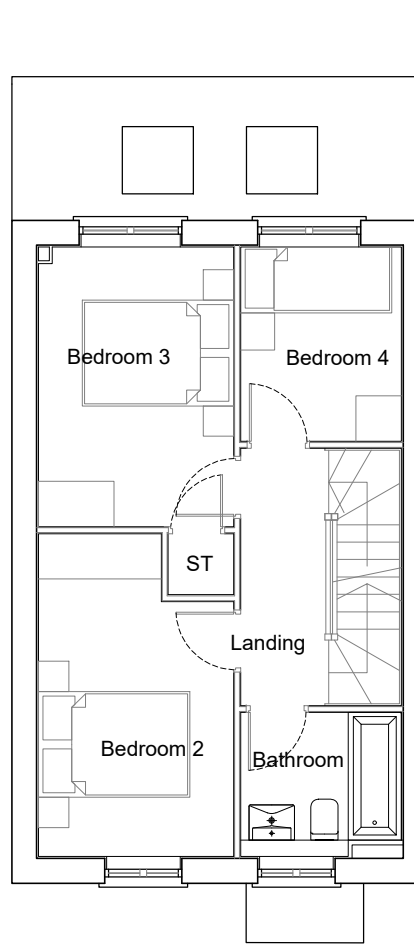
Side Elevation



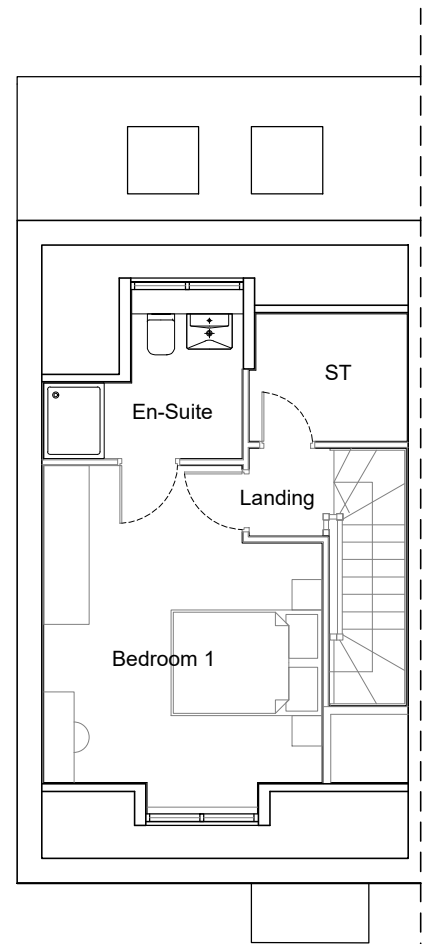
Rear Elevation



Ground Floor



First Floor



Second Floor

For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 411)

REV	DATE	NOTES	CHK	
Client				
LOVELL				
Project				
FOUNTAIN LANE OLDBURY				
Drawing Title				
HOUSE TYPE 1173				
Drawn	Checked	Paper Size	Scale	Date
TS	LL	A3	1:100	APRIL 2021
Project No.	Drawing No.	Revision		
18644	408	00		

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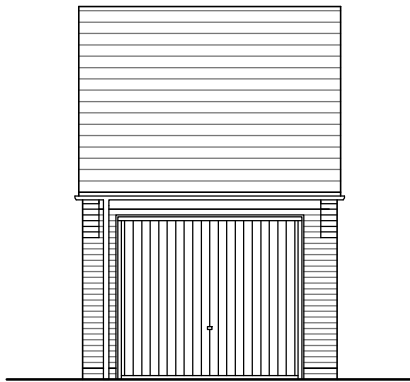
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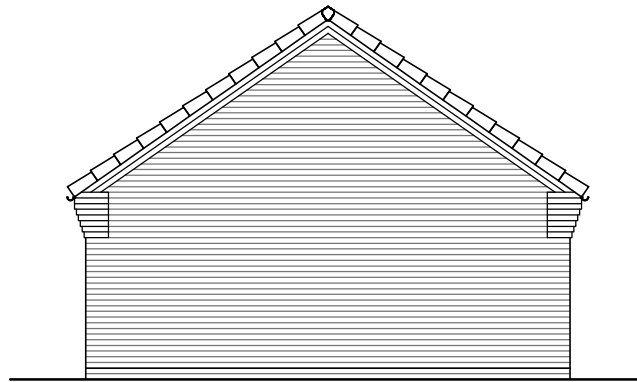
NOTES:

Plot Numbers:
246 & 247

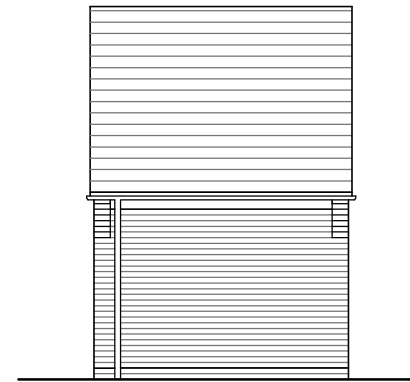
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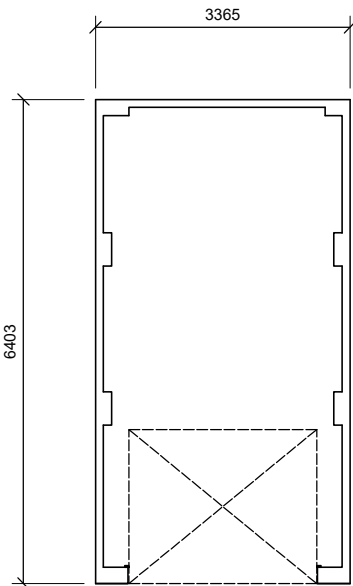
Front Elevation



Side Elevation



Rear Elevation



Floor Plan

REV	DATE	NOTES	CHK
Client			
LOVELL			
Project			
FOUNTAIN LANE OLDBURY			
Drawing Title			
SINGLE GARAGE FLOOR PLANS AND ELEVATIONS			
Drawn	Checked	Paper Size	Scale
TS	LL	A4	1:100
Date			APRIL 2021
Project No.		Drawing No.	Revision
18644		409	00

Client

LOVELL

Project

FOUNTAIN LANE
OLDBURY

Drawing Title

SINGLE GARAGE
FLOOR PLANS AND ELEVATIONS

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A4	1:100	APRIL 2021

Project No.	Drawing No.	Revision
18644	409	00

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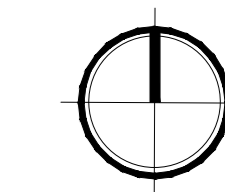
For plot specific materials please refer to
the Materials Plan (dwg no. 18644 / 411)

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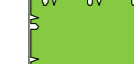








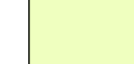

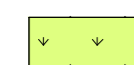





rev	date	amendments	alt:
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cdm 2015: designers residual risk information
 In addition to the risks & hazards normally associated with the type of work defined on this drawing the following residual risks should be noted:

Construction:
 Standard Soft Landscape Works Only. No Additional identifiable risks.
Maintenance:
 Standard Soft Landscape Works Only. No Additional identifiable risks.
 It is assumed that work will be carried out by competent contractor working where appropriate to an approved method statement.



LEGEND: SOFT LANDSCAPING

-  **GROUND COVER:** deciduous shrub ground cover planting with specimen shrubs.
-  **GROUND COVER:** evergreen shrub ground cover planting with specimen shrubs.
-  **GROUND COVER:** herbaceous ground cover planting with specimen shrubs.
-  **GROUND COVER:** ornamental grass ground cover planting as detailed.
-  **GROUND COVER:** coniferous ground cover planting as detailed.
-  **HEDGE:** evergreen shrub hedge as detailed.
-  **NATIVE HEDGE:** shrub hedge as detailed, reinforced with timber post & wire fence where indicated.
-  **SPECIMEN SHRUBS:** specimen shrub planting as detailed.
-  **SPECIMEN CLIMBERS:** specimen climbing plants as detailed.
-  **GRASS (PLOT FRONTAGES):** cultivated turf to road frontages, existing areas to be made good with seed.
-  **GRASS (POS AREAS):** cultivated turf to road frontages, existing areas to be made good with seed.
-  **WILDFLOWER MEADOW AREAS:** to be seeded with Germinall Seeds Amenity mix as agreed; refer to notes.
-  **BULB PLANTING:** scattered in proposed grassed areas, under trees and adjacent to and/or in shrubbed areas.
-  **WOODLAND PLANTING:** native screen planting mix as detailed.
-  **TREE PLANTING:** deciduous tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth. Root barriers to be used where within 1.5m of highway.
-  **TREE PLANTING:** evergreen tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth. Root barriers to be used where within 1.5m of highway.
-  **PROPOSED PERIMETER RAILINGS:** Refer to Architects information.
-  **EXISTING OFF SITE TREES**

PLANNING NOTES (SOFT LANDSCAPE):

- SOILS:** Subgrade / subsoil to be prepared in accordance with BS 8601:2013 and BS 4428:1989 and scarified or ripped to 300mm depth prior to spreading topsoil to alleviate compaction and promote drainage. Imported and as laid topsoil to be in accordance with BS 3882:2015 'Multipurpose Grade' with minimum soil organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to BS 3882:2015 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS 3882:2015 specification. Grass areas to be a minimum depth of 150mm. Shrub beds 450mm depth and forestry / transplants 300mm depth. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil.
 N.B Proposed services (electric, water, gas etc) in landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements.
- BUILDING FOUNDATION DESIGN:** All landscape proposals are to be referred to by the structural engineer during foundation design.
- PROPOSED PLANTING:** Should planting be required outside of the planting season (October - March) any bare root or rootballed stock specified is to be replaced with containerised stock to an appropriate or similar specification to the approval of the landscape architect prior to ordering.
- EXISTING TREES:** Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m weldmesh fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table D.1 at a radius of 12 times the stem diameter (single stem trees) or based on the combined stem diameter of trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 6.2.4.
- TREE SURGERY / REMOVAL:** Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree surgeon in accordance with BS 3998:2010. Arisings to be removed to a licensed tip.
- TREE PLANTING:** All trees to be in accordance with BS 3936 and The National Plant Specification – 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989 and double staked (10-12cm - 14-16cm girth trees) or triple staked (16-18cm - 18-20cm girth trees) and tied in prepared pits. Tree pits in open field / un-compacted ground conditions to be 1000mm x 1000mm (at least 75mm greater than that of the root system) with pit depth to be based on the planting depth of the tree (distance from root flare to underside of rootball) in accordance with BS 8545:2012. Topsoils and subsoils to be excavated and stored separately for reuse. Tree pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons. Topsoil to be mixed enriched with 40L of peat free tree planting compost. Root balls to be encased by Root Rain Mates or similar irrigation pipes. Well water after planting. The base of trees to be planted in grass areas are to be covered with 75mm amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) to 1.0 metre diameter and kept weed free.

In confined urban areas i.e car parks & housing estates where trees are to be planted in heavily compacted ground, Small tree pits (Mature canopy 3m) should have a minimum of 4.24m³ soil roofing volume. Medium tree pits (Mature Canopy 5m) should have a minimum of 11.8m³ soil roofing volume. Large tree pits (Mature canopy 8m) should have a minimum of 24m³ soil roofing volume (OR to latest GreenBlue Urban Soil Volume Guide). Tree pits are to be excavated to achieve the above uncompacted growing volume with pits without cells being approximately 2.5m x 2.5m backfilled with excavated subsoil and topsoil (as described above) and 100L of peat free tree planting compost. Where groups of trees or avenues are planted the pits are to be combined to achieve the required growing volume. Tree pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details.
 Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBC Standards. The NHBC radii are illustrated as a guide only, based on an assumed medium soil volume change potential and minimum foundation depths; this information should not be relied upon for construction purposes. In locations close to footpaths and roadways linear root barriers GreenBlue Urban, ReRoot or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval. Underlying root barriers GreenBlue Urban, ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

- SHRUB & HERBACEOUS PLANTING:** plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Nursery stock supplier to be approved by the Landscape Architect. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) and kept weed free.
- CLIMBING PLANTS:** plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. For non self supporting plants heavy duty fan timber trellis 1.8m x 900mm is to be installed. All plants to have a minimum of three breaks. Well water plants immediately after planting and prior to spreading of mulch.

- HEDGE PLANTING:** plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Hedge plants to be pit planted in double staggered rows 300mm apart at 450mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m for the purposes of the NHBC guidelines.
- TURFING:** Grass turf areas to be Tilers 'Arena' or similar approved cultivated turf, laid in accordance with BS 4428:1989. Topsoil to be rotovated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well butted up, pegged to slopes where required. Well water after laying to avoid shrinkage.
- SEEDING:** grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Topsoil to be rotovated and levelled as required and any debris or stones greater than 20mm diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing. Seed to be Germinall Seeds mix A19 'All Purpose Landscaping' sown at 35gm², including:
 14. **WILDFLOWER SEEDING:** grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved topsoil to be imported, rotovated and levelled as required and any debris or stones greater than 20mm diameter removed. Lightly rake areas after sowing. Seed to be Germinall Seeds mix WFG4 'Neutral Soils' sown at 5.0 gm².
- BULB PLANTING:** each bulb to be planted at a depth of approximately twice its height; base in contact with bottom of hole. Backfilled with finely broken soil, lightly firmed to existing ground level. In existing grassed areas scatter bulbs where they fall, existing turf to be plugged and replaced. Bulbs should be firm and entire, not dried out; and free from pests, diseases and fungus.
- GRAVEL:** Gravel areas to be ornamental gravel, from local source 10-20mm, laid on geotextile membrane to a depth of 50-75mm.
- MAINTENANCE:** To be carried out at approximately monthly intervals to include the following:
 a. Eradicate weeds by hand or appropriate chemical means.
 b. Cut out dead or / and damaged stock or branches, prune as required.
 c. Ensure all shrubs and trees are firmed in, securely staked and tied.
 d. Collect litter, sweep and tidy site.
 e. Apply suitable non-residual pesticides, fungicides, fertilisers and water as required.
 f. Carry out grass mowing to turf when attained 100mm, up to 35mm (50mm for shaded areas).
 g. All hedges to plot frontages be maintained at a max height of 1.0m. Hedges and shrub planting within visibility splays to be maintained in accordance with current highway design guidelines.
- PRUNING:** to be carried out in accordance with BS 7370 Part 4, ensuring site operatives are fully trained. Recommendations are based on general pruning required to maintain plant health and vigor. Broad pruning principles are classified as follows within the plant schedule, refer to RHS Pruning Groups and species information for further details:
 PG 1 Light Pruning
 PG 2 Early-Flowering Shrubs
 PG 3 Basal Shooting Shrubs
 PG 4 Summer Flowering Shrubs
 PG 5 Winter / Early Spring Flowering Shrubs
 PG 6 Summer / Autumn Flowering Shrubs
 PG 7 Pruning for Stems and Foliage
 PG 8 Early Flowering Evergreen Shrubs
 PG 9 Late Flowering Evergreen Shrubs
 PG 10 Evergreen Shrubs
 PG 11 Vigorous Climbers
 PG 12 Moderately Vigorous Climbers
 PG 13 Wall Trained Shrubs
 PG C1 Clematis Pruning Group
 PG C2 Clematis Pruning Group
 PG N Pruning Generally Not Required
 PG F Fruit Tree Pruning (specific to species)
 PG BC Bamboo Cultivation
 PG HB Herbaceous (specific to species)
 PG GR Grasses (specific to species)
 (Roses) Specific Requirements for Roses
- WATERING:** all plant material to be watered in dry periods until established during April and through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment. As a guide only it is suggested that during hot, dry periods, plants are to be watered every six to ten days. For individual trees it is suggested that 18 watering visits per year are carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball.

EXISTING TREES:
 Existing retained / removed trees not shown on the landscape proposal drawings. It is assumed all existing self set trees and vegetation within the development area are to be removed to facilitate development (subject to an arboricultural survey). It is also assumed larger, more mature perimeter trees may be retained.

NHBC Guidelines 2020 Chapter 4.2 'Building near trees':

NHBC tree radii illustrated based on Medium soils assuming foundation depth of 0.9m. Buildings within the NHBC tree radius should be designed so that their foundations are to a suitable depth in accordance with the NHBC guidelines.

Asterisk (*) on planting tags identify shrubs with a mature height above 1.5m where adjacent foundation should be designed by Engineers in accordance with NHBC guidelines 2020 Tables 3 or 5 of sections D & E.



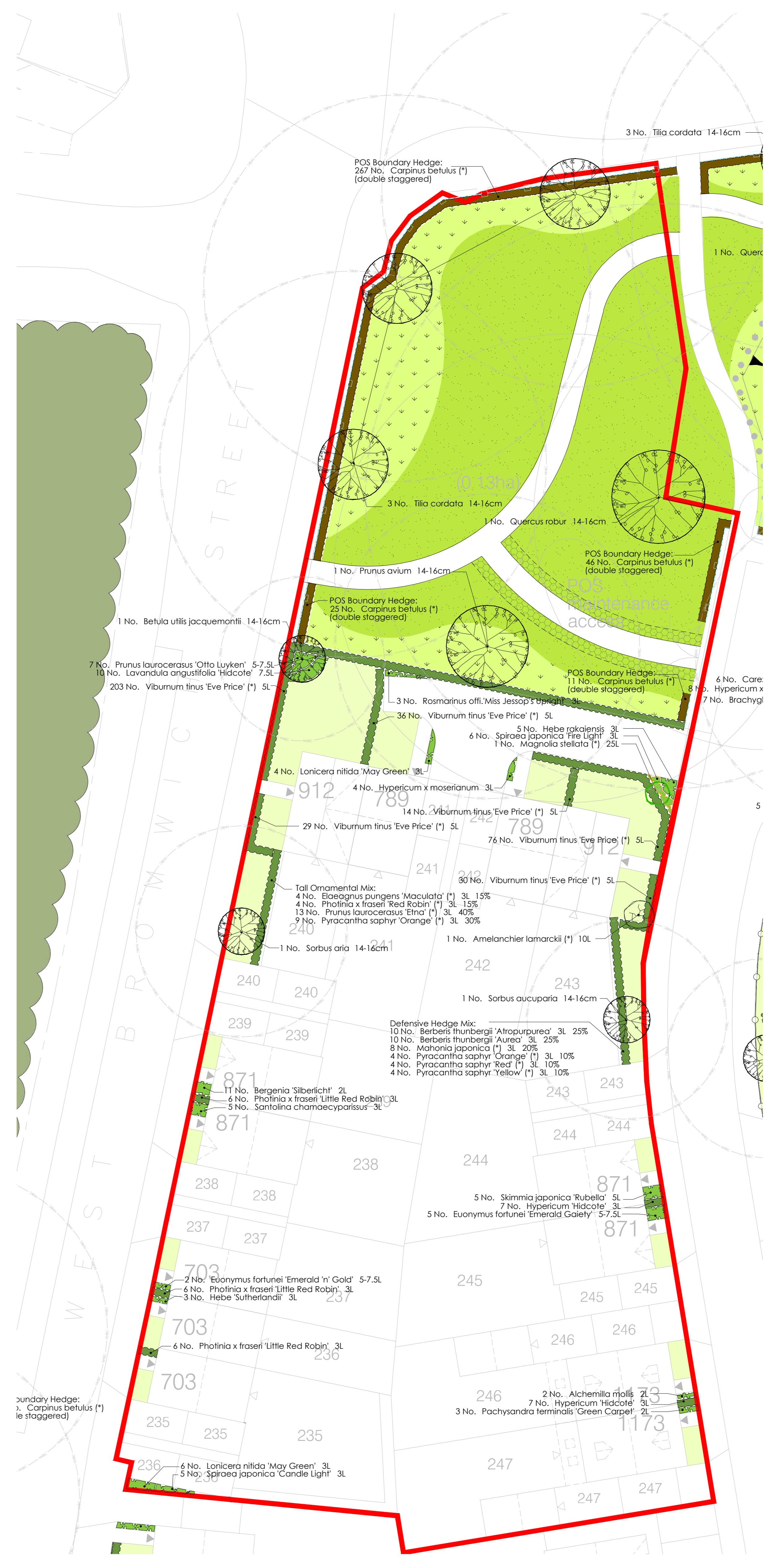
PLANT SCHEDULE: Bromford Road (Phase 2)

Trees					
No.	Species Name	Specification	Girth	Height	Density
1	Betula utilis jacquemontii	3x: Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 11-14-16cm	114-16cm	400-450cm	Counted
1	Prunus avium	3x: Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 11-14-16cm	114-16cm	400-450cm	Counted
1	Quercus robur	3x: Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 11-14-16cm	114-16cm	400-450cm	Counted
1	Sorbus aralia	3x: Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 11-14-16cm	114-16cm	400-450cm	Counted
1	Sorbus aucuparia	3x: Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 11-14-16cm	114-16cm	400-450cm	Counted
3	Tilia cordata	3x: Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 11-14-16cm	114-16cm	400-450cm	Counted

Hedging							
No.	Species Name	Specification	Girth	Diameter	Height	Pot Size	Density
10	Berberis thunbergii 'Atropurpurea'	Bushy :5 brks :C		30-40cm	3L	0.3Ctr	
10	Berberis thunbergii 'Aurea'	Bushy :3 brks :C		30-40cm	3L	0.3Ctr	
349	Carpinus betulus (*)	1+1 :Transplant :BR :PG 1		80-100cm	3L	0.4Ctr Double Staggered at 0.35m offset	
4	Elaeagnus pungens 'Maculata' (*)	Branched :3 brks :C		30-40cm	3L	0.3Ctr	
14	Hypericum 'Hidcote'	Bushy :5 brks :C :PG 8		30-40cm	3L	0.45Ctr Double Staggered at 0.35m offset	
8	Mahonia japonica (*)	Branched :3 brks :C		30-40cm	3L	0.3Ctr	
18	Phytolita x fraseri 'Little Red Robin'	Bushy :6 brks :C :PG 1		30-40cm	3L	0.45Ctr Double Staggered at 0.35m offset	
4	Phytolita x fraseri 'Red Robin' (*)	Branched :6 brks :C	15-20cm	30-40cm	3L	0.3Ctr	
13	Prunus laurocerasus 'Etna' (*)	Bushy :4 brks :C		40-60cm	3L	0.3Ctr	
4	Pyracantha saphyr 'Orange' (*)	Branched :4 brks :C		60-80cm	3L	0.3Ctr	
9	Pyracantha saphyr 'Orange' (*)	Leader With Laterals :4 brks :C		40-60cm	3L	0.3Ctr	
4	Pyracantha saphyr 'Red' (*)	Branched :4 brks :C		60-80cm	3L	0.3Ctr	
4	Pyracantha saphyr 'Yellow' (*)	Branched :4 brks :C		60-80cm	3L	0.3Ctr	
374	Viburnum tinus 'Eve Price' (*)	Bushy :5 brks :C :PG 1		30-40cm	3L	0.45Ctr Double Staggered at 0.3m offset	

ShrubS						
No.	Species Name	Specification	Diameter	Height	Pot Size	Density
1	Amelanchier lamarckii (*)	Branched :6 brks :C :PG 1		80-100cm	10L	Counted
2	Euonymus fortunei 'Emerald 'n' Gold'	Bushy :9 brks :C :PG 8	30-40cm	25-30cm	5.7-5L	3/m ²
5	Euonymus fortunei 'Emerald Gaiety'	Bushy :9 brks :C :PG 8	30-40cm	25-30cm	5.7-5L	3/m ²
3	Hebe 'Sutherlandii'	Bushy :5 brks :C :PG 9	20-30cm	3L	4/m ²	
5	Hebe rakaiensis	Bushy :5 brks :C :PG 9	20-30cm	3L	3/m ²	
4	Hypericum x moserianum	Bushy :7 brks :C :PG 8		30-40cm	3L	4/m ²
10	Lavandula angustifolia 'Hidcote'	Bushy :9 brks :C :PG 10		30-40cm	7.5L	3/m ²
10	Lonicera nitida 'May Green'	Bushy :6 brks :C :PG 2	30-40cm	3L	3/m ²	
1	Magnolia stellata (*)	Branched :5 brks :C :PG 1		80-100cm	25L	Counted
3	Pachysandra terminalis 'Green Carpet'	Several shoots :7 brks :C :PG 8	15-20cm	2L	4/m ²	
7	Prunus laurocerasus 'Otto Luyken'	Bushy :5 brks :C :PG 8		40-60cm	5.7-5L	3/m ²
3	Rosmarinus off. 'Miss Jessop's Upright'	Bushy :4 brks :C :PG 9		30-40cm	3L	3/m ²
5	Santolna chamaecyparissus	Bushy :7 brks :C :PG 10		20-30cm	3L	3/m ²
5	Skimmia japonica 'Rubeola'	Bushy :4 brks :C :PG 8		30-40cm	5L	3/m ²
5	Spirea japonica 'Candle Light'	Bushy :4 brks :C :PG 4		30-40cm	3L	3/m ²
6	Spirea japonica 'Fire Light'	Bushy :4 brks :C :PG 6		30-40cm	3L	3/m ²

Herbaceous						
No.	Species Name	Specification	Diameter	Height	Pot Size	Density
2	Alchemilla mollis	Full Pot :C :PG HB		2L	3/m ²	
11	Bergenia 'Silberlicht'	Full Pot :C :PG HB		2L	7/m ²	



client:
LOVELL

project:
BROMFORD ROAD (PHASE 2),
OLDBURY

title:
DETAILED SOFT LANDSCAPE
PROPOSALS

status:
PLANNING

date: MAY 21
scale: 1:200
drawn: DR
checked: -
number: 20-018-04
revision: -

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