

Planning Statement

Blythe Valley Park – Plot F5

March 2017

Turley

Contents

1.	Introduction	1
2.	Site Location and Description	4
3.	Stakeholder Engagement	6
4.	Reserved Matters	7
5.	Summary and Conclusions	10
Appendix 1: Site Location Plan		11
Appendix 2: Blythe Valley Park Hybrid Planning Permission		12
Appendix 3: Blythe Valley Park Masterplan		13

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1. Introduction

- 1.1 This Planning Statement, prepared by Turley on behalf of IM Properties (BVP3) Limited (“the Applicant”), is submitted in support of an application for Reserved Matters approval for an office building (Use Class B1(a)) on Plot F5 at Blythe Valley Park (“BVP”), Solihull (“the site”). A site location plan is provided at **Appendix 1**.
- 1.2 The site is located in the north of the BVP development site, which is allocated for mixed-use development in the adopted Solihull Local Plan (2013). IM Properties is dedicated to delivering a high quality development at Blythe Valley, building on and diversifying the existing Business Park, and incorporating it into a new mixed-use sustainable community.
- 1.3 The application has been prepared in accordance with the principles of the hybrid planning permission for mixed-use development at Blythe Valley Park approved in March 2017 (reference: PL/2016/00863/MAOOT). The decision notice is provided at **Appendix 2**.
- 1.4 The reserved matters submission is not an application for planning permission as the principle of development has already been established. The application seeks approval from the Local Planning Authority for the matters reserved at outline stage (i.e. layout, appearance, scale and landscaping).
- 1.5 This application also seeks to part discharge conditions 11 (details of levels), 13 (Arup pond control structure), 14 (surface water and foul drainage proposals), and 19 (Arboricultural Method Statement) attached to the hybrid permission insofar as they relate to this phase of the development as part of the determination of the reserved matters planning application.
- 1.6 As per the requirements of the 9, this application is supported by a masterplan for Blythe Valley Park (**Appendix 3**). This is the original application which was submitted in support of the hybrid application. It is considered that the proposed development is in ‘general accordance’ with this masterplan.
- 1.7 This application for approval of Reserved Matters has been prepared following pre-application consultation with Solihull Metropolitan Borough Council (SMBC) and existing site occupiers. A wider public consultation exercise has taken place in support of the hybrid planning application covering the entirety of Blythe Valley Park, which includes the application site.
- 1.8 The description of development is as follows:

“Erection of an office building (Use Class B1(a)) with associated internal access road, car parking, substation, bin store, landscaping and all other details required by Condition 3 relating to the reserved matters of layout, scale, appearance and landscaping as well as part-discharge of conditions 11, 13, 14 and 19 pursuant to planning permission reference PL/2016/00863/MAOOT.”

- 1.9 This statement accompanies, and should be read in conjunction with, the documents submitted in support of the reserved matters and discharge of conditions application, which comprise:

Document
Application forms and ownership certificate
Design and Access Statement
Ecology and Arboricultural Statement
Arboricultural Method Statement
Flood Risk and Drainage Strategy
Energy / Sustainability Strategy
Transport Statement

- 1.10 The application for approval of Reserved Matters is also supported by the following drawings:

Drawing Title	Drawing Reference	Status
Site Location Plan	8460-P-001	For Information
Existing Site Plan	8460-P-002	For Information
Proposed Site Layout Plan	8460-P-101	For Approval
Proposed Zone F Plan	8460-P-100	For Information
Blythe Valley Park Illustrative Masterplan	25365-9310 Rev D	For Information
Proposed Floor Plans and Roof Plan	8460-P-102	For Approval
Proposed Elevations	8460-P-103	For Approval
Proposed Site Sections	8460-P-104	For Information
Proposed Street Scenes	8460-P-105	For Information
Proposed External Levels	CWA-16-456-F-510 Rev P6	For Approval
Proposed Landscape Plan	0772.02 Rev C	For Approval
Drainage Proposals	CWA-16-456-F-530 Rev P6	For Approval

- 1.11 The remainder of this statement is structured as follows:

- **Section 2: Site Location and Description**
- **Section 3: Stakeholder Engagement**

- **Section 4: Reserved Matters**
- **Section 5: Summary and Conclusions**

1.12 This statement is also supported by the following appendices:

- **Appendix 1: Site Location Plan**
- **Appendix 2: Blythe Valley Park hybrid planning permission**
- **Appendix 3: Blythe Valley Park Illustrative Masterplan**

2. Site Location and Description

Site Location and Description

- 2.1 Plot F5 ('the site') is located to the north of Blythe Valley Park and comprises part of an existing undeveloped plot known as 'Zone F'. The application site is accessed off Blythe Gate, a privately owned road within the business park.
- 2.2 The site comprises semi-improved grassland and has historically been 'plateaued' for the purpose of development. The site is bound by the remaining undeveloped plots of Zone F to the north, the Oracle building to the east, the Arup building to the west, and the Blythe Gate roundabout to the south east.
- 2.3 Beyond Zone F, the existing country park is located to the north. Within the Country Park a number of well-established attenuation ponds are located which form part of the wider sites exemplar Sustainable Urban Drainage system. Beyond the drainage infrastructure to the north lies the River Blythe Site of Special Scientific Interest (SSSI).

Planning History

- 2.4 Hybrid planning permission for the erection of up to 750 dwellings, a 250 bed Housing with Care facility, 98,850 sq m of employment floorspace (B1, B2 and B8) and other ancillary facilities at Blythe Valley Park was approved on 8 March 2017 (Ref: PL/2016/00863/MAOOT). A copy of the decision notice is enclosed at **Appendix 2**. All detailed matters were reserved for subsequent approval except for access to the wider site which was approved in a detailed form through the hybrid application.
- 2.5 Condition 3 of the hybrid approval requires details of the layout, scale, appearance and landscaping ("the reserved matters") to be submitted and approved in writing before any development begins on each plot. Other conditions requiring further details are to be discharged on a 'phased' basis.
- 2.6 The hybrid planning permission is subject to a Section 106 agreement requiring the provision of affordable housing, open space and financial contributions towards education and health. As these aspects are of relevance to the residential development, they are not triggered by this office development.
- 2.7 Offsite highways improvements are also required by conditions attached to the hybrid permission and contributions towards highways improvements are secured through the Section 106 agreement. Whilst the floorspace for which reserved matters approval is sought will not trigger the required for any offsite highways works required by condition, payment of the offsite highways contribution will be required prior to commencement (if not triggered beforehand by any other works).
- 2.8 In addition to the hybrid planning permission, two standalone, detailed planning applications were submitted to Solihull MBC on 1 November 2016. Both applications seek permission for '*development of an office building with access road, car parking, substation, bin store, landscaping and associated works*' at Plots F2 and F3 (references

PL/2016/02752/PPFL and PL/2016/02753/PPFL). These applications were both approved on 31 January 2017.

3. Stakeholder Engagement

Blythe Valley Park Engagement

- 3.1 The hybrid planning application for mixed-use development across Blythe Valley Park submitted in April 2016 was the subject of extensive stakeholder engagement. The engagement strategy for the wider site proposals identified key groups of stakeholders to be actively engaged with in the ongoing masterplanning of Blythe Valley Park as follows:
- Members of Solihull Metropolitan Borough Council (including Ward Members)
 - Cheswick Green Parish Council
 - The residents of Kineton Land and Illshaw Heath Road
 - The wider community of Cheswick Green and Hockley Heath
 - The tenants and employees of businesses located at the Park
 - Statutory consultees (e.g. Highways England)
- 3.2 A number of workshops were held with the stakeholders identified including existing tenants of the business park prior to the submission of the hybrid planning application. In addition a public exhibition was held in January 2016 providing the local community with an opportunity to comment on the proposals.
- 3.3 Plot F5 is located within the wider Blythe Valley Park site and the proposed development on the site is in line with the proposals which were consulted on during the preparation of the hybrid planning application. It is therefore considered that sufficient public engagement has taken place to inform people of the development coming forward at Blythe Valley Park.

Pre-application Discussions in Relation to Plot F5

- 3.4 A pre-application meeting was held with Officers of SMBC on 2 November 2016. Council representatives for planning, urban design, landscape, ecology and highways were all consulted prior to the submission of the applications and their feedback has been incorporated into the submitted scheme where possible.

Ongoing Engagement

- 3.5 IM are committed to ongoing engagement and involvement of local stakeholders in the emerging proposals at Blythe Valley Park. This includes providing updates to and further engaging with the local Parish Councils and site occupiers and tenants.
- 3.6 IM hold quarterly meetings with representatives of all the tenants and occupiers on the park. On 6 October 2016, IM presented the development proposals for Plot F5 to tenant representatives and site occupiers and invited comments / queries.

4. Reserved Matters

- 4.1 The section of statement describes the reserved matters for which approval is sought.

Layout

- 4.2 The National Planning Practice Guidance (2014) defines the matter of 'layout' as:

"The way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development"

- 4.3 The proposed office building is set centrally within Plot F5 with internal access roads, parking and landscaping surrounding the building on all sides. The building has been orientated so it "faces" the Blythe Gate roundabout, creating a focal point and forming a gateway feature into Blythe Valley Park.
- 4.4 A substation is located in the south west corner of the plot, concealed by landscaping. To the west of the plot is a cycle shelter, smoking shelter, refuse store and service compound.
- 4.5 The internal layout of the building has been established to ensure it is attractive to a range of potential occupiers. The floorplates are flexible and can be split according to the individual needs of tenants.
- 4.6 The ground floor is accessed through the main entrance and predominantly comprises open office floor space, as well as accommodating the main reception area, and employee facilities including disabled WC.
- 4.7 Circulation and access to the first floor is via a main staircase and lift located behind the reception area, within the centre of the building. Further separate staircases are also provided in each corner of the building for emergency use.
- 4.8 The first and second floors predominantly comprise open office floorspace, and provide flexibility to incoming tenants whereby the floor space can be divided to accommodate multiple occupiers or one large office space for one occupier. Fire escapes are positioned in all four corners of the ground, first and second floors to ensure separate escape routes are provided should the floor space be divided for individual occupiers.
- 4.9 A roof terrace is provided to offer an alternative break-out area for the tenants of the building. The roof terrace will be designed to suit the specification of the future occupier and will to create a relaxing environment, boosting the well-being of occupiers. The terrace will be accessible via a staircase and lift.
- 4.10 Vehicle access to and from the site will be to the south of the building, off Blythe Gate. This will connect the site directly with the existing road network internal to the park.
- 4.11 Pedestrian access will be provided on footways bordering the highway leading to the site and connecting with the existing footways within Blythe Valley Park. There is a

shared foot/ cycle way on Blythe Gate providing access to and from the northern section of Blythe Valley Park. It is expected that cyclists would use these existing cycle facilities to access the proposed development.

- 4.12 As part of the development, 317 parking spaces (including 17 disabled) are proposed adjoining the boundaries and within the site. This results in an average ratio across the site of 1 space per 27.5 sq m in line with condition 28 of the hybrid planning permission (which allows for an average parking ratio of 24.4 sq m). Further detail is provided in this regard in the accompanying Transport Statement prepared by PBA.

Scale

- 4.13 The matter of 'scale' in the National Planning Practice Guidance is defined as:

"The height, width and length of each building proposed within the development in relation to its surroundings"

- 4.14 The proposed building will comprise approximately 7,258 sq. m (GIA) of office floor space (Use Class B1a)).
- 4.15 The building is three storeys (plus a fourth storey element to provide access to the roof terrace and a small amount of office floorspace) and measures 16.85 m in height. The proposed height of the building accords with the development parameters approved as part of the hybrid planning permission (17 m max height on Plot F) and complements the height of other buildings within the vicinity.

Appearance

- 4.16 The National Planning Practice Guidance defines the matter of 'appearance' as:

"The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture"

- 4.17 The office building has been designed in order to attract high-end corporate occupiers, providing an opportunity for a bespoke headquarters to be established at Blythe Valley Park.
- 4.18 The building will be built to a high standard, with inclusion of a roof terrace to provide a desirable, sought-after office space within the existing business park. This flagship development will attract high-end occupiers to Blythe Valley and continue to support the local economy by attracting national/ international investment through the high quality working environment.
- 4.19 Materials used in the building will be a combination of aluminium plank/ curtain walling systems and cladding panel. The building will incorporate floor to floor glazing in places. The front (east) elevation incorporates vertical glass brise soleil with a coloured ceramic pattern. External materials will be from a simple palette matching existing principles within Blythe Valley Park.

- 4.20 A full set of elevational drawings are provided in support of this application for approval of reserved matters. Further detail with regard to appearance in the context of the surrounding buildings is provided in the Design and Access Statement.

Landscaping

- 4.21 The National Planning Practice Guidance defines 'landscaping' as:

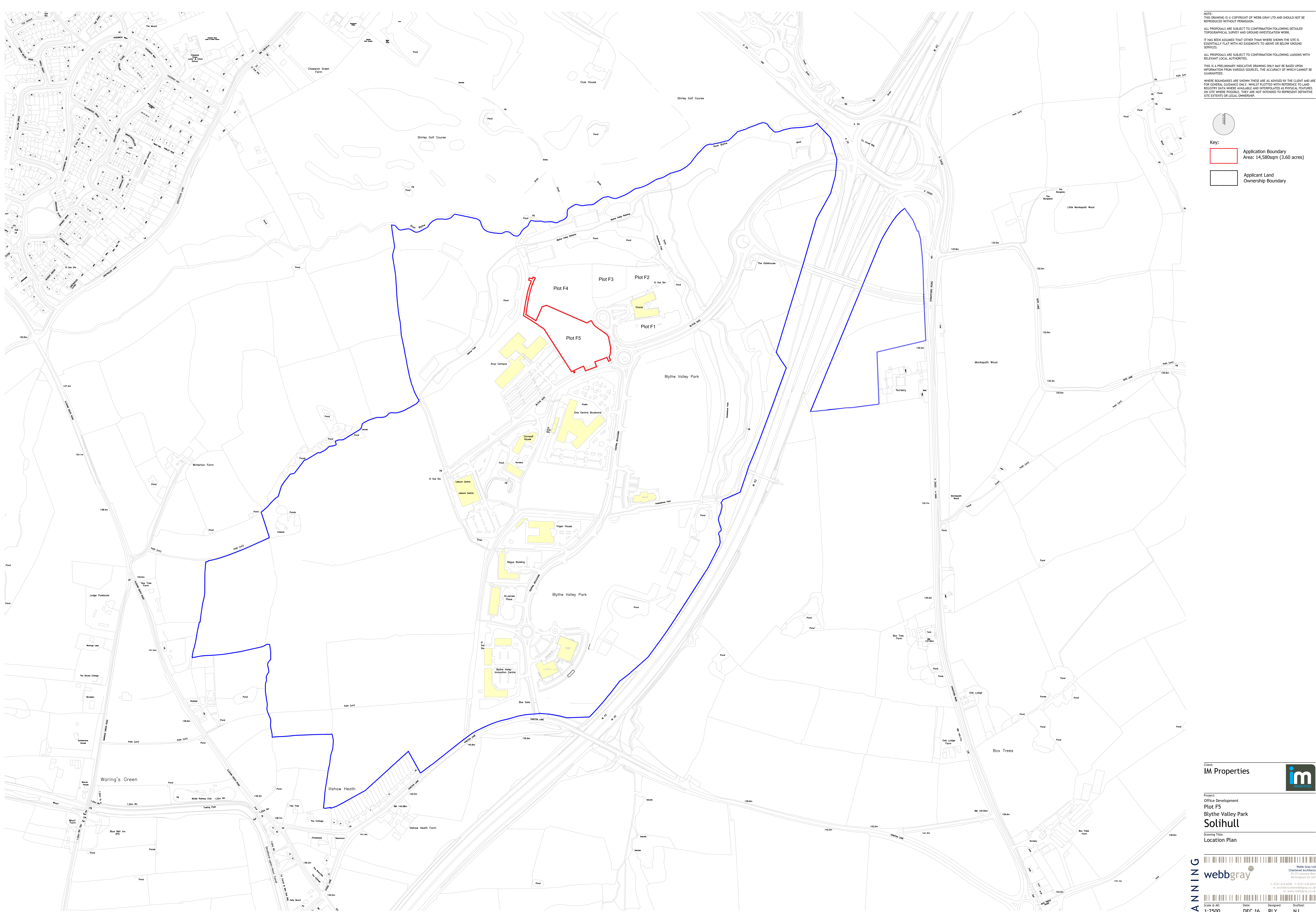
"The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features"

- 4.22 The proposed landscaping is in keeping with the established landscape character at Blythe Valley Park; that of a managed business park surrounded by a country park.
- 4.23 Along the southern and eastern boundary an ornamental hedgerow set within ornamental shrub mix is proposed. Along the northern boundary a native hedgerow set with various trees (Field Maple, Silver Birch and Whitebeam) is proposed with an area of native shrub mix with Wild Cherry and Mountain Ash around the Blythe Gate roundabout. Ornamental shrub beds are proposed throughout the car park with ornamental hedges to define footpath routes.
- 4.24 A number of individual trees and tree groups are required to be removed in order to facilitate the proposed development. Further detail with regard to tree removal is provided in the Arboricultural Method Statement submitted in support of this reserved matters and discharge of conditions application.

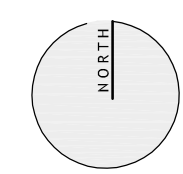
5. Summary and Conclusions

- 5.1 This Planning Statement has been prepared on behalf of IM Properties (BVP3) Limited in support of a reserved matters application for the development of an office building on Plot F5 at Blythe Valley Park.
- 5.2 The Statement demonstrates that the proposed layout, scale, landscaping and appearance of the development is in accordance with the hybrid planning permission and appropriate to the location and all appropriate planning guidance and policy requirements.
- 5.3 In support of this application is information sufficient to part-discharge conditions 11, 13, 14 and 19 pursuant to planning permission reference PL/2016/00863/MAOOT.
- 5.4 The high-quality office development will deliver economic benefits to Solihull. The proposals fully accord with the parameters established by the hybrid planning permission and accord with local and national policies.
- 5.5 On the basis of the information provided within this statement, Solihull Metropolitan Borough Council is respectfully requested to grant approval of reserved matters without delay; there being no material considerations to indicate otherwise.

Appendix 1: Site Location Plan



NOTE:
THIS DRAWING IS © COPYRIGHT OF WEBB GRAY LTD AND SHOULD NOT BE REPRODUCED WITHOUT PERMISSION.
ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING DETAILED TOPOGRAPHICAL SURVEY AND GROUND INVESTIGATION WORK.
IT HAS BEEN ASSUMED THAT OTHER THAN WHERE SHOWN THE SITE IS ESSENTIALLY FLAT WITH NO EASEMENTS TO ABOVE OR BELOW GROUND SERVICES.
ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING LIAISONS WITH RELEVANT LOCAL AUTHORITIES.
THIS IS A PRELIMINARY INDICATIVE DRAWING ONLY MAY BE BASED UPON INFORMATION FROM VARIOUS SOURCES, THE ACCURACY OF WHICH CANNOT BE GUARANTEED.
WHERE BOUNDARIES ARE SHOWN THESE ARE AS ADVISED BY THE CLIENT AND ARE FOR GENERAL GUIDANCE ONLY, WHILE PLOTTED WITH REFERENCE TO LAND REGISTRY DATA WHERE AVAILABLE AND INTERPOLATED AS PHYSICAL FEATURES ON SITE WHERE POSSIBLE, THEY ARE NOT INTENDED TO REPRESENT DEFINITIVE SITE EXTENTS OR LEGAL OWNERSHIP.



Key:
 Application Boundary
Area: 14,580sqm (3.60 acres)
 Applicant Land
Ownership Boundary

Client:
IM Properties

Project:
Office Development
Plot F5
Blythe Valley Park
Solihull

Drawing Title:
Location Plan

webbgray
Webb Gray Ltd
Chartered architects
75-77 Colmore Row
Birmingham B3 2AP
t: 0121 616 6000 f: 0121 616 6031
e: architecture@webbgray.co.uk
w: www.webbgray.co.uk

Scale @ A0: 1:2500	Date: DEC 16	Designed: RLY	Drafted: NJ
Job No: 8460	Drawing No: P-001	Revision: -	

Appendix 2: Blythe Valley Park Hybrid Planning Permission

OUTLINE PLANNING DECISION NOTICE

DETERMINATION OF APPLICATION FOR OUTLINE PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No:	PL/2016/00863/MAOOT
Case Officer:	Jon Hallam
Date of Decision:	08.03.2017
Location:	Blythe Valley Park, Blythe Gate, Shirley, Solihull
Proposed Development:	Hybrid planning application for a mixed use development of land at Blythe Valley Park to comprise: in outline with all matters reserved (save for the new access, internal spine road and elements of landscaping - as described below), up to 750 residential dwellings, up to 98,850sqm of Use Class B1, B2 and B8 floor space, up to 250 unit housing with care facility (Use Class C2/C3) up to 2,500sqm of ancillary town centre uses (Use Class A1-A5), upto 1000sqm of ancillary leisure and community uses (Use Class D2), up to 200 bed hotel (Use Class C1) associated car parking (including shared car parking which could be decked) public open space, public realm and highways works; in full, new vehicular access, internal spine road, soft and hard landscaping (in part) SUDS and balancing ponds.
Date Registered:	1st April 2016
Applicant:	IM Properties (BVP2) Ltd _ IM Properties (BVP3) Ltd
Agent:	Mrs Angela Reeve

The Solihull Metropolitan Borough Council as Local Planning Authority hereby **GRANTS PERMISSION SUBJECT TO CONDITIONS** as shown below, for the above described development.

OUTLINE PLANNING DECISION NOTICE

The development must conform with the terms and approved plans and must remain in conformity with such terms and plans, subject to and save as may be otherwise required by any of the following conditions:-

1. The development hereby approved shall not exceed the following specified uses as defined in the Town and Country Planning Act (Use Classes) Order 1987 as amended:

- 750 residential dwellings and 250 housing with care dwellings (C2 and C3)
- 98,850 sq m GIA employment floor space (B1, B2 and B8)
- 2,500 sq m GEA A1-A5 Use
- 1,000 sq m GEA D2 Use
- 200 bedroom hotel (Use Class C1)
- Decked car parking area (Sui Generis)

To ensure compliance with the approved plans and the Local Plan allocation for the site in accordance with policies P1, P3 and P5 of the Solihull Local Plan 2013.

2. No phase of development shall commence until a Construction Environment Management Plan (for that phase) which deals with the treatment of any environmentally sensitive areas on that phase, and includes the following information, has been submitted to and approved by the LPA, in consultation with Highways England:

- Details of construction traffic management and delivery routeing.
- Hours of Construction.
- Measures to control the emissions of dust, dirt and pollution during construction.
- Measures to control the impact of vibration on surrounding buildings.
- Noise control measures.
- A scheme of supervision/site monitoring for the arboricultural and ecological protection measures which shall include details of an Arboricultural and Ecological Clerk of Works appointed to the development (if required).
- Measures to ameliorate direct or indirect damage to the special interest of the River Blythe SSSI, including water quality (if required).
- Measures to ameliorate direct or indirect impacts on adjacent Local Wildlife sites and protected species (if required).
- Information on the persons / bodies responsible for particular activities associated with the method statement.

The works shall be carried out in accordance with the approved method statement.

In the interests of highway safety, residential amenity and the ecological value of the site in accordance with policies P7, P8, P10 and P14 of the Solihull Local Plan 2013.

OUTLINE PLANNING DECISION NOTICE

3. No phase of development except for those elements of development which have been permitted in full detail shall commence until full details of the layout, scale, appearance and landscaping (hereinafter called "the reserved matters") for that phase have been submitted to and approved in writing by the LPA.

Pursuant to Article 3 (4) of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006.

4. Applications for approval of the first reserved matters for residential development (Use Class C3) shall be made to the LPA no later than 5 years from the date of this hybrid planning permission and all remaining applications for reserved matters approval shall be made within 8 years from the date of this permission. The residential development shall be commenced no later than 10 years from the date of the grant of this hybrid planning permission.

Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990.

5. Applications for approval of the first reserved matters for non-residential development shall be made to the LPA no later than 10 years from the date of this hybrid planning permission. The non-residential development shall be commenced no later than 12 years from the date of the grant of this hybrid planning permission.

Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990.

6. The development hereby permitted shall be carried out in accordance with the approved plans:

- Drawing No. P005 Rev A
- Red Line Boundary Plan - Ref: 9002
- Land Use Plan - Ref: 9600 Rev L
- Access and Movement Plan - Ref: 9601 Rev L
- Density Plan - Ref: 9602 Rev L
- Scale Plan - Ref: 9603 Rev L
- Planting Plan Sheet 1 of 4 - Ref: BRL-PL002 Rev G
- Planting Plan Sheet 2 of 4 - Ref: BRL-PL003 Rev G
- Planting Plan Sheet 3 of 4 - Ref: BRL-PL004 Rev G
- Planting Plan Sheet 4 of 4 - Ref: BRL-PL005 Rev G
- Planting Plan Greenway - Ref: BRL-PL006 Rev G
- Drainage Layout Sheet 1 of 4 - Ref: 210 Rev C
- Drainage Layout Sheet 2 of 4 - Ref: 211 Rev C
- Drainage Layout Sheet 3 of 4 - Ref: 212 Rev B
- Drainage Layout Sheet 4 of 4 - Ref: 213 Rev B

OUTLINE PLANNING DECISION NOTICE

- Engineering Layout Sheet 1 of 2 - Ref: 201 Rev C
- Engineering Layout Sheet 2 of 2 - Ref: 202 Rev F
- Kerbing and Construction Layout Sheet 1 of 2 - Ref: 205 Rev B
- Kerbing and Construction Layout Sheet 2 of 2 - Ref: 206 Rev D

To ensure compliance with the approved plans and details to safeguard amenity and the quality of the environment in accordance with P15 of the Solihull Local Plan 2013.

7. No development shall commence until a Blythe Valley Park development phasing programme has been submitted to and approved by the LPA. In addition to built development phases, this shall also include details of when play, sport, recreation, hard and soft landscape works and public realm shall be delivered. The Blythe Valley Park phasing programme may be amended from time to time with the approval of the LPA.

To ensure delivery of the development hereby approved in a satisfactory manner in accordance with policies P1 and P5 of the Solihull Local Plan 2013.

8. Prior to the submission of any reserved matters applications for residential phases of the scheme, a Design Guide for the residential character areas should be submitted to and approved in writing by SMBC. This guidance should provide further detail with regard to each of the residential character areas put forward in the DAS (p123) and should provide design quality assurance for future reserved matters applications.

For each character area this should include:

1. A materials options palette which includes boundary treatment options.
2. Consideration of opportunities for active frontages.
3. Illustrate how each of the character areas will respond to the approved parameter plans, and the green infrastructure and play strategy.
4. Illustrate how the identity of the different character areas enhances the legibility of the site.
5. Options for the promotion of multi modal routes through the development.

The Design Guide may be amended from time to time with the approval of the LPA.

In the interests of the visual amenities and proper planning of the area in accordance with Policy P15 of the Solihull Local Plan 2013.

9. There shall be maintained at all times a masterplan for the whole of the development site which shall be submitted to and approved in writing by the LPA at the time of submission of the first application for approval of reserved matters. The masterplan should be in general accordance with

OUTLINE PLANNING DECISION NOTICE

the principles established in the Design and Access Statement and Design Guide required by Condition 8 above. The masterplan may be updated with each application for approval of reserved matters and the reserved matters shall be in general accordance with the masterplan (as approved at the time).

In the interests of the visual amenities and proper planning of the area in accordance with Policy P15 of the Solihull Local Plan 2013.

10. No development shall commence until a strategy for topsoil storage/spreading has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the locations for topsoil storage / spreading and the proposed grading and mounding of land areas including the anticipated levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

In the interests of the visual amenities and proper planning of the area in accordance with Policy P15 of the Solihull Local Plan 2013.

11. No development shall take place on each phase until details of finished site and ground floor levels in relation to the existing site levels, adjoining land and buildings have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas, cross sections through the site and the relationship with the adjoining landform and buildings. Finished floor levels shall be set to a minimum of 150 mm above average surrounding ground level and 600mm above the design 1 in 100 year plus climate change level of the corresponding balancing pond to which they connect. The Development shall be carried out in accordance with the approved details.

To ensure the satisfactory drainage of the site in accordance with Policy P11 of the Solihull Local Plan 2013.

12. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Rev B (prepared by THDA Consulting Engineers, dated 01/04/2016) and drawing reference 14-0686 SK10, and the mitigation measures detailed within the FRA.

To ensure the satisfactory drainage of the site in accordance with Policy P11 of the Solihull Local Plan 2013.

13. No phase of development which utilises the Arup attenuation pond as part of its Sustainable Urban Drainage System shall be commenced until such time as a scheme to include a control structure on the Arup pond to prevent the risk of fluvial flooding compromising the surface water drainage system, in accordance with drawing reference 14-0686 SK10 has been submitted to, and approved in writing by, the local planning authority.

OUTLINE PLANNING DECISION NOTICE

The scheme shall be fully implemented and subsequently maintained in accordance with the phasing plan to be agreed by virtue of condition 7.

To ensure the satisfactory drainage of the site in accordance with Policy P11 of the Solihull Local Plan 2013.

14. No phase of development (other than those phases where drainage design has been approved in detail by virtue of this planning permission) shall be commenced until details of surface water and foul drainage proposals for that phase have been submitted to and approved by the LPA for that phase. Any newly submitted surface water scheme shall be based on sustainable drainage principles and the hydrological and hydrogeological context of the development phase, and shall be designed in accordance with the approved Flood Risk Assessment (FRA) Rev B (prepared by THDA Consulting Engineers, dated 01/04/2016). The scheme shall:

- Maximise the use of measures to control water at source as far as practical, to limit the rate and quantity of runoff and improve the quality of any runoff before it leaves the Blythe Valley Park site.
- SUDs should be designed to accommodate the 1 in 100 year plus climate change critical storm event.
- Ground levels shall be profiled to direct any exceedance flows away from the built development.
- Include details of the performance of the SUDs system including flow control.
- Include details of the adoption / ownership including maintenance and operation of the SUDs system in perpetuity of the development.

No phase of development shall be occupied until the surface water and foul water drainage works for that phase have been completed in accordance with the submitted plans that have been approved by the Local Planning Authority.

To ensure the satisfactory drainage of the site in accordance with Policy P11 of the Solihull Local Plan 2013.

15. No phase of development shall commence until details for the provision of temporary drainage during construction for that phase have been submitted to and approved in writing by the Local Planning Authority. The details shall identify how surface water run-off will be dealt with so as not to increase the risk of flooding to downstream areas as a result of the construction programme.

To ensure the satisfactory drainage of the site in accordance with Policy P11 of the Solihull Local Plan 2013.

OUTLINE PLANNING DECISION NOTICE

16. No phase of development shall be commenced until results of site investigations for physical and chemical contamination for that phase, together with a schedule of any necessary remedial works, and a timetable for the carrying out of those remedial works has been submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase where remediation has been necessary, the Local Planning Authority shall receive in writing a validation report, confirming installation and completion of all required contamination protection measures as well as a monitoring and maintenance scheme to include monitoring the long-term effectiveness of any proposed remediation over a period of to be agreed.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

To ensure that risks from land contamination to the future users of the land and neighbouring are minimised in accordance with Policy P14 of the Solihull Local Plan 2013.

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 16, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 16, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 16.

To ensure that risks from land contamination to the future users of the land and neighbouring are minimised in accordance with Policy P14 of the Solihull Local Plan 2013.

18. No phase of residential development shall commence until a site specific noise assessment and any necessary scheme for protecting the proposed residential units for that phase of the site from external noise has been submitted to and approved by the LPA. The approved scheme of mitigation shall be implemented as approved.

To ensure that risks from external noise to the future users of the land are minimised in accordance with Policy P14 of the Solihull Local Plan 2013

OUTLINE PLANNING DECISION NOTICE

19. No phase of development shall commence until a detailed Arboricultural Method Statement to include a scheme for the retention and protection of trees and hedges on or adjacent to that phase, and reflecting outcomes of a meeting to be held with SMBC to agree a specific vegetation (trees, hedgerow and hedgerow edge) removal programme for ditch clearance (where relevant to that phase), has been submitted to and approved by the LPA.

To minimise the impact of the development on trees and hedgerows and significance in accordance with Policies P10 and P14 of the Solihull Local Plan 2013.

20. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with a phasing programme agreed in writing with the Local Planning Authority. If within a period of 5 years from the date of planting of any tree or structurally important landscape feature (e.g. native hedge), that tree / feature or any tree / feature planted in replacement for it, is removed, uprooted, destroyed, dies or becomes seriously damaged or defective, another tree / feature of the same species and size as that originally planted shall be planted at the same place within the next planting season (October-March), unless the Local Planning Authority gives its written consent to any variation.

In the interests of the visual amenities of the locality in accordance with Policy P15 of the Solihull Local Plan 2013.

21. Any tree, hedge or shrub scheduled for retention which is lost for any reason during development works, shall be replaced with a tree, hedge or shrub of a size and species to be agreed in writing with the Local Planning Authority and planted during the first planting season after its loss.

In the interests of the visual amenities of the locality in accordance with Policy P15 of the Solihull Local Plan 2013.

22. No phase of development shall take place until a schedule of landscape maintenance for a minimum period of 5 years for that phase has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and include a report/statement no later than 1st October in each of the 5 calendar years following the planting of any trees, hedges or shrubs on the site in connection with the development hereby permitted detailing:

- (a) the number, location and species of any trees, shrubs, hedge plants which have died, become diseased or seriously damaged in the preceding 12 months, and
- (b) proposals for the replanting and maintenance of any such failures with plants of similar size and species within the following six months.

OUTLINE PLANNING DECISION NOTICE

Development shall be carried out in accordance with the approved schedule.

In the interests of the visual amenities of the locality in accordance with Policy P15 of the Solihull Local Plan 2013.

23. A Landscape and Ecology Management Plan - to be incorporated into the existing plan on the site - including long term design objectives, management actions, responsibilities, future monitoring and maintenance schedules for all landscape areas under the control of the Management Company, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any residential phase of the development and shall be updated as necessary with details of each residential phase. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing with the local planning authority.

The management plan shall include the following elements:

- Details of maintenance regimes.
- Details of management responsibilities.
- Details of how the management of new areas of landscaping will be incorporated with the management of the existing country park.
- Details of treatment of site boundaries and / or buffers around water bodies.

In the interests of protected species and habitats and trees and hedgerows of significance in accordance with Policies P10 and P14 of the Solihull Local Plan 2013.

24. The development hereby permitted shall not be undertaken other than in accordance with the approved mitigation measures for great crested newts set out in Appendix 9.3 of the Environmental Statement 'Great Crested Newt Report' (prepared by FPCR) unless otherwise agreed with the LPA or Natural England EPS Licensing.

In the interests of protecting a protected species in accordance with Policy P10 of the Solihull Local Plan 2013.

25. No phase of development shall be commenced until details of a lighting scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The design and location of any lighting shall minimise any potential impact on foraging or commuting bats.

In the interests of highway safety and environmental sensitivity in accordance with Policies P7 and P10 of the Solihull Local Plan 2013.

26. Prior to commencement of the new Kineton Lane Access details of a lighting scheme for the access shall be submitted to and approved in writing by the LPA. Lighting at the re-aligned Kineton

OUTLINE PLANNING DECISION NOTICE

Lane and proposed new access shall be designed to be outside of the above and below ground constraints of retained trees; the positions of the light columns shall consider future growth of trees. The design and location of lighting shall minimise any potential impact on foraging or commuting bats.

In the interests of highway safety and environmental sensitivity in accordance with Policies P7 and P10 of the Solihull Local Plan 2013.

27. No phase of the development hereby approved shall be commenced unless and until a Biodiversity Monitoring Scheme to ensure that there is no net biodiversity loss as a result of the development (at Blythe Valley Park as a whole) has been submitted to and agreed in writing by the Local Planning Authority (hereinafter known as 'the Approved Scheme'). The approved scheme shall include:

A) prescriptions to measure and monitor biodiversity gains or losses for each phase of the development (whether completed, underway or yet to commence) in accordance with the Defra Biodiversity Offsetting Metric as applied in the area in which the site is situated at the relevant time;

B) details of any offsetting measures together with a management plan for the provision and maintenance of such offsetting measures for not less than 30 years from the date of implementation of the Scheme (hereinafter known as the 'Offsetting Measures Scheme') and the provision of contractual terms to secure the delivery of the offsetting measures where there is biodiversity loss identified in A) above;

C) Any other mechanisms to account for biodiversity loss identified in A) above.

The Approved Scheme shall be implemented in accordance with the requirements of the scheme or any variation approved by the Council.

In the interests of protecting valuable ecologically important land in accordance with Policy P10 of the Solihull Local Plan 2013.

28. The average parking ratio across the commercial / non-residential uses at Blythe Valley Park shall not be lower than 1 space per 24.4 sq m GIA up to a cap of 6555 car parking spaces. Disabled parking will be in addition to this and provided in accordance with the relevant standard.

In the interests of satisfactory and efficient parking in accordance with Policy P8 of the Solihull Local Plan 2013.

OUTLINE PLANNING DECISION NOTICE

29. The new access off Kineton Lane (as shown on drawing reference 202 Rev F) will be constructed and opened to traffic prior to the occupation of any dwellings accessed off Kineton Lane unless otherwise agreed in writing with the Local Planning Authority.

In the interests of public and highway safety in accordance with Policies P7 and P8 of the Solihull Local Plan 2013.

30. A new on-site Spine Road (as shown on drawings reference 202 Rev F and 201 Rev C) will be constructed and opened to traffic prior to the occupation of the 500th dwelling unless otherwise agreed in writing with the Local Planning Authority.

In the interests of public and highway safety in accordance with Policies P7 and P8 of the Solihull Local Plan 2013.

31. Notwithstanding any indication given on the approved plans, prior to commencement of the construction of the new Kineton Lane access, details of the design of the proposed gateway features at Kineton Lane shall be submitted to and approved in writing by the Local Planning Authority. The design shall ensure that the rural landscape character of the Lane is preserved.

In the interests of public and highway safety and visual amenity in accordance with Policies P7, P8 and P15 of the Solihull Local Plan 2013.

32. Before any phase of the development hereby approved is brought into use a detailed scheme for the storage of refuse for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a management and maintenance plan for the lifetime of the development. Thereafter, the approved scheme shall be implemented and retained in accordance with approved details.

To minimise the effect of the proposal on the neighbourhood in the interests of the character of the site and amenities of the area in accordance with Policies P14 and P15 of the Solihull Local Plan 2013.

33. Notwithstanding the previous archaeological investigations undertaken on the site, no development shall take place until a programme of archaeological works covering those areas of the site which have not been subject to previous investigations has been implemented in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

To ensure adequate opportunity for site research and recording in accordance with Policy P16 of the Solihull Local Plan 2013.

OUTLINE PLANNING DECISION NOTICE

34. Prior to the occupation of the 300th dwelling (excluding housing with care) a convenience retail unit (Use Class A1) shall be completed and made available for occupation and, notwithstanding that approved under planning permission PL/2016/00707/PPFL, prior to the occupation of the 500th dwelling (excluding housing with care) a café (Use Class) A3 shall be completed and made available for occupation. The retail unit and café unit shall be marketed until let or until three years has passed, whichever is the earlier. If the retail unit or café unit are not let after three years of being made available then the use of the unit may be changed subject to the submission of detailed marketing evidence to the Local Planning Authority.

In the interests of sustainability and public inclusion in accordance with Policies P7 and P18 of the Solihull Local Plan 2013.

35. The trading area of any individual retail unit constructed at the site that falls within use Class A1 of the Town and County Planning (Use Classes) Order shall not exceed 549 sq m in floor area.

In order to ensure any retail offer does not compete with existing facilities outside the business park in accordance with Policy P1 of the Solihull Local Plan 2013.

36. The on-site spine road (as shown on drawings reference 202 Rev F and 201 Rev C) shall not be brought into use until a car parking management scheme has been implemented in accordance with details to be submitted to and approved in writing by the LPA. The car parking management scheme shall include measures to prevent displaced and/or overflow parking on the on-site spine road.

In the interests of satisfactory and efficient parking in accordance with Policies P7 and P8 of the Solihull Local Plan 2013.

37. Prior to the occupation of the 425th dwelling (excluding housing with care) or 23,608 sq m GIA employment space (excluding existing floorspace), whichever is the sooner, the highway capacity scheme at the A34/Stratford Road/Monkspath Hall Road shall be implemented in accordance with approved drawing number 31604-5516-004 Rev A unless otherwise agreed in writing with the Local Planning Authority.

In the interests of public and highway safety in accordance with Policies P7 and P8 of the Solihull Local Plan 2013.

38. Prior to the occupation of any dwelling the highway capacity scheme at A34 Stratford Road/Creynolds Lane shall be implemented in accordance with approved drawing number 31604-5521-002 Rev A unless otherwise agreed in writing with the Local Planning Authority.

In the interests of highway safety in accordance with Policies P7 and P8 of the Solihull Local Plan 2013.

OUTLINE PLANNING DECISION NOTICE

39. Prior to the occupation of the 750th dwelling (excluding housing with care) and 60,000 sq m GIA employment space (excluding existing floorspace), the highway capacity improvements at the A3400 and Blythe Valley Park egress shall be implemented in accordance with approved drawing numbers 31604-5516-005 Rev A unless otherwise agreed in writing with the Local Planning Authority.

In the interests of highway safety in accordance with Policies P7 and P8 of the Solihull Local Plan 2013.

40. Prior to the occupation of the 750th dwelling (excluding housing with care) and 98,000 sq m GIA employment floorspace (excluding existing floorspace), the highway capacity improvements to provide a site egress onto A34 Stratford Road (northbound) and site access from A3400 Stratford Road shall be implemented in accordance with approved drawing number 31604-5516-002 Rev A unless otherwise agreed in writing with the Local Planning Authority.

In the interests of highway safety in accordance with Policies P7 and P8 of the Solihull Local Plan 2013.

41. No phase of residential development shall commence until a bus phasing plan, including the provision of bus stops and Real Time Information has been submitted to and approved by the LPA. The phasing plan shall make provision for adequate bus access at the on-site spine road and provide adequate turning facilities until such time the on site spine road connects into Blythe Gate. The phasing plan shall also provide details on distances from residential dwellings to the nearest bus stop and demonstrate suitable pedestrian access. The bus phasing plan shall be implemented in accordance with the approved details.

To ensure satisfactory levels of connectivity and accessibility in accordance with Policy P7 of the Solihull Local Plan 2013.

42. Prior to the first use of any development at the site falling within use classes A1, A2, A3, A4 and A5 (excluding that approved under planning permission PL/2016/00707/PPFL) an electronic ticketing top-up facility shall be provided on site in accordance with details to be submitted and approved in writing by the LPA.

To ensure satisfactory levels of connectivity and accessibility in accordance with Policy P7 of the Solihull Local Plan 2013.

43. The new vehicular access off Kinton Lane shall not be opened to vehicular traffic (other than construction traffic) used to access any occupied dwellings within the site unless and until the highway improvement scheme at the Illshaw Heath Triangle has been fully implemented in

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accordance with approved drawing number 31604-5509-010 Rev A, unless otherwise agreed in writing by the LPA.

In the interests of public and highway safety in accordance with Policies P7 and P8 of the Solihull Local Plan 2013.

44. No development of the phase or phases containing the land hatched green on the plan number P005 Rev A shall be commenced unless and until all interests in the land comprised in that phase is subject to and bound by the terms of a Section 106 agreement or undertaking in the form of the Section 106 Agreement related to this Planning Permission dated 8 March 2017 and entered into between Solihull Metropolitan Borough Council, I. M. Properties (BVP 2) Limited and I. M. Properties (BVP 3) Limited.

To ensure the satisfactory delivery of planning obligations essential to the development of the site in accordance with Policy P21 of the Solihull Local Plan 2013.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

45. The Local Planning Authority has worked positively and proactively with the applicant during the application process to check and/ or identify any required solutions to ensure that the proposal is sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. Any solutions identified have been incorporated into the proposal and/or have been secured by planning condition(s). On this basis the Local Planning Authority have therefore implemented the requirements in Paragraphs 186-187 'Decision taking' of the National Planning Policy Framework.

The following policies of the Solihull Local Plan 2013 were considered relevant:

- P1 - Support Economic Success
- P3 - Provision of Land for General Business and Premises
- P4 - Meeting Housing Needs
- P5 - Provision of Land for Housing
- P7 - Accessibility and Ease of Access
- P8 - managing Demand for Travel and Reducing Congestion
- P9 - Climate Change
- P10 - Natural Environment
- P11 - Water management
- P14 - Amenity
- P15 - Securing Design Quality

OUTLINE PLANNING DECISION NOTICE

- P16 - Conservation of Heritage Assets and Local Distinctiveness
- P17 - Countryside and Green Belt
- P18 - Health and Well Being
- P19 - Range and Quality of Local Services
- P20 - Provision for Open Space, Children's Play, Sport, recreation and Leisure
- P21 - Developer Contributions and Infrastructure Provision

Informatives

NOTE: Noise During Construction: Noise from construction and associated works has the potential to cause disturbance to neighbouring residents. In order to minimise this, this Authority would normally recommend that any work audible beyond the boundary of the site should only be carried out between the hours of 8.00am to 6.00pm on Mondays to Fridays and 8.00am to 1.00pm on Saturdays; there should be no noisy works carried out on Sundays or Bank Holidays. Best practicable means to prevent noise from the site should also be employed as defined in British Standard BS 5228 Part 1: 1984 (or its successors/revisions). Failure to keep these hours or to employ best practicable means to control noise could lead to the service of an enforcement notice under Section 60 of the Control of Pollution Act 1974. We would encourage applications for prior consent under Section 61 of the Act, particularly where the construction and/or demolition phase(s) may be prolonged or if work may be undertaken beyond the aforementioned hours. Please contact the Contact Centre (0121 704 8008) for further details.

Burning or Refuse on Demolition and Construction Sites: Because of the potential for nuisance to neighbours, burning of refuse prior to or during the construction phase is not generally acceptable and may be contrary to waste regulation legislation. If you do have special circumstances, such as a requirement to dispose of wood infected by disease or insects, please contact the Contact Centre (0121 704 8008) for further details.

Dust Control on Demolition and Construction Sites: Because of the potential for nuisance to neighbours and damage to property, reasonable steps to reduce dust emissions should be employed, particularly during any demolition works and in periods of dry weather.

NOTE: A planning agreement/obligation under Section 106 of the Town and Country Planning Act 1990 relates to this site, to which Condition No. 44 refers.

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Signed



James Carpenter BA (Hons) MSc MRTPI
Head of Development and Regulatory Management

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TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision of your application, then you must do so within: 28 days of the date of the service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice.

If this is a decision to refuse planning permission other than those specified above, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice,

If this is a decision to refuse permission for works to a TPO tree, if you want to appeal against your local authority's planning decision then you must do so within 28 days of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Appendix 3: Blythe Valley Park Illustrative Masterplan



- Proposed Residential and Mixed Use Development
- Areas outside of Planning Application Boundary
- Proposed Public Open Space
- Existing Retained Vegetation
- Proposed New Planting
- PRoW
- Existing footpaths
- Existing Blythe Valley Park Commercial Elements
- Proposed Blythe Valley Park Commercial Elements
- Proposed Extra Care Facility
- Proposed Mixed Use Development
- Attenuation Areas
- Potential Area for Formal Sports Provision
- Proposed Area for NEAP
- Proposed Area for LEAP
- Primary Vehicular Access Point
- Proposed new Vehicular Access from Kineton Lane
- Bus Only Access Point

Project: Blythe Valley Park

Drawing Title: Illustrative Masterplan

Date: 29.03.16 Scale: 1:2500@A0 Drawn by: MV Check by: CDH/jdh
Project No: 25365 Drawing No: 9310 Revision: D

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