



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

THURSDAY 15TH APRIL 2010 AT 4.00 P.M.

THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE

MEMBERS: Councillors Mrs. J. Dyer M.B.E. (Chairman), P. J. Whittaker (Vice-Chairman), Mrs. M. Bunker, S. R. Colella, G. N. Denaro, Mrs. R. L. Dent, R. Hollingworth, Mrs. J. D. Luck, E. J. Murray, S. R. Peters, Mrs. M. A. Sherrey JP, E. C. Tibby and C. J. K. Wilson

AGENDA

1. To receive apologies for absence and notification of substitutes
2. Declarations of Interest
3. To confirm the accuracy of the minutes of the meeting of the Local Development Framework Working Party held on 21st January 2010 (Pages 1 - 4)
4. Revised Local Development Scheme (Pages 5 - 48)
5. Core Strategy Update (Pages 49 - 56)
6. Affordable Housing SPD (Pages 57 - 64)
7. Managing Housing Supply SPG10 (Pages 65 - 68)
8. Hewell Grange Conservation Area (Pages 69 - 104)
9. To consider any other business, details of which have been notified to the Head of Legal, Equalities and Democratic Services prior to the commencement of the meeting and which the Chairman, by reason of special circumstances, considers to be of so urgent a nature that it cannot wait until the next meeting

K. DICKS
Chief Executive

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

7th April 2010

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

THURSDAY, 21ST JANUARY 2010 AT 2.00 P.M.

PRESENT: Councillors Mrs. J. Dyer M.B.E. (Chairman), Mrs. M. Bunker, G. N. Denaro, Mrs. R. L. Dent, R. Hollingworth, D. L. Pardoe (Substituting for Councillor Mrs. J. D. Luck), S. R. Peters, E. C. Tibby and C. J. K. Wilson

Officers: Mr. M. Dunphy, Mrs. R. Williams and Ms. R. Cole.

20/09 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S. R. Colella, Mrs. J. D. Luck, E. J. Murray, Mrs. M. A. Sherrey JP and P. J. Whittaker.

21/09 DECLARATIONS OF INTEREST

There were no declarations of interest.

22/09 MINUTES

The minutes of the meeting of the Local Development Framework Working Party held on 16th December 2009 were submitted.

RESOLVED that the minutes be approved as a correct record.

23/09 BROMSGROVE AND REDDITCH CORE STRATEGIES - REDDITCH GROWTH CONSULTATION

The Working Party considered a report on progress regarding the joint working which had taken place between this Council and Redditch Borough Council on the issue of Redditch Growth. Consideration was also given to the draft joint consultation leaflet which had been produced.

The Strategic Planning Manager referred to discussions which had taken place with Redditch at Member and officer level. It was stressed that at present the three possible locations for the growth within the Bromsgrove District were intended to be indicative only. There was a great deal of further work to be undertaken by the Strategic Planning section as there was insufficient evidence at present to favour any particular site over any other.

During consideration of this item there was some discussion on the role and relationship of the two joint Bromsgrove and Redditch member groups. The Strategic Planning Manager undertook to clarify this issue.

The approach proposed in relation to public consultation within Bromsgrove was generally welcomed i.e. to target public meetings in the areas to be affected by the proposals. In addition all the usual forms of consultation would be undertaken including offers to meet with the Parish Councils and other representative groups.

In relation to the content of the leaflet, it was felt that local Members should have an input into the final text to be included. At the meeting specific comments were made as follows:

- the reference to Arrow Valley from the section on Option East of A441 (Birmingham Road) should be removed;
- the arrows from indicative plan showing growth options should be removed;
- statement should be included that officers from both Authorities will be in attendance at the drop in sessions for the public;
- Include reference that public meetings are to be held in the affected Parishes even if the dates are not yet fixed;
- the closing date of 15th March 2010 for receipt of comments should be highlighted.

RESOLVED:

- (a) that the progress made on joint working between Redditch Borough Council and Bromsgrove District Council be noted;
- (b) that the Redditch Growth Leaflet and consultation arrangements be approved, subject to the amendments referred to above and any other input from local Members; and
- (c) that authority be delegated to the Head of Planning and Environment Services in consultation with the Portfolio Holder for Planning to agree any necessary changes to the leaflet to enable public consultation to commence on 1st February 2010.

24/09 **VERBAL UPDATES**

The Strategic Planning Manager updated the Working Party on a number of issues as follows:

Bromsgrove Core Strategy

It was noted that work was on-going in the development of the Bromsgrove Core Strategy. As part of this meetings were taking place with the Advisory Team for Large Applications who were likely to be assisting with matters such as detailed master planning.

Longbridge Area Action Plan (AAP) Implementation

The impact of the economic recession on the implementation of the Longbridge AAP was recognised. Discussions had taken place with partners in relation to the likely submission of planning applications targeting certain smaller elements of the AAP which could be delivered such as food retail. In

addition, it was likely that the public sector elements such as Bournville College could also go ahead at an earlier stage than other parts of the AAP.

This was noted.

Affordable Housing Supplementary Planning Document (SPD)

It was noted that the Affordable Housing SPD was still out for consultation.

Hot Food Takeaways Supplementary Planning Document (SPD)

It was reported that work was on-going with West Mercia Police to obtain any evidence of a link between hot food takeaways and crime and disorder. It was intended to commence public consultation on the SPD and to include any such evidence at a later stage.

This was noted.

The meeting closed at 3.20 p.m.

Chairman

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BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

15TH APRIL 2010

LOCAL DEVELOPMENT SCHEME 2010 - 2013

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Director	John Staniland Executive Director – Planning, Regeneration and Housing Services
Non-Key Decision	

1. SUMMARY

- 1.1 The Local Development Scheme (LDS) is the project plan which details the documents the Council is currently or going to prepare as part of the Local Development Framework. The LDS includes a three year timetable setting out the various stages each document needs to go through, and when these stages will take place.

2. RECOMMENDATIONS

- 2.1 That Members agree the revised timetable for plan production and the LDS be submitted to the Government Office for approval.

3. BACKGROUND

- 3.1 The planning system requires the publication of the LDS to show how the council intend to progress the LDF over a three year period, the current version of the LDS which was intended to cover the period 2008 -2011 is now considerably out of date due to the delays caused in plan production across the region by the RSS revision. It is hoped this revised version will provide a more accurate timeline for the production of the core strategy than previous versions have.
- 3.2 Since the current planning system was introduced in September 2004 the council has faced many challenges with regards to strategic planning most notably the RSS revision process and the requirement to produce the Longbridge Area Action plan. These amongst other issues have meant in the first few years of operating under this planning system progress on the Core Strategy was limited. More recently the Core Strategy has been able to become the key focus of the Strategic planning team and considerable progress has been made albeit with the backdrop of the RSS revision process behind it, it is hoped that the RSS will be adopted in due course to enable the timetable for plan production outlined in this LDS to take place. Further details on core strategy can be seen elsewhere on the agenda.
- 3.3 The Main changes in the revised LDS relate to timetable changes to the Core Strategy, Town Centre AAP and the Longbridge Area Action Plan. Other

changes have also been included to update elements of the scheme first drafted a number of years ago, and also to explain the joint working arrangements with Redditch on the cross boundary growth.

The tables below and Appendix 1 highlight the revised timetable for the production of the Core Strategy and the Town Centre AAP.

Core Strategy

February - March 2010	Joint consultation with Redditch on cross boundary growth options
November - December 2010	Joint consultation with Redditch on revised Core Strategies
November 2011	Joint Publication of proposed submission documents
February - March 2012	Joint submission to the Secretary of state
May 2012	Pre - Examination Meeting
July 2012	Examination Hearings
October 2012	Inspectors Report
December 2012	Adoption

Town Centre AAP

November - December 2010	Consultation on preferred draft AAP
October 2012	Publication of proposed submission documents

The timetable for the latter stages of the Town Centre AAP are outside of the scope of this document, but based on the same timescales as the Core Strategy adoption would likely be around December 2013, although this could be shortened if the decision was taken to submit the AAP before the receipt of the inspectors report on the Core Strategy.

Longbridge AAP

As the Longbridge AAP was adopted in April 2009 it no longer needs to appear on the timeline for document production, although a section has been included to provide details on the ongoing engagement with Birmingham City Council and the developers on the implementation of the plan.

4. FINANCIAL IMPLICATIONS

- 4.1 The amount of housing and planning delivery grant the council receives is partly dependant on the progress against the targets in the adopted LDS

5. LEGAL IMPLICATIONS

- 5.1 Section 15 of the Planning and Compulsory Purchase Act 2004 requires all local planning to prepare a LDS in accordance with The Town and Country Planning (Local Development) (England) Amendment Regulations 2009

6. COUNCIL OBJECTIVES

6.1 The submission and subsequent publication of the LDS has no direct impact on the council objectives, although the impacts of the Core Strategy and the Town Centre AAP will be significant. Individual reports on these plans will outline the links to the council objectives.

7. RISK MANAGEMENT INCLUDING HEALTH AND SAFETY CONSIDERATIONS

7.1 The main risks associated with the details included in this report are:

The council not having an up to date local development scheme thus receiving a reduced allocation of the housing and planning delivery grant due to not being able to demonstrate effective plan production inline with agreed timetable.

7.2 These risks are being managed as follows:

Risk Register: Planning and Environment
Key Objective Ref No: 6
Key Objective: Effective, efficient, and legally compliant Strategic planning Service

8. CUSTOMER IMPLICATIONS

8.1 None

9. EQUALITIES AND DIVERSITY IMPLICATIONS

9.1 None

10. VALUE FOR MONEY IMPLICATIONS

10.1 None

11. CLIMATE CHANGE AND CARBON IMPLICATIONS

11.1 The submission and subsequent publication of the LDS has no direct impact on climate change and carbon reduction although the impacts of the Core Strategy and the Town Centre AAP will be significant. Individual reports on these plans will outline how they address these issues.

12. OTHER IMPLICATIONS

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	LDS contains the timetable for future planning policy

	production.
Environmental	None

13. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	No
Chief Executive	No
Executive Director – Planning, Regeneration and Housing Services	Yes
Executive Director – Section 51	No
Executive Director and Deputy Chief Executive	No
Director of Policy Performance and Partnerships	No
Head of Planning and Regeneration	No
Head of Resources	No
Head of Legal, Equalities & Democratic Services	No
Corporate Procurement Team	No

14. WARDS AFFECTED

All wards

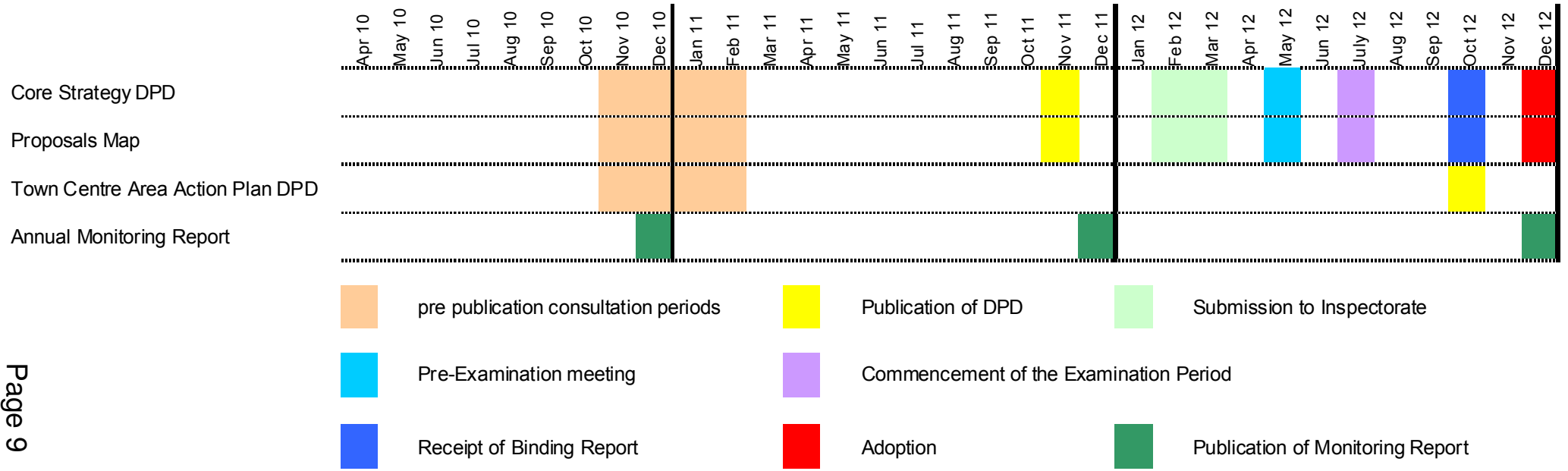
15. APPENDICIES

Appendix 1 - Revised LDS plan production timetable
Appendix 2 - Revised LDS full version

CONTACT OFFICER

Name: Mike Dunphy
E Mail: m.dunphy@bromsgrove.gov.uk
Tel: (01527) 881325

Appendix 1 Revised LDS timetable



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Bromsgrove Local Development Scheme

2010 - 2013

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9. Management of the Programme
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Appendix 2– Existing Policies Table

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Foreword

The Government's Planning and Compulsory Purchase Act has resulted in major changes to the way the planning policy system operates. It has seen the replacement of the old system of *Structure Plans*, *Local Plans* and *Supplementary Planning Guidance* with a new system of *Local Development Documents*.

Through this system, we hope to fully engage with our community, to enable greater participation and involvement in shaping the future of Bromsgrove District. As part of this process, this Local Development Scheme (LDS) has been produced, which represents a public statement of the local planning authority's programme for the next three years.

This *Local Development Scheme* explains:

- The new documents the Council intends to produce
- The subject matter and geographical area for each of the documents
- The timetable for the preparation and the revisions of each document.

If you would like to make any comments about this document please feel free to do so. We would welcome your input and views. Please forward any comments to Strategic Planning at the address on the back cover of this document.

Cllr Jill Dyer
Portfolio Holder for Planning

1. Introduction

The Planning and Compulsory Purchase Act, which came into force in September 2004, requires Bromsgrove District Council to prepare a Local Development Framework. This will comprise a 'portfolio' of documents called Local Development Documents (LDDs). Some of these will be Development Plan Documents (DPDs) and subject to independent examination. Others will be classed as Supplementary Planning Documents (SPDs). These will have not full development plan status but will still be subject to full public consultation. Together these documents combined with the Statement of Community Involvement (SCI) and Annual Monitoring Report (AMR) will form the Bromsgrove LDF.

The LDF in conjunction with the Regional Spatial Strategy will promote and guide the authority's vision and strategy for the district.

The Bromsgrove LDF will:

- *Ensure effective community participation in developing policies;*
- *Set out a clear strategic vision for their area;*
- *Have succinct text and policies;*
- *Cut out unnecessary or repetitive policies; and*
- *Provide greater local focus in policies.*

This document identifies and sets out a three year timetable for production of the Local Development Documents by April 2013

Appendix 3 contains a Jargon Guide to help readers through this document and understand the key components of the new process.

2. Purpose of Scheme

The main purpose of this LDS is to inform the public of the documents that will make up the local development framework and the timescales they can expect these documents to be prepared to. The programme set out in this LDS is a challenging one, which will necessitate complete commitment to it and appropriate resources throughout, not just from the District Council, but all the other organisations and bodies involved in it. The Bromsgrove Local Development Scheme has 5 key purposes, which are to:

- i. Provide a brief description of local development documents to be prepared, their content and geographic area to which they will relate.
- ii. Establish which local development documents will be development plan documents.
- iii. In the transitional period, state which policies and proposals of the existing local plan will be replaced by policies in the new local development documents, which will be saved and those to be deleted.
- iv. Provide an explanation of the relationship between local development documents, especially the core strategy and other local development documents.
- v. Set out the planned timetable for preparing each local development document including the key milestones to be achieved.

3. Structure of Local Development Framework

The Local Development Scheme is an important step in the production of a Local Development Framework for taking Bromsgrove forward. A Number of Development Plan Documents will be produced over the following years that will eventually replace the adopted Local Plan. The Local Authority's proposed timetable for doing this is contained in Section 8 of this Scheme.

The 'parts' of the LDF will be called Local Development Documents (LDDs). Some Local Development Documents will be Development Plan Documents (DPDs) which will have a statutory status and be subject to independent public examination, such as the Core strategy and Area Action Plans (AAPs). The Local Authority are also required to produce other statutory documents, including a Statement of Community Involvement and an Annual Monitoring Report.

Other Local Development Documents that do not have development plan status can also be produced such as Supplementary Planning Documents (SPDs). These will not be the subject of a public inquiry but the local authority will still be required to undertake a full public consultation exercise to inform their content. These SPDs will not contain land use designations or site allocations but be documents that provide detailed supplementary guidance to an adopted development plan policy.

A principal feature of the planning system is the need to secure the early involvement of stakeholders, developers and landowners in the LDF production process. The Local Authority uses its Statement of Community Involvement (SCI) to explain to stakeholders and the community, how and when they will be involved in the preparation of the LDF. The SCI was adopted in September 2006 and sets out how the local community and other stakeholders will be involved in the preparation of subsequent local development documents. The Chain of Conformity diagram on Page XX shows how the LDF all fits together

Insert LDF diagram

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4. Evidence Base and Links to other Strategies

It is vital that the policies and proposals set out in the Local Development Documents are based on a thorough understanding of the needs of Bromsgrove District. The Local Authority already maintains an up-to-date land use monitoring information base. Further evidence will need to be collected, including environmental information to inform the environmental assessment of Local Development Documents when undertaking a combined Strategic Environment Assessment (SEA) and Sustainability Appraisal (SA) of plans. The following reports comprise the some of the main parts of the evidence base on which the Local Development Scheme priorities were formulated, although it is recognised that further evidence will be required to support final policy decisions taken in DPDs

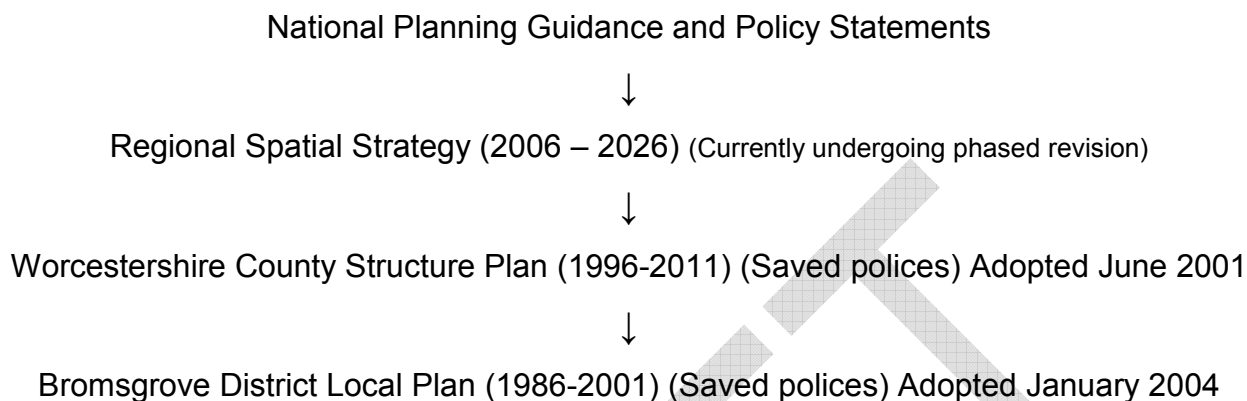
- Housing Market Assessment
- Strategic Housing Land Availability Assessment
- Bromsgrove District Council Housing Need Survey
- Quality of Life Survey April 2008
- West Mercia Crime and Safety Survey Bromsgrove Results October 2007
- Bromsgrove District and Redditch Borough Water Cycle Study
- Bromsgrove District and Redditch Borough Strategic Flood Risk Assessment
- Employment Land Review Bromsgrove Town Centre Study
- Bromsgrove Town Centre Health Check
- Local Air Quality Management Action Plan
- Open Space, Sport and Recreation Local Needs Survey
- A Gypsy and Traveller Accommodation Assessment for the South Housing Market Area
- Study into the Future Growth Implications for Redditch
- Development of Options for West Midlands RSS in response to NHPAU Report
- Planning for Renewable Energy in Worcestershire
- Planning for Climate Change in Worcestershire
- Planning for Water in Worcestershire
- Biodiversity Action Plan for Worcestershire
- Draft Geodiversity Action Plan for Worcestershire

- Landscape Character Assessment
- Worcestershire Countryside Access and Recreation Strategy
- Worcestershire Local Transport Plan
- Strategic Housing Market Assessment 2007
- Conservation Area Appraisals

It is also essential that the LDF reflects the objectives of other strategies and programmes. As DPDs develop many other relevant policies and procedures will be taken into account when arriving at final policy decisions.

5. Existing Policy Base

The existing planning chain of conformity for the District is as follows:



Local Plan Policies

All policies contained in the Bromsgrove District Local Plan and Worcestershire Structure Plan were saved for a period of three years from commencement of the Planning and Compulsory Purchase Act (saved to 28th September 2007).

A considerable number of policies have also needed to be saved post 2007 as the Local Authority has not had the time or the resources to prepare a complete suite of new policies. This is only the case where an existing policy conforms with National or Regional Guidance. A complete list of all existing saved Local Plan policies is contained in Appendix 2.

Supplementary Planning Guidance

The Local Authority has over the years prepared a number of Supplementary Planning Guidance notes (SPG). As it is not possible to transfer SPG automatically to SPD then the Council are proposing to save a number of SPGs where they are linked to adopted saved Development Plan policies and have been through a process of preparation similar to that required for SPD. The table over the page lists all current SPGs. These SPGs will be a 'material consideration' under the new planning system.

Table 2 – List of status of Supplementary Planning Guidance

Title	Drafted	Adopted	Existing Policy Link
SPG1 Residential Design Guide	1995	Jan 04	S7, S8, S9, S10, S11,S12
SPG2 Shop Fronts and Advertisements	1995	Jan 04	S24, S25 and S26
SPG4 Conversion of Rural Buildings	1994	Jan 04	C27
SPG5 Agricultural Building Design Guide	1994	Jan 04	C22 & C30A
SPG6 Agricultural Buildings and Occupancy Conditions	1995	Jan 04	C21 & C24
SPG7 Extensions to Dwellings in the Green Belt	2001	Jan 04	S11
SPG8 Alvechurch Village Design Statement	2001	Jan 04	Para 13 of PPS 7 & Annex C of PPS 1
SPG9 Lickey and Blackwell Village Design Statement	2002	Jan 04	See Para 13 of PPS 7 & Annex C of PPS 1
SPG11 Outdoor Play Space	2004	Jul 04	RAT 5 & Rat 6
Planning Obligations for Education Facilities (County Council SPG)	2002	Apr 03	Policy IMP1 of Structure Plan

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6. Proposed Development Plan Documents

This Section provides an overview of development plan documents the Council are proposing to progress over the lifetime of this LDS

- **Core Strategy**

This document will set out the long-term spatial vision and the strategic policies and proposals to deliver that vision. It is intended to cover the 15 year period from adoption in 2013. It will not merely repeat national and regional guidance but instead provide a spatial strategy specific to the needs of Bromsgrove. It will contain a set of primary policies for delivering the overall strategy and identify strategic allocations for development through the production of a Proposals maps. Once adopted, all other development plan documents will have to be in conformity with it.

- **Proposals Map**

The proposals map will illustrate on an Ordnance Survey base map all the policies and proposals contained in development plan documents and saved policies. It will be revised as new development plan documents are prepared and adopted. It will show areas of protection, including Green Belt boundaries and Conservation Areas, and site specific policies and proposals.

- **Town Centre Area Action Plan**

This document will provide a comprehensive regeneration strategy for the Town Centre area. Over the years various attempts have been made to redevelop town centre sites, the Town Centre AAP will set out a strategy to guide the regeneration of the whole of the Town Centre and adjoining areas.

7. Other Statutory Documents

This section contains information on other statutory documents that the Council are required to produce as part of the LDF.

- **Statement of Community Involvement (SCI)**

This is a key component of the Local Development Framework. It states how the local authority will involve the community in the preparation of local development documents and in development control decisions. This procedural document has been prepared early on in the process and enables the community to know when and how it can get involved.

- **Annual Monitoring Report (AMR)**

This report will be produced annually with the first report to be produced in December 2005. The two key aims of this report will be to assess;

- i) the implementation of the local development scheme; and
- ii) the extent to which the aims of saved policies and those contained in local development documents are being achieved.

- **Strategic Environmental Assessment (SEA) and Environmental Assessment (SA) Report**

Local Planning authorities must comply with European Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. The SEA and SA will play an important part in ensuring that local development documents produced by the Council reflect sustainability objectives.

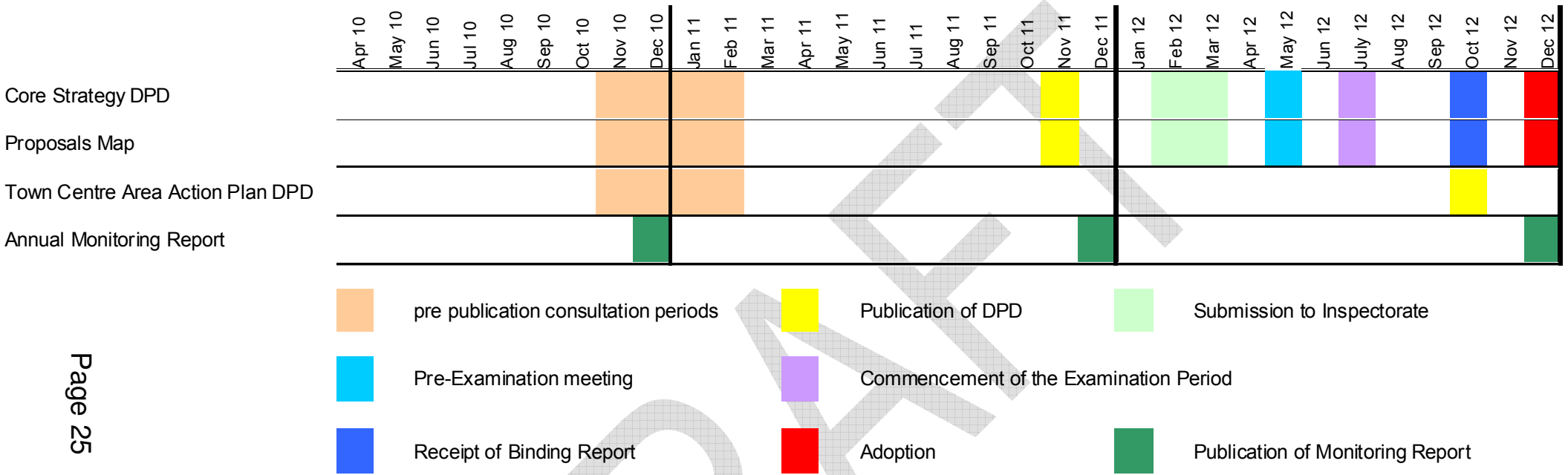
An integrated SEA and SA will be produced alongside the production of local development documents. An environmental report detailing the assessment of policies and options will be published and be used to justify policy decisions. The results of the SEA and SA study will help guide the local authority towards a sustainable policy framework.

8. Timetable

The chart on page 15 indicates the timetable for the production of the Local Development Framework documents by April 2013. Further details on each document to be produced are contained in Appendix 1.

The chart indicates the key dates in the process although the dates for pre publication consultation are only an indication at this stage, further information will be provided on the pre publication consultation as the process moves on, The Examination date is subject to consultation with the Planning Inspectorate.

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9. Management of the Programme

While some components of the programme may be outsourced due to the need for external specialist input or/and internal resources issues the overall management of the process and delivery of the Framework will be in-house.

Local Development Framework Working Group

The Local Development Framework requires rapid progress in order to ensure that the LDS timetable is achieved. As part of this process officers will need to have a regular dialogue with members on both strategic and local policy issues. As such a 'working party' of members has been appointed.

The Working Group is representative of both the political composition of the Council and in geographic coverage. It will be used for informal discussion sessions and, when necessary, more formal endorsement of proposals prior to undertaking further stages of the policy process. The objectives of the Working Group are to increase early Member involvement in the process so resulting in fewer hold-ups later on in the process and to ensure that adequate consideration is given to relevant matters of planning policy.

Joint Bromsgrove and Redditch Planning Advisory Panel

The requirement through the Regional Spatial Strategy for land in Bromsgrove District to be used for the growth needs of Redditch means Bromsgrove District Council and Redditch Borough Council will have to work closely to deliver the planned growth. In order to facilitate timely production of both authorities' core strategies an informal group of members has been set up to consider options for the development needs of Redditch which has to be met in Bromsgrove. This group does not have any formal decision making authority although it is envisaged that it will recommend a joint agreed policies. Final policy decisions will then be taken using the established procedures at both councils

Town Centre Joint County & District Steering Group

The nature of the likely development to be guided by the Town Centre Area Action Plan will require cooperation and coordination from many different stakeholders. In

order to facilitate the comprehensive regeneration of the Town Centre a joint County and District Council steering group has been established to lead the program, the membership currently is focussed on the public agencies who play a key part in the regeneration. As the project progresses it will be necessary for other agencies and stakeholders to play and active part in the steering groups

Internal Resource Implications

The Strategic Planning section will have responsibility for the production of all the Local Development Documents. It is anticipated that the specialist planning consultants will be used on certain aspects of developing the evidence base. A team of consultants has also been engaged to prepare the Town Centre AAP in order that the Strategic planning section can focus resources on the Core strategy and SPDs

External Resource Implications

It is difficult to predict the impact of external bodies on the production of the Bromsgrove LDF. The timetable contains assumptions regarding possible Inquiry and adoption dates. These will be modified as the Inspectorate gains a more complete national perspective of likely workloads. The early preparation of the Statement of Community Involvement has helped establish how community and stakeholder involvement will be integrated into the process to ensure that key players can positively engage in the plan work at the most appropriate points.

10. Risk Assessment

There will always be a level of uncertainty associated with a document such as the Local Development Scheme. It is legitimate to consider how reasonable and achievable are the targets set out above and what issues may affect the overall deliverability of the LDS.

In order to address this issue the Council have carried out a risk assessment which identifies potential risks and suggests mitigating action.

Risk identified	Issue	Degree of Risk	Mitigation
Staff resources	Over recent years the Planning Policy section has experienced an increased turnover of staff and difficulty in recruiting experienced staff. Whilst this situation has improved, the section still only has limited resources with which to carryout all its functions	High	The current sharing of resources between Bromsgrove and Redditch Councils is required in order to ensure both core strategies are found sound. All opportunities for sharing of workloads and experience between the authorities should be taken
Competing work priorities	The Planning Policy section is involved in a wide range of work for example support and advice to Development Control and involvement with work priorities of other departments.	Medium	The high priority for LDF work is increasingly being acknowledged. At certain times other work may have to take a lower priority. By setting realistic targets it is anticipated that some flexibility can be built into the work programme.
Financial resources	The ability to deliver the LDS is dependent on sufficient funding for evidence gathering, plan production, consultation, funding for the examination including the Planning Inspector, Programme Officer and printing costs. Unexpected requirements for evidence associated with the cross boundary growth around	High	Identified demands on financial reserves can currently be met through Council budgets, constant re-evaluation of financial requirements will have to be factored into the budget setting process. Opportunities for jointly commissioned work with others authorities should also be

	Redditch may stretch existing finances.		investigated
Other guidance	Regional Guidance is currently being undergoing a very protracted review process, more uncertainty around this process or a change of government could affect progress on plan production.	Medium/high	These will have to be taken into account at the next appropriate stage in preparation or review.
Joint working	<p>The LDF is being prepared within the context of the Community Strategy. Any slippage in its production may have implications on the targets set out in the LDS.</p> <p>Significant Joint working has already taken place with Redditch borough council on progressing core strategy development options, further close working between the authorities will have to take place to ensure sound DPDs</p>	Medium	<p>Close liaison between relevant Officers and Stakeholders via LSP.</p> <p>Application of project management principles.</p> <p>Opportunities for joint working to inform the evidence base will be explored</p>
Capacity of outside agencies	The capacity of the Planning Inspectorate to deal with submissions by a number of LPA's may impact on timetable and deliverability of LDF's	High	Constant engagement with GOWM and PINS to ensure process to managed.
Scale and nature of consultation responses	If representations are not handled efficiently this could negatively impact on tests of soundness.	Low	Ensure consultation is in accordance with SCI. Investigate use of appropriate tailored and compatible software to manage community engagement process.
Political Priorities	Changes in Political administration at local level bring the potential for changes in priorities and direction. A change in Government at a national level could have significant effects on the process.	Medium/High	Regular contact with Members particularly via the LDF working Group will minimise the risk involved in this process.
Soundness	The Planning Inspector may conclude that the DPD is unsound	Medium	The District Council will seek to ensure all DPD's are sound and

			<p>founded on a robust evidence base and well audited stakeholder and community engagement systems in order to minimise the risk of legal challenge. The District Council will work closely with GOWM at relevant stages to minimise such risks and will closely examine emerging guidance.</p>
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11. Monitoring and Review

Review and monitoring are key aspects of the Government's 'Plan, monitor and manage' approach to the planning system. The Council will publish an Annual Monitoring Report (AMR). This report will assess:

- i. the implementation of the local development scheme
- ii. the extent to which policies in local development documents are being achieved.

The AMR will review actual plan progress against the targets and milestones for local development document preparation set out in this scheme. If the Council is falling behind the schedule or has failed to meet a target the AMR will explain why this has happened and the action to be taken. If required then this scheme will be updated and re-published at the same time as the publication of the AMR.

Longbridge Area Action Plan

Although no longer a part of this LDS with regards to plan preparation as the Longbridge Area Action Plan was adopted in April 2009. Due to the cross boundary nature of the site and the policies contained in the plan it is important that the implementation of development is joint delivered in a managed way by the three local authorities and the developers. As such Mechanisms have been put in place between Birmingham City Council, Bromsgrove District Council and Worcestershire county council to ensure the effective management of the process. These mechanisms also include where necessary the major landowners and developers of the site St Modwen properties and Advantage West Midlands.

Appendix 1 –Document Profiles

Core Strategy DPD		
Document Details	<p>Role and Content</p> <p>Status</p> <p>Position in chain of conformity</p> <p>Geographic coverage</p>	<p>Will set out the vision, spatial strategy and core policies for the spatial development of the District including strategic allocations.</p> <p>Development Plan Document.</p> <p>Conforms with Regional Spatial Strategy.</p> <p>District Wide</p>
Timetable	<p>Preparation of Issues and Options</p> <p>Consultation on Preferred Options</p> <p>Joint BDC/RBC consultation on Redditch growth options</p> <p>Joint BDC/RBC consultation on Draft Core strategies</p> <p>Joint Publication of Core strategies</p> <p>Submission of Core strategy to Secretary of State</p> <p>Pre Examination meeting</p> <p>Examination Hearings (including joint session with RBC)</p> <p>Receipt of Binding Report</p> <p>Adoption date</p>	<p>January 2005 - September 2007</p> <p>October - November 2008</p> <p>February - March 2010</p> <p>November - December 2010</p> <p>November 2011</p> <p>February - March 2012</p> <p>May 2012</p> <p>July 2012</p> <p>October 2012</p> <p>December 2012</p>

Production	<p>Process led by</p> <p>Management arrangements</p> <p>Resources required to produce DPD</p> <p>Approach to involving stakeholders</p>	<p>Strategic Planning Section</p> <p>See Section 9</p> <p>Internal resources although some more specialist help will be required for some of the technical baseline evidence. Considerable joint working with Redditch borough Council will be required to ensure soundness of both Local Authorities core strategies.</p> <p>Outlined in Statement of Community Involvement</p>
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The ability of the District Council to meet the timetable for the production of the core Strategy as set out above is dependant on the current review of the RSS.

Proposals Map DPD		
Document Details	<p>Role and Content</p> <p>Status</p> <p>Position in chain of conformity</p> <p>Geographic coverage</p>	<p>Maps illustrating policies, proposals and designations contained in the Development Plan documents.</p> <p>Development Plan Document.</p> <p>Conforms with Core Strategy.</p> <p>District Wide</p>
Timetable	The proposals map will be produced and amended as required by the adoption of DPDs	N/A
Production	<p>Process led by</p> <p>Management arrangements</p> <p>Resources required to produce DPD</p> <p>Approach to involving stakeholders</p>	<p>Strategic Planning Section</p> <p>See Section 9</p> <p>Internal preparation and external printers and GIS/Web developers.</p> <p>Outlined in Statement of Community Involvement.</p>

Town Centre Area Action Plan DPD		
Document Details	<p>Role and Content</p> <p>Status</p> <p>Position in chain of conformity</p> <p>Geographic coverage</p>	<p>This document will provide a comprehensive land use strategy for Bromsgrove Town Centre</p> <p>Development Plan Document.</p> <p>Conforms with Core Strategy.</p> <p>Bromsgrove Town Centre</p>
Timetable	<p>Preparation of Issues and Options</p> <p>consultation on Draft AAP</p> <p>Publication of AAP</p> <p>Submission of AAP to Secretary of State</p> <p>Pre Examination meeting</p> <p>Examination Hearings</p> <p>Receipt of Binding Report</p> <p>Adoption date</p>	<p>January 2008</p> <p>November - December 2010</p> <p>October 2012 (TBC)</p> <p>January 2013 (TBC)</p> <p>April 2013 (TBC)</p> <p>June 2013 (TBC)</p> <p>August 2013 (TBC)</p> <p>October 2013 (TBC)</p>
Production	<p>Process led by</p> <p>Management arrangements</p> <p>Resources required to produce DPD</p>	<p>Town Centre Project Manager in conjunction with Strategic Planning Section</p> <p>See Section 9</p> <p>Internal officer time although it is envisaged some of the work is carried out by consultants working in conjunction with the key stakeholders. The Project is being jointly managed by both the District</p>

	Approach to involving stakeholders	and County Councils. Outlined in Statement of Community Involvement
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Appendix 2 – Existing Policies Table

The following tables identify existing policies and their subject area from the Bromsgrove District Local Plan (BDLP) that have been saved until replaced by policies in a Development Plan Document (DPD).

Policy Number	Policy Name
DS1	Green Belt Designation
DS2	Green Belt Development Criteria
DS3	Main Locations for Growth
DS4	Other Locations for Growth
DS5	Village Envelope Settlements
DS8	Areas of Development Restraint
DS9	Protection of Designated Environmental Areas
DS11	Planning Obligations
DS13	Sustainable Development
S3	Windfall Policy
S4	Monitoring of Housing Sites
S6	Special Needs in Housing
S7	New Dwellings Outside the Green Belt
S8	Plot Sub-Division
S9	New Dwellings in the Green Belt
S10	Extensions to Dwellings Outside the Green Belt
S11	Extensions to Dwellings in the Green Belt
S12	Replacement of Dwellings in the Green Belt
S13	Sub-division of Dwellings in the Green Belt
S13A	Changes of Use of Dwellings in the Green Belt
S14	Range of Housing Types and Tenures
S15	Affordable Housing in Urban Areas

Policy Number	Policy Name
S16	Affordable Housing in Green Belt Areas
S17	Caravan/Mobile Home sites
S18	Gypsies
S19	Incompatible Land Uses
S20	Main Shopping Location
S21	Out of Town Shopping
S22	Provision of Local Shopping Facilities in New Residential Areas
S23	Shopfront Enhancement
S24	Retention of Traditional Shopfronts
S24A	Original Features on Shopfronts
S25	New Shopfronts
S26	Shopfront Fascias
S27	Standards of Fascia Design
S27A	Projecting Signs
S27B	Design and Materials in Conservation Areas
S28	New and Enhanced Community Facilities
S29	Access for the Disabled
S31	Development at Educational Establishments
S32	Loss of Private Playing Fields
S33	Mobile Classrooms
S35	Proposed New and Extended Conservation Areas
S35A	Development in Conservation Areas
S36	Design of Development in Conservation Areas
S37	Demolition in Conservation Areas
S38	Protection of Buildings of Merit
S39	Alterations to Listed Buildings
S39A	Demolition of Listed Buildings
S41	Listed Buildings in Shopping Areas
S42	Shopfronts in Conservation Areas

Policy Number	Policy Name
S43	Traffic Calming Schemes
S44	Reinstatement of Features in Conservation Areas
S45	Improvements to Conservation Areas
S46	Areas of Special Advertisement Control
S47	Advertisement Control
S48	Historic Parks and Gardens
C1	Designation of Landscape Protection Areas
C4	Criteria for Assessing Development Proposals
C5	Submission of Landscape Schemes
C6	Sites for Environmental Improvements
C9	Development Affecting SSSI's and NNR's
C10	Development Affecting SWS's and LNR's
C10A	Development Affecting Other Wildlife Sites
C12	Wildlife Corridors
C16	Effect of Infrastructure Development on the Landscape
C17	Retention of Existing Trees
C18	Retention of Existing Woodland
C19	Tree Preservation Orders
C21	New Agricultural Dwellings
C22	New Agricultural Dwellings
C23	Additional Dwelling Units on Farms
C24	Removal of Occupancy Conditions
C27	Re-Use of Existing Rural Buildings
C27A	Removal of Permitted Development Rights
C27B	Residential and Commercial Re-Use of a Rural Building
C27C	Extensions to Converted Rural Buildings
C29	Conversion of Listed Buildings
C30	Twelve Month Limit for Re-Use of Building
C30A	New Agricultural Buildings

Policy Number	Policy Name
C31	Farm Diversification Schemes
C32	Farm Diversification Schemes
C33	Farm Shops
C34	Horticultural Nurseries
C36	Preservation of Archaeological resources
C37	Excavation Around Archaeological Remains
C38	Development Criteria for Archaeological Sites
C39	Site access for Archaeologists
E2	Employment Land for Redditch-Related Needs
E3	Employment Land for Remainder of District
E4	Extension to Existing Commercial Uses
E6	Inappropriate Land Uses in Employment Areas
E7	Development Briefs for Large Sites
E9	Criteria for New Employment Development
E10	Retail or Recreational Uses on Employment Land
E11	Signing on Industrial Estates
TR1	The Road Hierarchy
TR2	Safeguarding of Land for Future Road Proposals
TR3	Development Adjacent to Major Highway Junctions
TR4	Motorway Service Areas
TR5	Railfreight
TR5A	Railfreight
TR6	Traffic Management Schemes
TR8	Off-Street Parking Requirements
TR9	Making Up of Roads to Adoptable Standards
TR10	Car Parking Provision for Disabled Motorists
TR11	Access and Off-Street Parking
TR12	Reduced Car Parking Standards

Policy Number	Policy Name
TR13	Alternative Modes of Transport
TR15	Car Parking at Railway Stations
TR16	Cycle Routes
RAT 1	Outdoor Sport and Recreation in the Green Belt
RAT 2	Outdoor Sport and Recreation in the Green Belt
RAT3	Indoor Sport Development Criteria
RAT4	Retention of Open Space
RAT5	Provision of Open Space
RAT6	Open Space Provision in New Residential Developments
RAT7	Sports Hall Standards
RAT8	Dual Use facilities
RAT9	Development on Allotments
RAT12	Support for Public Rights of Way
RAT13	Stopping-up a Right of Way
RAT16	Equestrian Activities
RAT17	Stabling
RAT19	Safeguarding Commons and Greens
RAT20	Re-use of Mineral Workings for Recreational Activities
RAT21	Golf Courses
RAT22	Tourism Schemes
RAT23	Tourism Schemes
RAT24	New Hotels
RAT25	Extensions to Hotels
RAT26	Conversion of Buildings to Hotels
RAT27	Self Catering Accommodation
RAT28	Farm-based Accommodation
RAT29	Static Holiday Caravans or Chalet Sites
RAT30	Caravan Storage
RAT33	Visitor Facilities

Policy Number	Policy Name
RAT34	Tourist Potential of Canals
RAT35	Coach/Bus Parking Facilities
ES1	Protection of Natural Watercourse Systems
ES2	Restrictions on Development Where Risk of Flooding
ES3	Sewerage Systems
ES4	Groundwater Protection
ES5	Sewerage Treatment Facility Provision
ES6	Use of Soakaways
ES7	Sites Suspected of Contamination
ES8	Development Near Hazardous Installations
ES9	Undergrounding of Supply Cables
ES11	Energy Efficiency in Buildings
ES12	Provision of Recycling Facilities
ES13	Development of Telecommunication Facilities
ES14	Development Near Pollution Sources
ES14A	Noise Sensitive Development
ES16	Reforming of Land
ALVE2	Development Within Alvechurch Shopping Area
ALVE3	Provision of Additional Off-street Parking Near Alvechurch Station
ALVE4	Site for Open Space and Water Recreation
ALVE5	Density Restrictions
ALVE6	Area of Development Restraint: Land to North of Crown Meadow
ALVE7	Area of Development Restraint: Land to North of Rectory Lane
ALVE8	Area of Development Restraint: Land to South of Rectory Lane
BG1	Development within Barnt Green Shopping Area
BG2	Station Approach Development site
BG3	Improvements to Car parking provision

Policy Number	Policy Name
BG4	Retention of character of Area
BEL1	Village Envelope: Belbroughton
BE1	Village Envelope: Beoley
BE2	Site for play area: Holt End
BE3	Area of Development Restraint: Land at Ravensbank Drive
BOUR1	Village Envelope: Bournheath
BROM5	Area of Development Restraint: Barnsley Hall South and Norton Farm
BROM5A	Area of Development Restraint: Land at Perryfields Road East
BROM5B	Area of Development Restraint: Land north off Perryfields Road
BROM5C	Area of Development Restraint: Land adjacent former Wagon Works
BROM5D	Area of Development Restraint: Land at Perryfields Road West
BROM5E	Area of Development Restraint: Land at Church Road Catshill
BROM5F	Area of Development Restraint: Land at Whitford Road
BROM6	Employment Development Sites: Land Between Hanbury Road, Shaw Lane and Westonhall Road, Stoke Prior
BROM9	Re-zoning to Residential Use: Land in Industrial Use off Willow Road.
BROM11	Town Centre Zone
BROM12	Primary and Secondary Shopping Areas
BROM13	Development in Primary Shopping Area
BROM14	Development in Secondary Shopping Area
BROM16	Amalgamation of Shop Units
BROM18	Improvements to Shopping Environment
BROM19	Development of Alleyways and Town Courts
BROM22	Improved Facilities to the Shopping Environment
BROM23	Development in Catshill Shopping Area
BROM24	Development in Aston Fields Shopping Area
BROM28	Play Area and Open Space
BROM30	Avoncroft Museum

Policy Number	Policy Name
BROM32	Strategic Open Space
BUR1	Village envelope: Burcot
CL1	Village Envelope: Clent
CH1	Environmental Improvements at Rednal
FAR1	Village Envelope: Fairfield
FIN1	Village envelope: Finstall
FIN3	Site for Open Space: Pennamor
FIN4	Site for Play Area: Heydon Road
FR2	Site for Open Space: Holy Trinity Cricket Club
FR3	Site for Play Area: Holly Hill Road
FR4	Area of Development Restraint- Land off Egghill Lane
HAG2	Area of Development Restraint: Kidderminster Road South
HAG2A	Area of Development Restraint: Land at Algoa House
HAG2B	Area of Development Restraint: Land South of Kidderminster Road
HAG3	Development in Hagley shopping area
HAG5	Wildlife Site: Land at Sweetpool, Hagley
HOL1	Village Envelope: Holy Cross
HOP1	Village envelope: Hopwood
ROM1	Village Envelope: Romsley
ROM2	Site for Play Area: Land off Dark Lane
ROW1	Village Envelope: Rowley Green
RUB2	Development in Rubery Shopping Area
<u>RUB4</u>	Residential Development in Rubery Shopping Area
RUB5	Site for Play Area: Land off New Inns Lane
TARD1	Site for Recreation/Leisure Purposes
WYT1	Development in Wythall Shopping Area
WYT2	Wildlife Area: Beaudesert Road
WYT3	Nature Reserve: Sycamore Drive
WYT4	Access to Birmingham, Midland Museum of Transport.

Policy Number	Policy Name
WYT5	Recreation Development at Wythall Park
WYT6	New Sports Pitches: Alcester Road
WYT7	Playing Fields: Walker Heath
WYT8	Site for Recreation Use: Shirley Quarry
WYT9	Site for Open Space: Falstaff Avenue
WYT10	Park and Ride Facilities at Wythall Railway Station
WYT11	Site for New Church: Silvermead School
WYT13	Gypsy Caravan Site
WYT15	Area of Development Restraint: Land off Selsdon Close, Grimes Hill
WYT16	Area of Development Restraint: Land at Bleakhouse Farm

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Appendix 3 – Jargon Guide

Local Development Framework (LDF)

The LDF will provide the framework for delivering the planning strategy and policies for Bromsgrove District.

Local Development Documents (LDD)

The LDF is comprised of LDDs. These can be either Development Plan Documents (DPD), Supplementary Planning Documents (SPD) or other statutory documents such as the SCI and AMR.

Development Plan Documents (DPD)

These will contain development plan policies and be subject to independent examination.

Supplementary Planning Documents (SPD)

These will cover many issues and will provide additional guidance for policies in the DPDs. They are not a part of the development plan and they are not subject to independent examination.

Local Development Scheme (LDS)

This document is a 3 year project plan for the production of documents in the LDF.

Annual Monitoring Report (AMR)

A document showing the progress in achieving the programme set out in the LDS and the effectiveness of development plan policies.

Strategic Environmental Assessment (SEA)

The environmental assessment of plans and policies, as required by an EU Directive.

Sustainability Appraisal (SA)

An appraisal of the environmental, social and economic impacts of specific policies and proposals. Work will be undertaken at the same time as the SEA.

Statement of Community Involvement (SCI)

This sets out the standards which the planning authority has to achieve and its proposals in relation to involving the community in plan-making. This is not a DPD but is subject to independent examination.

Appendix 4 – Acronyms

List of Acronyms used in this document:

AAP	Area Action Plan
AMR	Annual Monitoring Report
BDC	Bromsgrove District Council
BDLP	Bromsgrove District Local Plan
DPD	Development Plan Document
LA	Local Authority
LDF	Local Development Framework
LDD	Local Development Document
LDS	Local Development Plan Scheme
LPA	Local Planning Authority
PPS	Planning Policy Statement
PINS	Planning Inspectorate
RPG	Regional Planning Guidance
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SPG	Supplementary Planning Guidance
SPD	Supplementary Planning Document
WCSP	Worcestershire County Structure Plan

Contact Details

We welcome your comments on the contents of this document. Please contact us by any of the following methods:

Telephone: 01527 881323
01527 881328
01527 881314

E-mail: LDF@bromsgrove.gov.uk

Post: Strategic Planning section
Planning and Environment Services
Bromsgrove District Council
Burcot Lane
Bromsgrove
B60 1AA

For further information you can also visit the Strategic Planning Section website at;

www.bromsgrove.gov.uk/strategicplanning

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BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

15TH APRIL 2010

CORE STRATEGY

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Director	John Staniland Executive Director – Planning, Regeneration and Housing Services
Non-Key Decision	

1. SUMMARY

- 1.1 The purpose of this report is to update Members on issues in relation to preparation of the Draft Core Strategy, joint working and in particular progress on the Redditch Growth consultation

2. RECOMMENDATIONS

- 2.1 That Members note the content of the report in relation to preparation of the Core Strategy
- 2.2 That Members note progress on joint working and initial findings on the joint Redditch Growth consultation

3. BACKGROUND

- 3.1 Members will recall that at the meeting on 21st January the joint consultation leaflet was approved for consultation purposes and an update on joint working was provided.
- 3.2 The arrangements for the consultation were outlined as follows:
- It was proposed to commence joint consultation on this leaflet on 1st February 2010 for a period of 6 weeks ending on the 15th March 2010.
 - Drop in days in Redditch were scheduled for
11th Feb – Town Hall (2-9pm)
13th Feb – Kingfisher Centre (all day)
24th Feb – Palace Theatre (from 6.30pm)
 - It was agreed that targeted consultation would be carried out in local Parish's in Bromsgrove such as Alvechurch, Beoley, Bentley/Pauncefoot and Tutnall/ Cobby,
 - Publicity material was to be prepared and displayed at appropriate locations around Bromsgrove.

4. UPDATE

4.1 Joint consultation

4.2 Due to last minute changes to the leaflet, consultation commenced on 8th February pushing the end date back to the 22nd March. Various bodies have requested extensions to this date such as Natural England and therefore as this is a non statutory consultation, it has been agreed that a final cut off date should be the end of April.

4.3 Drop in days were held in Redditch with generally good attendance achieved. Drop in days have also been held at Alvechurch Baptist Church (2nd March) and a joint event at Bentley Village Hall for Bentley/Pauncefoot and Tutnall/Cobley Parishes (17th March) again with good attendance, including County and Parish Councillors. A presentation was also made on 8th March to Alvechurch Parish Council.

4.4 To date over 200 written representations¹ have been received. A considerable number of the responses received have been from residents objecting to additional growth near their homes. Mixed responses on all options for cross boundary growth have been received with significant objections from residents on Birmingham Road, Bordesley and residents in the Webheath/Foxlydiat area. Some objections have been received which oppose the principle of any development at all. A verbal update on this issue will be provided at your meeting as responses are still being received.

4.5 PINS meeting

4.6 The purpose of the PINS visit was for the Inspector to consider what has been done so far in the preparation of the two Core Strategies and to identify those matters and questions that appear potentially problematic in terms of soundness.

4.7 The advice received from the Inspector was clear and constructive with advice being provided on how to further proceed in the preparation of the Core Strategies, the basic messages being:

- Core Strategies should tell a simple story What, Where, When, Who?
- The Core Strategy is the place where difficult decisions must be taken
- Role of the Core Strategy is to set realistic but flexible targets

Specific messages for Bromsgrove and Redditch were:

¹ Combined figure, between both Councils

- Both Core Strategies must be 'responsible' for the cross-boundary Growth.
- Evidence base needs to be in place to make decisions on cross-boundary growth location.
- Evidence should be collected and assessed on a joint basis and should be in place before either Core Strategy is submitted.
- There must be concurrent EiP's

4.8 ATLAS meeting

- 4.9 The Advisory Team for Large Applications (ATLAS) is sponsored by CLG and is part of the Homes and Communities Agency (HCA). The advice they offer is independent, free of charge and is tailored to the needs of each specific participating authority.
- 4.10 Bromsgrove officers had approached ATLAS for assistance initially with plan making of Strategic site to the north/west of Bromsgrove town but with the intention of rolling this out to include the Redditch Growth issue.
- 4.11 Several meetings have taken place with ATLAS and a workshop was organised at Bromsgrove offices on 24th February. The event was well attended by around 20 people including representatives from GOWM, the County Council, Planning officers from Redditch BC and various professionals within BDC, including Planning, (Strategic Planning and Development Control), Strategic Housing, Economic Development and Environmental Health. The workshop fell into four main sections:
- Identifying the issues and opportunities for Bromsgrove
 - High level evaluation of the strengths and weaknesses of the town/district
 - Initial appraisal of potential strategic sites and broad locations for development
 - The importance of project management and adopting a Development Management approach
- 4.12 Positive verbal feedback was received at the end of the event and there appeared to be a consensus that it had been a very worthwhile and useful event. ATLAS has recently produced a draft Report of Outcomes from the workshop which summarises the events and observation findings. Atlas found that common themes emerged during discussions focussing on the vision/ aspirations for Bromsgrove, key objectives, the spatial options and key issues to be addressed, for example, in relation to infrastructure and delivery.
- 4.13 A subsequent meeting was held in Redditch to discuss ATLAS involvement with Strategic sites within Redditch and the cross boundary growth options. The outcome was that further involvement of ATLAS may be pursued when work is progressed to identify a specific site around/within Redditch. In the meantime ATLAS suggest that Redditch be involved in the specific project

within Bromsgrove, as this will provide opportunities for joint learning, which can be applied to site selection in relation to cross boundary options.

4.14 Joint Working

- 4.15 A meeting of the Joint Planning Advisory Panel took place on the 25th February 2010. An update on the joint consultation was provided together with information on the PINS and ATLAS meetings and proposed adjustments to the Local Development Schemes of both Authorities.
- 4.16 Joint working is also continuing at Officer levels, with regular meetings being held to progress the cross boundary issue.

4.17 Local Development Scheme

- 4.18 As a result of the recommendation of the WMRSS PINS Panel Report, that Redditch and Bromsgrove must align the timing of the Core Strategy preparation, (Paragraph 8.84)² adjustments to the Local Development Scheme must be made, as described elsewhere on your agenda.
- 4.19 “Proposed Changes” are still awaited from GOWM, which potentially adversely impact on the timing of the preparation of the Core Strategy.

5. NEXT STEPS

- 5.1 A further meeting of the Joint PAP is scheduled at 7pm on 14th April at Redditch’s offices.
- 5.2 Meetings are scheduled with Community Forums at both Redditch on 6th April and Bromsgrove on 15th April to consult on the Redditch Growth issue.
- 5.3 Responses received to the consultation will be jointly analysed by both authorities and the findings reported back to both Joint PAP and the LDFWP.
- 5.4 Joint working at officer level will continue in order to appraise the suitability of options and, as suggested by ATLAS, it is proposed to organise a stakeholder workshop to examine inter alia the deliverability of sites in terms of infrastructure provision.
- 5.5 Alongside the Redditch Growth issue, work on strengthening the evidence base continues, for example, gathering background information on Bromsgrove’s Strategic Sites, Cross Boundary sites, Green Infrastructure Study, commissioning of a joint Level 2 Strategic Flood Risk Assessment and update on the Water Cycle Study.

² “it will be important for the Core Strategies of the three districts and particularly those of Redditch and Bromsgrove to be closely aligned in terms of their timetables and for there to be coordinated Examination of relevant aspects”.

- 5.6 In order to provide Members with the opportunity to discuss any of the above matters informally with Officers, such as, the growth requirements relating specifically to Bromsgrove, to Redditch or to wider issues relating to the whole District and the Core Strategy, the following “surgery/ drop- in” days have been scheduled: (further dates can be arranged on request)

16th April 2-4 pm Council Chamber

19th April 2-4 pm Committee room

21st April 6-8 pm Committee room

26th April 6-8 pm Committee room

6. FINANCIAL IMPLICATIONS

- 6.1 There are no direct financial implications of receiving this report. The production of the leaflet has been carried out in-house and the costs of advertising, printing and postage have been shared between the two Councils from existing dedicated budgets. The joint level 2 SFRA and update on Water Cycle study will also be funded from existing dedicated budgets for the Core Strategy evidence base.

7. LEGAL IMPLICATIONS

- 7.1 Development Plan for the District required by the Planning and Compulsory Purchase Act 2004, and prepared in accordance with The Town and Country Planning (Local Development) (England) Amendment Regulations 2008.

8. COUNCIL OBJECTIVES

8.1 Objective 1 Economic Development

The Draft Core Strategy identifies the long term spatial vision for the district and this includes key areas such as economic development, The principle of sustainable development is central to the core strategy which involves the development of balanced communities with a mix of uses including for example employment. Therefore, in accordance with this theme options put forward in the leaflet include the development of employment in conjunction with housing development.

8.2 Objective 4 One Community

This consultation leaflet discusses the potential locations for Redditch growth, including new housing and employment in the future. It forms part of the extensive consultation which has been carried out as part of the development of the Core Strategy process. This consultation will be made widely accessible to Bromsgrove and Redditch communities alike.

8.3 Objective 5 Housing

A key component of the Redditch Growth issue being discussed in this leaflet is housing. However, this housing is to meet the growth needs of Redditch Borough rather than Bromsgrove.

9. RISK MANAGEMENT INCLUDING HEALTH AND SAFETY CONSIDERATIONS

9.1 The main risks associated with the details included in this report are:

- Inability to produce development plan document which is judged to be sound by the planning inspectorate and therefore resulting in non legally compliant Strategic planning service

9.2 These risks are being managed as follows:

Risk Register: Planning and Environment

Key Objective Ref No: 6

Key Objective: Effective, efficient, and legally compliant Strategic planning Service

10. CUSTOMER IMPLICATIONS

10.1 The Core Strategy will have an impact on many different aspects of people's lives including living, working, shopping, leisure and education. Public consultation has been and will be extensively undertaken throughout the process. The joint consultation has used a variety of methods of communication in order to engage with as wide range of customers as possible.

11. EQUALITIES AND DIVERSITY IMPLICATIONS

11.1 An equalities impact assessment will be carried out on the final submission version of the strategy, although attempts will be made to consult with all sections of society as the plan progresses towards completion.

12. VALUE FOR MONEY IMPLICATIONS

12.1 In relation to the cross boundary issue much of the work generated has been produced in-house and as a joint exercise with Redditch Borough Council, this method of production represents a value for money approach. Ways to provide value for money by sharing costs are constantly being explored for example in commissioning a joint level 2 SFRA and update on Water Cycle study.

13. CLIMATE CHANGE AND CARBON IMPLICATIONS

13.1 The issue of climate change is a central theme in the Core Strategy. Many of the policies have the potential to have a significant impact on mitigating and adapting to the effects of climate change and contributing to a reduction in carbon emissions.

14. OTHER IMPLICATIONS

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	The core strategy

	forms an essential part of the LDF and the policies contained within the core strategy will shape future development.
Environmental	Core Strategy will contain policies which directly impact on the environment.

15. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	No
Chief Executive	No
Executive Director (Section 151) and Deputy Chief Executive	No
Executive Director – Planning, Regeneration and Housing Services	Yes
Executive Director – Leisure, Cultural, Environmental and Community Services Executive Director –	No
Director of Policy, Performance and Partnerships	No
Head of Planning and Regeneration	No
Head of Resources	No
Head of Legal, Equalities & Democratic Services	No
Corporate Procurement Team	No

16. WARDS AFFECTED

All wards.

CONTACT OFFICER

Name: Rosemary Williams
E Mail: r.williams@bromsgrove.gov.uk
Tel: (01527) 881316

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BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

15TH APRIL 2010

AFFORDABLE HOUSING SPD

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Director	John Staniland Executive Director – Planning, Regeneration and Housing Services
Non-Key Decision	

1. SUMMARY

- 1.1 The purpose of this report is to present members with the outcomes of the consultation on the draft Affordable Housing Supplementary Planning Document (SPD) and recommend a way forward.

2. RECOMMENDATION

- 2.1 Following advice from GOWM it recommended that Members acknowledge that the SPD cannot be progressed in its current form and instruct officers to use the evidence collected in negotiations with residential developers on new housing schemes.

3. BACKGROUND

- 3.1 The draft Affordable Housing SPD was presented to Members of the LDF Working Party on 16th December 2009. An 8 week period of consultation began on November 30th and ended on January 30th 2010. In total 30 responses were received from a variety of sources including the general public, the development industry, statutory consultees and Registered Social Landlords.
- 3.2 In general there was recognition that affordable housing was a major issue in the district and support for the council in trying to address the matter. However, a number of concerns were raised regarding the SPD and the policies within it. Concerns were raised that the SPD was creating new policies and is therefore contrary to paragraph 6.1 of PPS12 that states “SPDs should not be prepared with the aim of avoiding the need for the examination of policy which should be examined”. An SPD should expand upon an existing adopted policy or policies to provide a greater level of detail. In this instance the SPD writes new policies on affordable housing that are not reflected by policies in the adopted Local Plan. To address this matter some respondents felt that the Council should develop an Affordable Housing Development Plan Document (DPD) so the new policies could be

tested at an examination in public. Whilst this method could potentially address affordable housing needs it would be more time consuming and costly and would not be adopted before the Core Strategy meaning that it would not address the short-term problem.

- 3.3 Many respondents emphasised the importance of having up-to-date and robust evidence to justify the policies within the SPD. One argument put forward was that the evidence is out of date as it was some of it was completed in October 2008 which was at the peak of the housing market and therefore not reflective of current conditions. In addition some felt the modelling work was based on assumptions about the availability of public subsidy and that private sale values had been over-estimated and build costs under-estimated.
- 3.4 Turning to the policies themselves, many felt that there was no evidence to justify seeking affordable housing contributions on all sites. Respondents felt that there was no evidence to justify a threshold below 15 units.
- 3.5 In addition RSLs have concerns about small schemes where only 2 or 3 affordable units would be provided on-site. Access and maintenance problems would be created when distant from other properties controlled by that particular RSL. On this basis RSLs would like the on-site threshold increased above the 5 units proposed in the SPD.
- 3.6 In relation to Policy AH2 on financial contributions the responses were mixed. RSL's welcomed the pooling of financial contributions whilst others felt the policy could go further and specify the level of contribution required.
- 3.7 Policies AH3 and AH4 set out the tenure and types of affordable housing required on sites. Some respondents welcomed the clarity that these policies gave while others raised concerns that the breakdown of tenure and types of housing required were too prescriptive and inflexible. However, the policy has been written identifying the current needs of the district but allowing the policy to be interpreted flexibly to reflect local circumstances.
- 3.8 There was general support for policy AH5 that promotes high quality design and in particular the reference to a minimum of Code Level 3 was welcomed. There was a mixed response to the Council's intention of 'pepper-potting' affordable housing through developments. Some supported this as they believed it was critical in terms of creating mixed communities but RSLs and developers stated a preference for clusters of around 10-20 affordable dwellings through housing developments. This is the preferred method of dispersal by RSLs as it does not cause management issues.
- 3.9 A number of comments were received in relation to the policies on Rural Exception Sites. The use of Rural Exception Sites to deliver affordable housing where a need has been identified was in general supported by respondents and the greater clarity that policies gave was welcomed by many. However, some felt that Rural Exception Sites should be used more

to deliver a greater number of units and the council should therefore consider allocating sites for 100% affordable housing through a Land Allocations DPD. RSLs felt the policies were onerous and unnecessarily complicated.

- 3.10 Policy AH9 which focuses on the size and location of rural exception sites was not entirely supported and 3 main concerns were raised. Firstly some respondents felt it was too restrictive to list the settlements where a Rural Exceptions Site Policy could apply. In addition some felt there was no justification for the preference for sites to be located within settlement boundaries in the first instance. There were also concerns raised over the use of a size limit of 10. It was considered that there would be instances where the need would exceed this and more than 10 units would be acceptable.
- 3.11 Following responses from a number of respondents officers held a meeting with GOWM to discuss the SPD in greater detail. GOWM have recommended that the SPD is not progressed any further in its current form (see appendix 1). The primary reason for this is that the SPD is creating new policy that should only be included in a DPD such as the Core Strategy. The SPD should supplement existing adopted policies and in this case the most relevant are policies S15 and S16 of the Local Plan. However these policies are severely outdated and cannot realistically be used as a basis for the SPD.
- 3.12 If the SPD is adopted it is likely to be challenged at appeal and this could lead to costs being awarded against the Council. GOWM have suggested that the Council could draft Interim Planning Guidance on Affordable Housing instead. Whilst this would only contain limited weight it would provide greater clarity for applicants and be a starting point for any negotiations.

4. FINANCIAL IMPLICATIONS

- 4.1 The SPD is being produced by the Strategic Planning team and therefore there are no external costs associated with the production of this document.

5. LEGAL IMPLICATIONS

- 5.1 Should the affordable housing SPD be adopted in its current form it is likely that it would be challenged at an appeal as it may not meet the requirements of the Planning and Compulsory Purchase Act 2004.

6. COUNCIL OBJECTIVES

6.1 Objective 1 Regeneration - Priority Housing

The adoption of the Affordable Housing SPD would increase the provision of affordable housing in the district in line with Council's objectives.

7. RISK MANAGEMENT INCLUDING HEALTH & SAFETY CONSIDERATIONS

7.1 The main risks associated with the details included in this report are:

- Without a detailed policy on affordable housing the council would risk not meeting its corporate objective of providing more affordable housing across the district.
- The council could be challenged on the validity of the policy as it may not be compliant with the Planning and Compulsory Purchase Act 2004.

7.2 These risks are being managed as follows:

Risk Register: Planning and Environment

Key Objective Ref No: 6

Key Objective: Effective, efficient, and legally compliant Strategic planning Service

8. CUSTOMER IMPLICATIONS

8.1 Consultation to be carried out in line with legislation and adopted standards contained in the Bromsgrove District Council Statement of Community Involvement (SCI).

9. EQUALITIES AND DIVERSITY IMPLICATIONS

9.1 None

10. VALUE FOR MONEY IMPLICATIONS

10.1 None

11. CLIMATE CHANGE AND CARBON IMPLICATIONS

11.1 A Sustainability Appraisal has been completed on the SPD to measure the extent to which the Affordable Housing SPD is likely to have a positive or negative impact on sustainability and the extent to which it therefore works towards or against the achievement of sustainable development.

11.2 The SPD performs well against the social objectives of providing housing to meet local needs and reducing poverty and social exclusion. However the document performs less well against the objectives of reducing noise and preserving and enhancing biodiversity. The Sustainability Appraisal identifies how these risks can be managed ensuring that the document has a positive impact on the district.

11.3 Affordable housing must achieve level 3 of the Code for Sustainable Homes meaning that any new housing will be energy efficient and reduce the impacts of climate change. Over the upcoming years affordable housing will need to be built to increasingly high standards with the Government proposing that all new homes should be 'zero carbon' by 2016.

12. OTHER IMPLICATIONS

Procurement Issues	None
Personnel	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	Affordable Housing SPD sets clear planning policy in respect of the provision of affordable housing
Biodiversity	None

13. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	Yes
Chief Executive	No
Executive Director – Planning, Regeneration and Housing Services	Yes
Executive Director – Section 51	No
Executive Director and Deputy Chief Executive	No
Director of Policy Performance and Partnerships	No
Head of Planning and Regeneration	No
Head of Resources	No
Head of Legal, Equalities & Democratic Services	No
Corporate Procurement Team	No

14. WARDS AFFECTED

All Wards

15. APPENDICES

Appendix 1 GOWM response to Affordable housing SPD

16. BACKGROUND PAPERS

Draft Affordable housing SPD

CONTACT OFFICER

Name: Andrew Fulford
E Mail: a.fulford@bromsgrove.gov.uk
Tel: (01527) 881323



GOVERNMENT OFFICE
FOR THE WEST MIDLANDS

Mike Dunphy
Planning and Environment Services
Bromsgrove District Council
The Council House
Burcot Lane
Bromsgrove
Worcestershire
B60 1AA

**Sustainable Futures
Directorate
Planning Team**

5 St Philip's Place
Colmore Row
Birmingham
B3 2PW

Direct Line: 0121 352 5482.
Fax: 0121 352 5578
Email:
WMPlanning@gowm.gsi.gov.uk

Our Ref: GOWM/WPT/P5242LDF/54952

Date: 12 March 2010

Dear Mike,

Bromsgrove District Council: Draft Affordable Housing SPD.

Thank you for coming to the Government Office on Thursday 4 March 2010 to discuss the draft Affordable Housing SPD and explaining the background to the document and its purpose.

The Government Office does not generally comment on SPDs unless there are particular circumstances which merit its consideration. In the case of the draft Affordable Housing SPD there is concern that it goes beyond the purpose of an SPD which is to add detail to policies contained in Development Plan Documents, such as the Core Strategy. Paragraph 6.1 of PPS 12 makes a clear statement on this point.

We consider that the policies in the draft document go further than providing additional detail to supplement the existing development plan policies which in your Council's case are contained in the RSS and the "saved policies" of the Bromsgrove Local Plan. It is also stated in the draft SPD that the policies are to supplement Policy CF7 in the Core Strategy. However, the Core Strategy is still in the course of preparation and that particular policy on affordable housing together with the Core Strategy as a whole has yet to be tested through an Examination.

The policies you have put forward in the draft SPD should be included in a DPD, consequently they should be incorporated into the emerging Core Strategy, supported by the evidence which you have already gathered, rather than continuing with the preparation of the SPD.

We acknowledge that the provision of affordable housing is a priority for Bromsgrove District Council. However, until your Core Strategy is in place, provision will have to be on the basis of existing policy, including PPS 3 Housing and the emerging RSS which provides for affordable housing targets to be established in development plans, as well as the "saved" Local Plan policies.

With regard to the suggestion, which I understand some respondents have made, that you should prepare an Affordable Housing DPD, it would be more appropriate for you to progress the Core Strategy as quickly as you can, incorporating the affordable housing policies rather than embarking on the preparation of another DPD.

If you wish to discuss this matter further please contact me. You may also wish to consider seeking your own legal advice on the matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mike Price', with a stylized flourish at the end.

Mike Price
Acting Head of Local Planning

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

15TH APRIL 2010

MANAGING HOUSING SUPPLY

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Director	John Staniland Executive Director – Planning, Regeneration and Housing Services
Non-Key Decision	

1. SUMMARY

- 1.1 The purpose of this report is to set out housing supply issues within the district following the publication of the RSS Panel Report and consider the formal revocation of SPG10.

2. RECOMMENDATION

- 2.1 Members agree to formally lift the moratorium and revoke SPG10 managing housing supply in the district of Bromsgrove.

3. BACKGROUND

- 3.1 The panel's Report into the Phase 2 Revision of the Regional Spatial Strategy (RSS) was published on 29th September 2009. This proposes an allocation of 4,000 homes for Bromsgrove District for the period 2006-2026. In addition the Panel recommended the possibility of delivering a further 2000-3000 homes in the final 5 years of the plan period through a Core Strategy review if required. The Panel Report provides greater certainty for all and enables the Council to plan for the delivery of 4,000 homes through the Core Strategy. It is planned that the next draft of the Core Strategy will contain strategic site allocations and will be published for consultation later 2010. The strategic sites included will be large sites around Bromsgrove Town that are fundamental to the delivery of the strategy.
- 3.2 In accordance with PPS3 local authorities should be able to demonstrate a five year supply of land for housing. Taking into account completions since 2006 and current commitments the council has only a 2.15years supply of land for housing (at April 2009) against the figures recommended with the Panel Report. The Council is therefore currently not in a position where windfall development should be refused on the grounds of housing over-supply. This was emphasised at appeal where in September 2009 an Inspector granted permission for 5 dwellings at 37 Western Road, Hagley (APP/P1805/A/09/2101976) and in addition awarded costs to the applicant.

Part of the reason for awarding costs was that the Inspector considered the Council had an “*unwillingness, in the course of considering the application, to have regard to the Minister’s view of the status of the RSS Review and to disregard a recent appeal decision that differed from the stance taken by earlier decisions, runs counter to the guidance in PPS3 paragraph 53, that housing land supply should take account of the level of housing provision proposed in the emerging RSS.*”

- 3.3 Members may remember that housing supply issues were discussed at the LDF Working Party on 15th October 2009. Since this time officers have not enforced the moratorium and therefore planning permission has been granted for some market housing. 80 dwellings have been granted permission with 72 of these on the old school site on Tanyard Lane.
- 3.4 Continuing to grant permission for non strategic windfall development is not considered to be a significant risk to the Council’s emerging Core Strategy. The Council’s Strategic Housing Land Availability Assessment (SHLAA) identifies that there is limited capacity for windfall development in the district due to Green Belt boundaries being tightly drawn around settlements. If all of the brownfield sites within the SHLAA came forward approximately 400 homes could be delivered. It is important to remember that other policies in local, regional, and national guidance will still be used when determining planning applications for housing which could also effect the numbers of permissions being granted.
- 3.5 It is considered that this level of development would not undermine the Council’s strategy for growth around the Bromsgrove Town. There is no policy basis for a moratorium and therefore SPG10 should be deleted. Officers will continue monitor the levels of windfall development closely and will update the 5 year land supply position once the Housing Land Availability document has be completed in April 2010.

4. FINANCIAL IMPLICATIONS

- 4.1 As previously stated, it is considered that maintaining the position of housing over-supply has the potential to lead to further costs being awarded against the Council by inspectors at future planning appeals.

5. LEGAL IMPLICATIONS

- 5.1 Refusing planning applications on the basis of the polices contained within SPG10 would potentially leave the council open to challenge and lead to more planning appeals being allowed.

6. COUNCIL OBJECTIVES

- 6.1 **Objective 1 Regeneration - Priority Housing**

Releasing the moratorium would lead to an increase the supply of new housing being developed in the district

7. RISK MANAGEMENT INCLUDING HEALTH & SAFETY CONSIDERATIONS

7.1 The main risks associated with the details included in this report are:

- Refusing planning applications on the policy SPG10 would lead to many allowed appeals and possible costs awarded against the council.

7.2 These risks are being managed as follows:

Risk Register: Planning and Environment
Key Objective Ref No: 6
Key Objective: Effective, efficient, and legally compliant Strategic planning Service

8. CUSTOMER IMPLICATIONS

8.1 None

9. EQUALITIES AND DIVERSITY IMPLICATIONS

9.1 None

10. VALUE FOR MONEY IMPLICATIONS

10.1 None

11. CLIMATE CHANGE AND CARBON IMPLICATIONS

11.1 Modern building practices and techniques should mean new housing development will be more energy efficient than much of the existing housing stock in the district.

12. OTHER IMPLICATIONS

Procurement Issues	None
Personnel	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None

Policy	Removal of the moratorium will allow housing development to come forward.
Biodiversity	None

13. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	No
Chief Executive	No
Executive Director – Planning, Regeneration and Housing Services	Yes
Executive Director – Section 51	No
Executive Director and Deputy Chief Executive	No
Director of Policy Performance and Partnerships	No
Head of Planning and Regeneration	No
Head of Resources	No
Head of Legal, Equalities & Democratic Services	No
Corporate Procurement Team	No

14. WARDS AFFECTED

All Wards

15. APPENDICES

None

16. BACKGROUND PAPERS

SPG 10 - managing housing supply in the district of Bromsgrove
RSS Phase 2 revision EIP inspectors report.

CONTACT OFFICER

Name: Andrew Fulford
E Mail: a.fulford@bromsgrove.gov.uk
Tel: (01527) 881323

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

15TH APRIL 2010

DESIGNATION OF HEWELL GRANGE CONSERVATION AREA

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Head of Service	John Staniland, Executive Director of Planning, Regeneration and Housing Services
Non-Key Decision	

1. SUMMARY

- 1.1 The Council has a statutory duty under s69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate any areas which they consider to be of special architectural or historic interest as Conservation Areas. The Council has a further duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of its Conservation Areas.
- 1.2 The designation of a new Hewell Grange Conservation Area has been suggested by the Victorian Society for several years, highlighting the historic importance of the former estate. Hewell Park was included on the national Register of Historic Parks and Gardens in 1986, and includes a number of statutorily listed buildings. The lake within the Park is also designated as a Site of Special Scientific Interest (SSSI)
- 1.3 A formal review of the former Hewell estate was carried out in January of this year, with assistance from the Victorian Society, to assess whether the area merited designation as a new Conservation Area. A draft boundary of the area and accompanying character appraisal has now been prepared for public consultation. The Hereford and Worcester Historic Gardens Trust have already been informally consulted on the proposals as part of this review process.

2. RECOMMENDATIONS

- 2.1 Approval is sought to begin a formal public consultation on the proposed Conservation Area designation and the draft character appraisal.

3. BACKGROUND

- 3.1 The new Hewell Grange Conservation Area would be centred on the historic Hewell estate including what is now HMP Hewell and the historic village of Tardebigge . A large section of the proposed Conservation Area is already within the registered historic park, but this gives no protection to the buildings, structures or trees within it. The Hewell Grange estate is significant because of the high number of listed (17) and unlisted (30+)

- historic buildings and structures, and the connection between the wider landscape and the built environment. As a historic entity the interrelationship between the setting of the listed buildings and the registered historic park is a key element of the special interest of this proposed Conservation Area.
- 3.2 A Conservation Area is defined in the 1967 Civic Amenities Act as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. It is not the purpose of a Conservation Area to prevent development, but to manage change in a positive and proactive way that benefits current and future generations.
 - 3.3 Conservation Area status means that a special form of Planning Permission called Conservation Area Consent is required for the total or substantial demolition of any building over 115m³ in size, the demolition of a boundary wall over 1m in height next to the highway or 2m elsewhere and the removal of any agricultural building constructed before 1914. There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the Conservation Area. Additional controls are also placed over trees within the area, meaning that an owner must submit a formal notification of works to the Council six weeks before starting work.
 - 3.4 When assessing applications for development within designated Conservation Areas, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Areas under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that this should not be detrimental to the significance of the wider Conservation Area.
 - 3.5 The purpose of a Conservation Area character appraisal is to identify the factors and features which make an area special, based on an in-depth assessment of an area’s buildings, spaces, evolution and sense of place. An appraisal evaluates the positive, neutral and negative features of the area and suggests opportunities for improvement and is the first step in developing a management plan for the continued preservation and enhancement of a Conservation Area.

4. NEXT STEPS

- 4.1 The next step is to carry out a formal consultation period on the proposed Conservation Area boundary and accompanying character appraisal. The Council is actually under no legal obligation to carry out any consultation prior to designation, but it is obviously best practice to do so.
- 4.2 Once the consultation period is complete, any responses received shall be collated and considered by members prior to any formal designation.

5. FINANCIAL IMPLICATIONS

- 5.1 The cost of producing and consulting on the Conservation Area character appraisal is being covered by approved budgets.

6. LEGAL IMPLICATIONS

- 6.1 The designation of a new Conservation Area has to be formally issued by the Council and subsequently advertised in the Bromsgrove Advertiser and in the London Gazette, and notifications sent to GOWM, English Heritage and the Land Registry. There is no statutory right of appeal against Conservation Area designation.

7. COUNCIL OBJECTIVES

7.1 Objective 2 Improvement

The proposed Conservation Area designation has been promoted by the Victorian Society and the Hereford and Worcester Gardens Trust for several years. The Council has until now been unable to devote sufficient resources to any new designations or to the effective management of our existing Conservation Areas which has undermined the value of the conservation service we should be providing. By taking a more proactive approach to the protection and management of the historic built environment, we will increase customer satisfaction and improve local engagement with the wider Planning service.

7.2 Objective 3 One Community and Well Being

The main purpose of a character appraisal is to highlight the importance of the historic environment and engage the local community in their cultural heritage. The draft appraisal will be made available on the Council's website, at the Customer Service centre in the Dolphin Centre and the Council House to ensure that it reaches a wide audience. The historic built environment is often seen as a traditional and elitist subject and we hope to address this by providing a more inclusive and accessible conservation service to the local community.

8 RISK MANAGEMENT

- 8.1 These risks are being managed as follows:

Risk Register: Planning and Environment

Key Objective Ref No: 5

Key Objective: Effective, efficient, and legally compliant Strategic Planning Service

Key Control: Carry out Conservation Area character appraisals and management plans in accordance with national planning guidance

Action: No specific actions relate to Hewell Grange Conservation Area

9. CUSTOMER IMPLICATIONS

9.1 Consultation to be carried out in line with legislation and adopted standards contained in the Bromsgrove District Council Statement of Community Involvement (SCI).

10. EQUALITIES AND DIVERSITY IMPLICATIONS

10.1 None

11. VALUE FOR MONEY IMPLICATIONS

11.1 All work carried out by in house conservation staff

12. OTHER IMPLICATIONS

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	Once designated the Hewell Grange Conservation Area would become a material consideration in planning decisions
Environmental	None

13. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	Yes - informal briefing.
Chief Executive	No
Executive Director – Planning, Regeneration and Housing Services	Yes
Executive Director – Section 51	No
Executive Director and Deputy Chief Executive	No
Director of Policy, Performance and Partnerships	No
Head of Planning and Regeneration	No
Head of Resources	No
Head of Legal, Equalities & Democratic Services	No
Corporate Procurement Team	No

14. WARDS AFFECTED

Tardebigge

15. BACKGROUND DOCUMENTS

Draft boundary map and character appraisal for Hewell Grange Conservation Area

16. CONTACT OFFICER

Name: Judith Carstairs, Conservation Officer
E Mail: j.carstairs@bromsgrove.gov.uk
Tel: (01527) 881326

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HEWELL GRANGE

CONSERVATION AREA

DRAFT CHARACTER APPRAISAL

FEBRUARY 2010



BROMSGROVE
DISTRICT COUNCIL

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Map 2 Boundary of Registered Historic Park

This is a consultation draft of the character appraisal for the proposed Hewell Grange Conservation Area. Comments are welcome and should be sent to the Strategic Planning Team, Bromsgrove District Council, Council House, Burcot Lane, Bromsgrove, B60 1AA or email conservation@bromsgrove.gov.uk



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1.0 INTRODUCTION

- 1.1 *The new Hewell Grange Conservation Area would be centred on the historic Hewell estate including what is now HMP Hewell land and Tardebigge village. A large section of the proposed Conservation Area is already on the National Register of Historic Parks and Gardens compiled by English Heritage and the lake is designated as a Site of Special Scientific Interest.*
- 1.2 *The purpose of a Conservation Area Character Appraisal is to identify the factors and features which make an area special, based on an in-depth assessment of an area's buildings, spaces, evolution and sense of place. This is the first step in developing a management plan for the continued preservation and enhancement of a Conservation Area. An appraisal evaluates the positive, neutral and negative features of the area and suggests opportunities for improvement.*
- 1.3 *This appraisal of the proposed new Hewell Grange Conservation Area was carried out in February 2010 in accordance with the guidance given by English Heritage in their 'Guidance on Conservation Area Appraisals' publication. Although produced by the Council, local societies and residents will be encouraged to contribute to and comment on the draft document. This will result in a well rounded assessment of the area incorporating local knowledge, perceptions and suggestions.*
- 1.4 *The draft character appraisal and a map of the proposed Conservation Area will be made available on the Council's website, at the Customer Service centre in the Dolphin Centre and the Council House to ensure that it reaches a wide audience. There will also be a small exhibition in a local venue to explain the purpose of the document and collect local comments.*
- 1.5 *The designation of a new Conservation Area must be approved by the Council's Local Development Framework Working Party before it comes into force. If the designation is successful the boundary of the Conservation Area will be advertised in the local and national press and local residents living within the boundary notified. There is no statutory right of appeal against a Conservation Area designation, so it is important that local residents make their concerns known during the initial consultation period.*





2.0 PLANNING POLICY CONTEXT

2.1 *A Conservation Area is defined in the 1967 Civic Amenities Act as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. It is not the purpose of a Conservation Area to prevent development, but to manage change in a positive and proactive way that benefits current and future generations.*

2.2 *Conservation Area status means that a special form of Planning Permission called Conservation Area Consent is required for the total or substantial demolition of any building over 115m³ in size, the demolition of a boundary wall over 1m in height next to the highway or 2m elsewhere and the removal of any agricultural building constructed before 1914. There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the Conservation Area. Additional controls are also placed over trees within the area, meaning that an owner must submit a formal notification of works to the Council six weeks before starting work.*

- 2.3 *The primary legislation governing Listed Buildings and Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This legislation includes certain statutory duties which the Council as Local Planning Authority must uphold. S69(1) of the Act requires Local Planning Authorities to designate any areas which they consider to be of special architectural or historic interest as Conservation Areas, and under s69(2) to review such designations from time to time. The Council has a further duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of its Conservation Areas from time to time.*
- 2.4 *When assessing applications for development within designated Conservation Areas, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Areas under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that this should not be detrimental to the special interest of the wider Conservation Area. Specific guidance relating to development within Conservation Areas can be found within PPS5 Planning for the Historic Environment published by the Department for Communities and Local Government, at national government level.*
- 2.5 *A large proportion of the proposed Conservation Area is within a Grade II* registered historic park. Although this designation brings no additional planning controls, the special interest of the park is a material consideration when the Council assesses any applications for planning permission. The Garden History Society must also be consulted on any planning applications which could affect its special interest.*
- 2.6 *The lake to the north of the proposed Conservation Area is designated as a site of special scientific interest (SSSI). This designation includes the lake, the eastern and south eastern lakeside woodlands and the mixed ornamental woodlands to the SE of the Grange and SW of the lake. Again this brings no additional planning controls, but consent is needed from Natural England for certain types of works. Part of the SSSI is managed by the Worcestershire Trust for Nature Conservation as a nature reserve because of its importance for breeding and wintering water birds.*

2.7 *The Council is empowered under the Town and Country Planning legislation to protect the environment within the district by placing Tree Preservation Orders on trees and groups of trees where it is in the public interest to do so. The Council regularly makes such orders and a group order was placed on the Hewell Estate a few years ago. It is an offence to carry out any work to protected trees without the formal consent of the Council.*

2.8 *The Bromsgrove District Local Plan adopted in 2004 contains a series of specific policies relating to the historic environment (see Appendix 4). These policies help guide the Local Planning Authority when assessing planning applications, to ensure that new developments and alterations preserve or enhance the character or appearance of the Conservation Area*

3.0 DEFINITION OF SPECIAL INTEREST

3.1 *The special interest of a Conservation Area is defined by more than its appearance and includes the atmosphere, texture, sense of place and setting as well as more obvious qualities such as groups of historic buildings. Notable buildings and the spaces between buildings set an overall context for an area, but a designated Conservation Area should be more than just a collection of attractive buildings.*



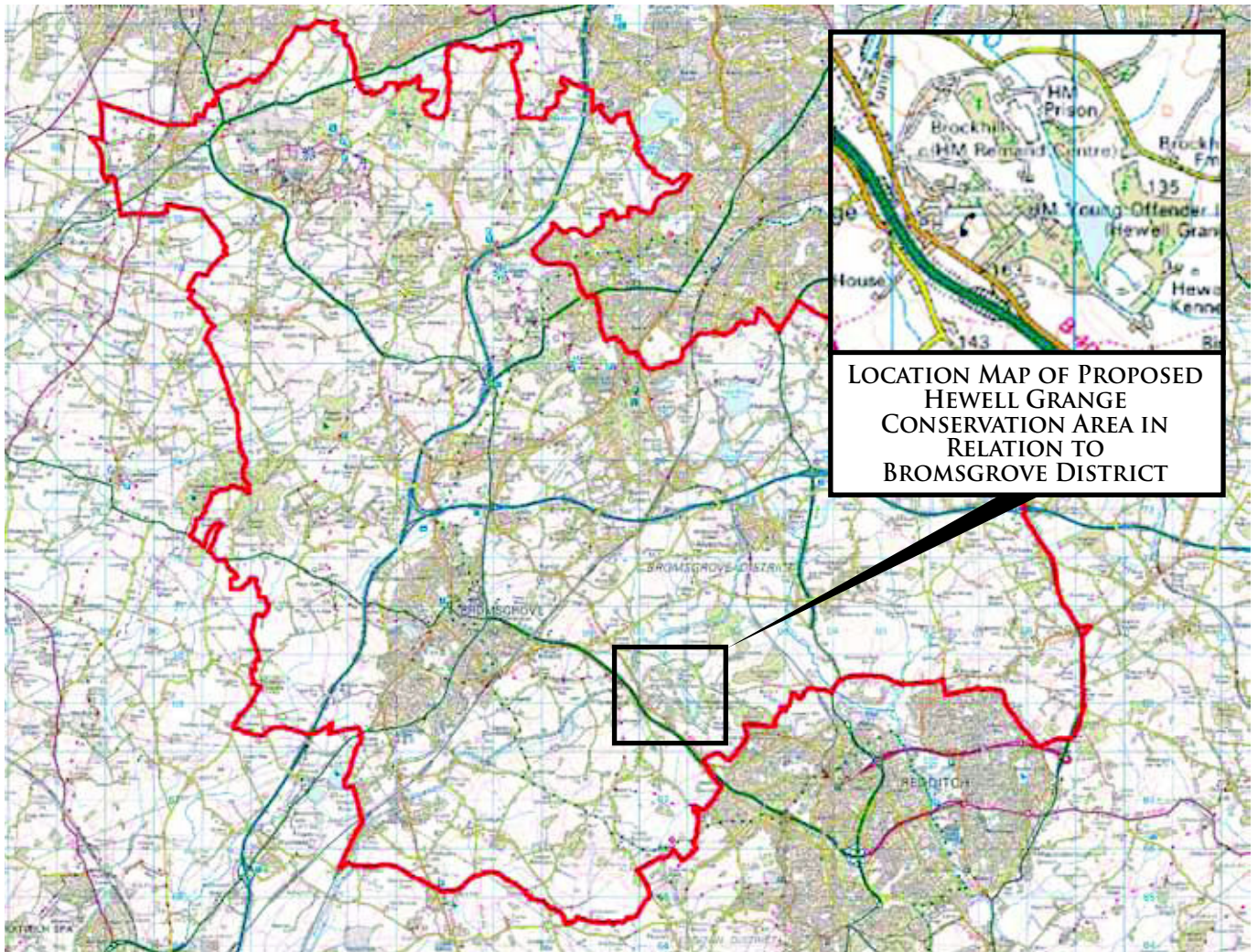
3.2 *The Hewell Grange Conservation Area is significant because of the high number of listed and unlisted historic buildings, and the connection between the wider landscape and the built environment. As a historic entity the inter relationship between the setting of the listed buildings and the registered historic park is a key element of the special interest of this Conservation Area. Some fragmentation has occurred as the original estate has been sold in parcels to individual owners; however this has been largely mitigated by the passing of the bulk of the park into Crown ownership.*

4.0 ASSESSMENT OF SPECIAL INTEREST

4.1 Location and Setting

The proposed Hewell Grange Conservation Area is centred on the registered historic park and the village of Tardebigge approximately 2 miles south east of Bromsgrove. The former Hewell Estate covers an area of approximately 850 acres and has been included in the national register of historic parks and gardens compiled by English Heritage since 1986, in recognition of its landscape significance.

The suggested Conservation Area boundary includes the existing registered historic park plus the buildings within Tardebigge village, and is partially defined by the A448 dual carriageway to the South.



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4.2 Historic Development and Archaeology

Tardebigge as a settlement can be traced back to the 10th century and various versions of the name are recorded. The name can be translated as 'tower on the hill' - a possible reference to an earlier ecclesiastical building on the site of St. Bartholomew's Church. The majority of the manor including the previous church was given to the Cistercian Monks at Bordesley Abbey c.1138 and reportedly grew to a much larger settlement through the medieval period. The medieval church was demolished in 1775 and replaced with the current Grade II listed church in 1777 incorporating much of the earlier fabric.

Archaeological investigations have been carried out around St. Bartholomew's Church on what is thought to be the site of the medieval village, but no significant remains were uncovered. Traces of ridge and furrow can however still be seen as earthworks in this area, which is outside the proposed Conservation Area boundary.

The Hewell Grange estate was once one of the largest private estates in Worcestershire and the seat of the Earl of Plymouth, until it passed into crown ownership in 1946. The site was originally part of the grange connected to Bordesley Abbey, passing to the Windsor family after dissolution of the monasteries in 1542. The manor remained in the Windsor family, later the Earls of Plymouth from the 17th century, with successive generations adding to the evolution of the house and the landscape. Most of the surviving historic buildings date from the 18th and 19th century, with a few incorporating earlier structures such as the ruins of the Old Hall. The park itself has been expanded and altered in several phases throughout the ownership of the Earls of Plymouth, including the enlargement by 1000 acres and introduction of deer in 1561 and formal gardens laid out in the 19th century. The evolution of the park is described further in section 4.8.

4.3 Key Views

There are a number of key views across the landscape which demonstrates the intrinsic value of the historic park and its relationship with the historic buildings on the estate. Prominent views through the village include from the crest of Hewell Lane at the listed water tower down past the Home Farm (now Tardebigge Court) to the Tardebigge PH, and from the opposite direction leading from the listed gate lodges towards the pub. Within what is now crown land, the approach to the Grade II listed Hewell Grange through the listed gate piers is of high significance along with the views from the garden elevation of the Grange through the French Garden. Views of the water tower up the grass steps have landscape significance as well as contributing to the setting of the listed tower, but have unfortunately been undermined by the loss of some of the steps which originally led as far as the lake. Other views include the grouping formed within Home Farm and the relationship between the various ancillary garden buildings, particularly within the Quarry Garden up towards the Grange beyond. The key views within the proposed Hewell Grange Conservation Area have been identified on Map 1.



4.4 Prevailing and Former Uses

Most of the estate was given to the crown in 1946 in lieu of inheritance tax and has been operated as a prison since this date. The rest of the Hewell Estate was sold in a parcel including the properties within Tardebigge village, some of which have since been sold again into individual private ownership.

The primary use of the buildings within the village is residential, with office and workshop units in the former Home Farm and forge opposite. As the bulk of the historic park is within Crown Land the current uses are associated with the prison including various service, storage and farm buildings. This at least reflects the historic nature of the Hewell estate combining a primary country residence with ancillary working buildings which supported the Earls of Plymouth and housed estate workers.



4.5 Architectural Character and Key Buildings

Prison Estate

The Hewell Grange Conservation Area contains 17 listed buildings and structures, most of which are within what is now the prison estate. There are also a large number of ancillary structures (approximately 30) such as boundary walls and statuary which are protected as curtilage listed buildings. There is no definite list or catalogue of the curtilage listed structures on the estate but any structure constructed pre-1948 which is ancillary to the main house is automatically protected as curtilage listed. A draft list of all the curtilage structures which have presently been identified within the prison estate has been included in appendix 2. Please note there may be other protected curtilage structures concealed within the estate which are still protected by the listed status.



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The main prison building at Hewell Grange is a Grade II listed former country house built in 1885-1892 to replace what is now known as the Old Hall - itself a remodelling of a 16th century manor house. This large imposing building is in a 'Jacobethan' style popular in the late Victorian period but with an Italianate interior, designed by Bodley and Garner and constructed in Cheshire Red Sandstone. The heavy form of the building is lightened by the large mullioned windows and addition of turrets, ornate chimneys and an octagonal cupola at the upper levels. Most of the lavish interior survives with ornate panelling, decorative plasterwork ceilings and a galleried entrance hall with marble pillars.*

The ruin of the Old Hall (Grade II listed) which was substantially demolished in 1899, survives to the east of the present house and is included on the Councils building at risk register because of its deteriorating poor condition. The building was a 1712 reworking of an earlier 16th century manor house with later 19th century additions, but only the front elevation and part of the side and rear walls survive. The front pedimented portico depicting the Plymouth coat of arms with Corinthian columns demonstrates the grandeur of this once fine building, now in perilous condition and permanently scaffolded.

To the rear of the main house is the Grade II listed Tennis Court (now in use as the prison gym) which was originally built in 1820 with alterations to raise the roof and add dressing rooms carried out in 1891. The prominent Grecian balcony supported by four coade stone caryatids and stone balustrade is the strongest architectural feature, on what is otherwise a rather restrained design. The porticoed entrance on the south west corner and the vestibule on the southern elevation have unfortunately been demolished. A set of stone steps dating from the 1830s, lead down to the Dutch garden from the tennis court to the south. The sandstone bridge to the South of the Tennis Court dates from the 1820s and although the original balustrade has been lost, this structure still has historic merit and is protected as curtilage listed. Beyond this a large Coade stone urn on a grey sandstone pedestal survives. Adjacent to the tennis court are the former Stables, now used as offices by the Prison Service Works Department. The building is curtilage listed and reputedly dates from the 1680s but has been extensively altered.

Several statues and boundary features within the grounds of Hewell Grange are statutorily listed including the four Coade stone statues depicting the four seasons within the French garden which date from the 1820's, and the 1825 statue of the 'Fallen Gladiator' within the forecourt. The red sandstone walls and ornate piers enclosing the semicircular forecourt are Grade II listed and were constructed in 1902 to enclose the entrance to the Grange. To the left of the forecourt slightly down hill is the Grade II listed Icehouse, now completely covered in ivy. Beyond this to the West are the Quarry Gardens which includes a late 19th century, Grade II listed stone swing door and portal plus a stone seat, sandstone arch and remains of a Coade fountain which are all curtilage listed structures. To the rear of the house around the French Garden are several sets of stone steps, the remains of a Coade fountain and surrounding wall with urns, and a timber dovecote dating from 1907 which are all protected as curtilage listed structures.

Beyond the French Garden leading upwards towards Hewell Lane are the remains of the grass steps laid out leading to the Grade II listed water tower. This building is prominent in views up Hewell Lane from Tardebigge village, and also within the registered historic park - although its setting has been undermined by the partial loss of the grass terraced steps below. The water tower was built in 1891, designed by architects Bodley and Garner who also designed the main house, and is 4 storeys high constructed in red sandstone with a pyramidal shingled roof. No longer in use, the structure is showing signs of decay with missing tile hanging and roof tiles. The windows have also all been lost, with only some small sections of the metal frames still in place, and the openings blocked at ground floor level.



Details of all the listed buildings within the proposed Conservation Area boundary are included in Appendix 2. The statutory list descriptions for these are available online through the Heritage Gateway website at www.heritagegateway.org.uk/gateway/



Area to South-East of Crown Land

The area to the southeast of the Crown owned land contains several notable historic buildings including the former estate kennels and papermill buildings.

The Papermill closed in 1817 and the buildings were later converted to residential use and renamed Old Papermill Cottage. The adjacent Old Papermill Cottages incorporate part of an earlier 17th century timber framed building, which was re-fronted and extended in the 18th century and is now four dwellings. Papermill Lodge, across the shared access drive, was built in 1870 and has mock timber framing, leaded windows and decorative plasterwork including the initials of the Windsor family at the upper level.



The former estate kennels built in 1857 are now run as a commercial kennels and cattery, with the original railings to the dog runs surviving. The Gamekeepers Lodge, now in residential use also dates from 1857. The adjacent Gamekeepers Larder is contemporary with these and is a charming single storey red brick building with wooden slatted openings. These three historic buildings together form an interesting group and are a tangible representation of the former workings of the Hewell estate.

Tardebigge Village

A number of interesting historic buildings survive within Tardebigge, relating to the ancillary uses once part of the Hewell Estate. Only one of these is statutorily listed, Hewell House (former Estate Stewards House) and is a mid 19th century re-working (1857) of an earlier 18th house with 1930's extensions. The building is a two storey red brick house with tiled roof and timber casement windows and is now in private ownership. Home Farm adjacent (now Tardebigge Court) is unlisted, and was built in 1844 with various later additions over the next 40 years. This complex of mostly single storey red brick buildings is now in use as small workshops and retail units. The long sandstone wall at the boundary of the complex has significant streetscene value.



Directly opposite Home Farm is a range of single storey, 19th century red brick workshops originally a Stables, Pickling Tank, Wheelwrights Shop and Blacksmiths Forge. The buildings were recently renovated and converted to office use. Beyond this heading northwest is a small terrace of three cottages which replaced an earlier structure once called New House. Rose Cottages date from 1856 and are two storey red brick cottages which retain their diamond pattern leaded windows, tall chimneys and central porch to front. Further along Hewell Close is a later two storey red brick dwelling now known as New House, which makes a neutral contribution to the Hewell Grange Conservation Area.



Rose Cottages now front onto the car park of the Tardebigge public house which was designed by Francis Baylis of Redditch and built in 1911 as a village hall and institute. The building was constructed in memory of the Earl of Plymouth's eldest son who died in Agra, India and was used as a recovery hospital for WWI soldiers. Built in red brick with a slate roof and central cupola feature to the front elevation, this historic building has considerable presence in the streetscene and in views through the Conservation Area as well as having social historical significance.



On the opposite side of Hewell Lane facing the entrance to Hewell Close are a pair of late 19th century lodge buildings, both unlisted. Southwest Lodge on the left was once the Works Foreman's Cottage and is by Goddard and Paget, who were prominent Victorian architects. Built in 1886, the decorative tile hanging with half timbered gables and carved brackets is typical of the period and the architects. On the right and mostly concealed from view is Dairy Lodge which was built in 1885 and has a slightly heavier style than Southwest lodge. The single storey dairy building to the rear survives.





The walled kitchen garden on Holyoakes Lane (now the Prison kitchen garden and shop) was laid out in 1827 and enclosed by a 3m high red brick wall in 1833. This site was once part of Holyoakes farm, but relocated the kitchen garden away from the main house to allow the creation of the French garden in 1827. Attached to the walled garden facing Holyoakes Lane, is the much altered former Head Gardeners Cottage (pre 1838) and Apple Store (1850s) which interestingly resembles the typical design of a non conformist chapel. Within the walled garden a number of historic structures survive including one 1830s glasshouse, an 1840s Pineapple House, an 1840s Root House and a series of single storey outbuildings also 1840s. The kitchen garden was added to the registered park in 2001, it is also proposed that the walled garden be submitted for statutory listing in recognition of its architectural and historic interest.



Opposite the walled garden is the Bowling Green, on the site of what was once the Hewell Recreation Ground stretching from the Tardebigge PH to Holyoakes Lane before the dual carriageway was built. The pavilion itself is a modern and functional building which makes no contribution to the character of the Conservation Area.

At the northern edge of the proposed Conservation Area boundary further along Hewell Lane are the Grade II listed South and North lodges at the NW gate of the estate. This pair of lodges dates from the early 1830s and was designed by Thomas Cundy Snr in the classical style. Constructed in red brick encased with ashlar, the side doors have Doric columns with recessed entrances. The listing includes the attached gate piers. Unfortunately the condition of these two listed buildings continues to cause concern and the buildings have been identified as Buildings at Risk for several years.



At the far southern end of the proposed Conservation Area are Park Cottages, a pair of 1856 estate cottages (now 4 properties) in yellow brick with mock timber framing, ornate gables and chimneys.

4.6 Building Materials

Most of the buildings on the prison estate are constructed in buff or red sandstone whilst the village buildings are mostly red brick, reflecting their lower status. When the main house was replaced in 1885 a narrow gauge railway was laid to the nearby Worcester and Birmingham Canal to transport necessary building materials to the site.

4.7 Public Realm

As the majority of the Conservation Area is Crown property with restrictions on public access, there is limited public appreciation of the shared surfaces, boundary treatments etc.

Within the village the long sandstone wall at Home Farm (now Tardebigge Court) is the most prominent physical feature of the public realm, as many of the buildings are set back from the road or partially concealed from view. Key views through the Conservation Area are framed by trees and hedgerows, some of which are overgrown and in need of pruning to reveal these views better. As Hewell Lane is a well frequented road, the standard tarmac surfacing and white lines have been employed with some surviving granite setts to the kerb lines. This creates a feeling of vehicular dominance, evident by the lack of maintenance of the pavements alongside. At Home Farm a large number of A boards have been placed along the pavement, which coupled with large projecting signs over the wall, creates an unattractive clutter that detracts from the appearance of the Conservation Area. The bus shelter outside the Forge is also in need of maintenance.



4.8 Important Trees and Green Spaces

The following text has been reproduced from the 2001 Historical Landscape Appraisal with kind permission from Parklands Consortium Ltd.

“The pleasurable experience of walking around the park at Hewell reveals the care that went into establishing a series of views and vistas that are afforded from designated points. This is particularly apparent in the western section of the park and in the composed views around the lake. Commencing in the early 18th century this intricate landscape continued to evolve with each subsequent layer enhancing the previous structure of views.

The gardens and park at Hewell Grange are in fact the most recent manifestation of a history of landscaping undertaken at the behest of the Earls of Plymouth. Among the most outstanding elements of the history still visible on the site are the improvements to the lake undertaken at the advice of William Shenstone; the lakes later remodelling with extensive tree planting undertaken by Lancelot Brown in the second half of the 18th century and the continuing enhancement of the pleasure grounds and park in the early 19th century by Humphrey Repton. The improvements also embrace the architectural improvements undertaken after 1815 by Thomas Cundy (Snr), firstly to the house and possibly including the creation of the Real Tennis Court. Further ornamentation to the pleasure grounds and the creation of extensive formal gardens were completed during the 19th century, culminating in improvements undertaken at the end of the century and beginning of the 20th century in conjunction with the design for the new house by Bodley and Garner, constructed between 1884 and 1891. Much of the historic design in terms of circulation patterns, structures, details of surface finish, planting and water features, has been eroded, replaced, or is in poor condition

There is considerable evidence of Brown's work still visible, particularly in the shape and formation of the lake. The park was further enlarged to create a more spacious setting for this important feature, and Brown was asked to return again to establish an appropriate planting frame for the landscape. The size of the lake at Hewell would have taken several years to achieve both in scale (c. 30 acres) and its triangular shape with gentle contoured edge. Its shape appears typical of Brown's work and its naked banks characteristic of his style. The boundary walk broadens out at the southern end of the lake and continues onto the dam itself, a feature that is reminiscent of Brown's design for Wootton. The sluice tucked round the corner from the head of the lake and surrounded by beech trees also appears typical of Brown's technique

Repton's design is both highly sophisticated and subtle and the Red Book of 1813 for the site was an outstanding example of his work. Commissioned to enhance the park Repton paid particular attention to the lakeside landscape. He achieved an outstandingly successful design and amongst the most recognisable features of his work are the quarry garden, pleasure grounds and gardens adjacent to the earlier mansion and the effective circulation patterns, carefully modulated topography and subtle views and vistas. Although the majority of Repton's proposals were implemented, it is likely that it was Thomas Cundy (Snr) who carried out the improvements and did not only undertake the alterations to the house but also continued to implement improvements to the estate.

The 19th century saw an increasing interest in history and this extended to emulating the gardening traditions of other countries. The French garden was one of three gardens in a national style, the others being an American and a Dutch garden. The French garden is generally recollected as having been made in 1828 but the date of the statues and other evidence, would suggest that it was planned and executed at least a year previously. The archery terrace still forms a strong feature with sharply sloping edge along the western side of the French Garden. The Dutch garden was described by Alicia Amhurst in A History of Gardening in England in 1865, as having been made according to Repton's ideas (and) in the Gardeners Chronicle of 1843 . . .as a little gem. The Dutch garden had lozenge-shaped beds edged with box and intersected by black and red tiled paths, and there were Delft planters. The American garden was to the north of the French garden and was laid out in front of the orangery as a series of rectangular beds. American gardens were not an attempt to recreate a style but were for the purposes of growing plants that were thought to have originated in America. (NB: This is now the site of the present Hewell Grange mansion)



Much work was done in the grounds once the new house was complete, and a major piece of landscaping was the creation of a series of eighteen grass terraces from the water tower to the edge of the lake. The terraces ran for 650 yards and took three years from 1900 to 1903 to construct. The cutting of the grass terraces from the water tower at the highest point of the site and stepping down to the lake in the valley below, creating a marvellous cross axis. With the French garden at its centre it succeeded in heightening both the formality and drama of the site, but their previous continuation towards the lake on the other side of the garden has been erased. The maze was started in 1902 near the top of the grass terraces and required considerable levelling. It was made of hornbeam and gravelled with white granite and a birch plantation was established near it in 1906. Rhododendrons were also extensively planted in the area of the planted hill in view of the indoor Tennis Court. Further planting, including the Lime avenues in the park, is associated with the building of the new mansion and was carried out between 1895 and 1914.

4.9 General Condition of the Area

Hewell Park was included on the National Heritage at Risk register in 2009 (one of only 2 Parks at Risk in Worcestershire) because of ongoing significant condition problems and is categorised in the register as having high vulnerability. The Hereford and Worcester Gardens Trust are seeking to address these problems, commissioning a Landscape Appraisal in 2001 and coordinating the recent restoration of the island to the lake and iron bridge, which was carried out by HMP Hewell Staff and prisoners.



A lack of maintenance of the public realm along Hewell Lane and Holyoakes Lane is clear as evidenced by the 'bleeding over' of vegetation onto the footpaths, and encroaching of tree canopies into notable views. This issue has been highlighted in our draft management plan attached as appendix 3.

The condition of the various listed and unlisted historic buildings throughout the building is actually quite good, with signs of previous repairs and a minimum of unsuitable alterations to many of the buildings. Four listed buildings have however been highlighted as Buildings at Risk - the Ruins of the Old Hall and the Icehouse which are both in Crown ownership, and the two lodges to the northwest gate which are in private ownership. Vacancy is low, which has helped provide ongoing maintenance to the surviving historic buildings or at least an awareness of what condition issues are present in the case of the Crown owned buildings and structures.

4.10 Challenges and Opportunities

One of the major challenges to this Conservation Area is the deteriorating condition of many of the historic buildings including the Grade II listed Ruins and the Icehouse, which have both been added to the Council's building at risk register. Urgent works are required to stabilise the remains of the Ruins before further collapse undermines its architectural interest. The possibility of grant assistance to carry out a detailed condition survey of the structure (health and safety regulations permitting) and options for its long term preservation should be explored with the Prison Service and English Heritage. The icehouse is almost completely concealed by overgrown ivy and it is difficult to ascertain the condition of the structure within. The removal of the ivy would enhance its appearance and improve the public amenity value and awareness of this ancillary structure. The pair of lodges to the northwest gate have also been identified as Buildings at Risk during our recent survey.



Another ongoing challenge is balancing the needs of the Prison with the preservation of the historic landscape. Recent interventions to restore the iron bridge and the island to the southern section of the lake, in conjunction with the Hereford and Worcestershire Gardens Trust have highlighted the benefits of collaborative working between the Crown and local amenity groups. There is a real opportunity for both parties to expand on this experience to progress some of the other improvement projects identified in the 2001 historic landscape appraisals.

The recent sale of some of the properties within the village to individual occupiers has raised concerns that these buildings may suffer alterations which undermine their architectural importance. The imposition of an Article 4 Direction was considered which would remove permitted development rights from some buildings. This means that planning permission would then be needed for any external alterations on elevations fronting the highway. This option was considered, however PPG5 advises that an article 4 direction should only be applied where permitted development rights undermine the aims for the Conservation Area. The level of past alterations is minimal and the risk of significant decay in the near future is low, therefore it was decided not to apply an Article 4 Direction at this time but this could be reassessed in the future.



5.0 PROPOSED CONSERVATION AREA BOUNDARY

The proposed Hewell Grange Conservation Area includes the area currently designated as a registered park, the immediate surroundings of the former Paper Mill and Kennels to the southeast of the prison, and the properties within Tardebigge village. This boundary was suggested and supported by the Victorian Society and the Hereford and Worcester Gardens Trust, to encompass what remains of the historic Hewell Grange estate. A map of the proposed Conservation Area boundary is attached as Map 1, a map of the existing registered historic park boundary is attached as Map 2.



6.0 MANAGEMENT AND ENHANCEMENT PROPOSALS

Appendix 3 includes a draft management plan for the area. This is not an absolute list but outlines the main issues which need to be addressed and possible tasks and timescales. It should be made clear that the Council cannot give a definite commitment to undertake these tasks, which will ultimately depend on future financial and staff resources.

The main management issues which need to be addressed are:

- *Improvements and restoration works to the registered park*
- *Condition problems of listed buildings*
- *Maintenance and enhancement of the public realm*

7.0 PUBLIC CONSULTATION

Before final publication the new Conservation Area designation, character appraisal and management plan will be subject to a six week public consultation period. The designation of a new Conservation Area must be approved by the Council's LDF Working Party and advertised within the national and local press. Following adoption, details of the Conservation Area boundary and the character appraisal document shall be available on our website and formal notifications of the new designation sent to every owner occupier within the boundary.

APPENDIX 1

List of properties within the proposed Conservation Area Boundary

*HMP Hewell Grange plus ancillary buildings and structures,
excluding HMP Brockhill, HM Blakehurst Remand Centre and
Hewell Grange Farm*

South and North Lodges at NW entrance

*Walled kitchen garden, Holyoakes Lane including Apple Store,
Gardeners Cottage and all structures within the walled garden*

Hewell Bowling Club, Holyoakes Lane

1- 61 The Park

The Bungalow, The Park

Hall to rear of The Park

1-5 The Drive

Tardebigge PH, Hewell Lane

South West Lodge, Hewell Lane

Dairy Cottage, Hewell Lane

Sawmill House, Hewell Lane

1, 2 and 3 Rose Cottages, Hewell Close

New Cottage, Hewell Close

The Old Forge, Hewell Lane

Tardebigge Court, Hewell Lane (former Home Farm)

Hewell House, Hewell Lane

1-4 Park Cottages, Hewell Lane

*Hewell Kennels, Gamekeepers Lodge and Gamekeepers Larder,
Hewell Lane*

Old Papermill Cottage, Hewell Lane

1-6 Papermill Cottages, Hewell Lane

Papermill Lodge, Hewell Lane

APPENDIX 2

Listed buildings within the proposed Conservation Area Boundary

HMP Hewell Grange (Grade II)*
Ruins of the Old Hall (check grade!)
Tennis Court (Grade II)
South and North Lodges at NW entrance (Grade II)
Water Tower (Grade II)
Four coade stone statues in French garden (Grade II)
Gate and gate piers at SE entrance to French garden (Grade II)
Statue of Fallen Gladiator in forecourt (Grade II)
Wall around forecourt N of Hewell Grange (Grade II)
Icehouse 25m north of Hewell Grange (Grade II)
Swing door and portal 25m NE of Hewell Grange (Grade II)
Garden temple 50m NE of Hewell Grange (Grade II)
Home Farmhouse (now Hewell House) (Grade II)

Curtilage listed structures

Walled kitchen garden including the Apple Store, Gardeners House and historic stores and glasshouses within the garden, Holyoakes Lane
Stables to Hewell Grange
Dovecote to rear of Hewell Grange
Remains of Boat House, Hewell Lake
Stone seat and fountain in Quarry Gardens, Hewell Park
Stone bridge leading to Tennis Court, Hewell Park
Iron Bridge to Island, Hewell Park
Large urn and plinth to S of Tennis Court, Hewell Park
Stone arch and garden bridge to S of Tennis Court, Hewell Park
Ha-ha with remains of stone wall, Hewell Park
Small cast iron bridge to S of Tennis Court, Hewell Park
Steps to S of Tennis Court leading to Dutch Garden, Hewell Park
Large cast iron bridge to N of lake, Hewell Park
Cast iron gates, stone piers and brick walls to S of French Garden, Hewell Park
Fountain in French Garden, Hewell Park
Stone steps leading up from French Garden
Stone steps to W of formal garden leading to tennis lawn, Hewell Park
Stone steps to E of Hewell Grange leading to rear garden, Hewell Park
Arched sandstone bridge to weir, Hewell Park
Stone garden steps nr lake weir, linking road to upper path, Hewell Park

APPENDIX 3

Management and Enhancement Proposals

Priority	Task	Timescale
<i>Landscape Improvements</i>	<i>Support restoration of original footpath system within Park</i>	<i>3-5 years</i>
	<i>Seek reinstatement of central run of grass steps to water tower</i>	<i>3-5 years</i>
<i>Public Realm Improvements</i>	<i>Encourage County Council to improve maintenance of pavements and bus shelter on Hewell Lane</i>	<i>Ongoing</i>
	<i>Request selective pruning of trees on Hewell Lane from BDC Parks section to improve key views</i>	<i>Ongoing</i>
	<i>Seek to reduce signage clutter around Home Farm through the use of planning enforcement powers</i>	<i>By April 2011</i>
	<i>Install conservation area plaques</i>	<i>By April 2011</i>
<i>Listed Buildings</i>	<i>Pursue urgent repairs to Ruins of the Old Hall in conjunction with Prison Service and English Heritage</i>	<i>By April 2011</i>
	<i>Seek removal of ivy from Icehouse</i>	<i>By April 2011</i>
	<i>Agree timetable for repairs to listed lodges to NW gate</i>	<i>By April 2011</i>
	<i>Seek reinstatement of timber gates to forecourt gate piers at Hewell Grange</i>	<i>By April 2011</i>
	<i>Prevent further pigeon ingress to water tower</i>	<i>By April 2011</i>
	<i>Request amendments to list description for Garden Temple</i>	<i>By April 2011</i>
<i>Unlisted buildings</i>	<i>Support repairs to Pineapple Pit within the walled kitchen garden</i>	<i>1-3 years</i>
	<i>Encourage the repair of the gamekeepers larder at Hewell Kennels</i>	<i>By April 2011</i>
	<i>Submit listing requests for walled kitchen garden and Papermill Lodge</i>	<i>By April 2011</i>

APPENDIX 4

Relevant Policies from the BDC Local Plan (adopted January 2004)

C17 Retention of existing trees

C19 Tree Preservation Orders

C36 Preservation of Archaeological Resources

C37 Excavation around Archaeological Remains

C38 Development Criteria for Archaeological Sites

C39 Site access for Archaeologists

DS2 Green Belt Development Criteria

E9 Criteria for New Employment Development

ES11 Energy Efficiency in Buildings

RAT4 Retention of Open Space

S9 New Dwellings in the Green Belt

S11 Extensions to Dwellings in the Green Belt

S12 Replacement of Dwellings in the Green Belt

S13 Subdivision of Dwellings in the Green Belt

S13A Changes of use in the Green Belt

S16 Affordable Housing in the Green Belt

S24 Retention of Traditional Shopfronts

S25 New Shopfronts

S26 Shopfront Fascias

S27 Standards of Fascia Design

S27A Projecting Signs

S27B Design and Materials within Conservation Areas

S35A Development in Conservation Areas

S36 Design of development within Conservation Areas

S37 Demolition in Conservation Areas

S39 Alterations to Listed Buildings

S39a Demolition of Listed Buildings

S43 Traffic Calming Schemes

S44 Reinstatement of Features in Conservation Areas

S45 Improvements to Conservation Areas

S47 Advertisement Control

APPENDIX 4 CONTINUED

Worcestershire County Structure Plan

CTC.5 Trees and Woodlands

CTC.6 Green Open Spaces and Corridors

CTC.17 Archaeological Sites of Regional or Local Importance

CTC.18 Enhancement and Management of Archaeological Sites

CTC.19 Areas and Features of Historic and Architectural Significance

CTC.20 Conservation Areas

CTC.21 Reuse and Conversion of Buildings

D12 Housing in the Green Belt

D16 Reuse and Conversion of Buildings

D28 New Building for Business Purposes in the Green Belt

D29 Change of Use of Buildings in Rural Areas for Employment Purposes

D38 General Extent and Purposes of the Green Belt

D39 Control of Development in the Green Belt

APPENDIX 5

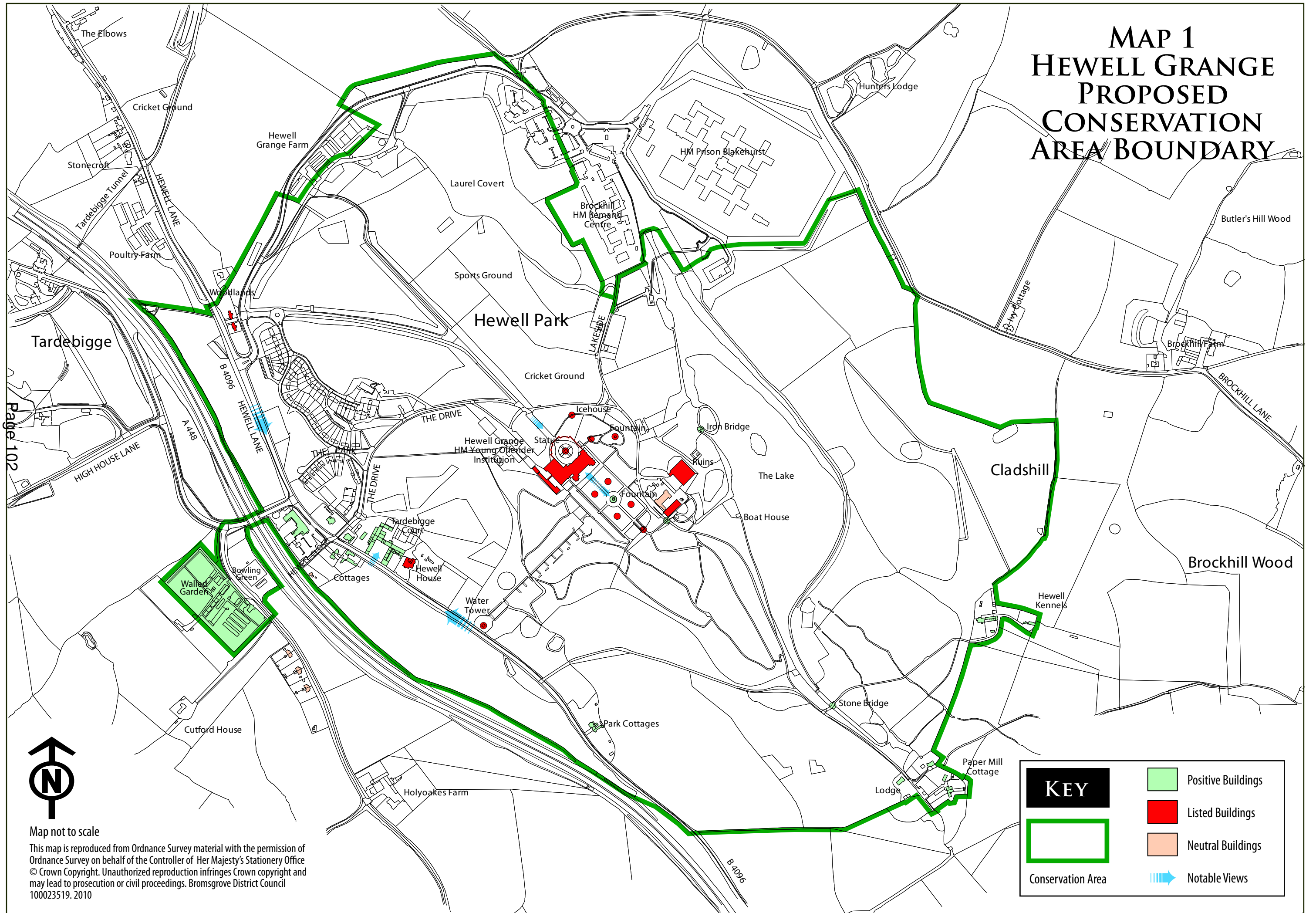
Glossary of Architectural and Planning Terms

<i>ADR</i>	<i>Area of Development Restraint, where development may be considered in the future.</i>
<i>Article 4 direction</i>	<i>Removal of permitted development rights so that planning permission is required for external alterations to a building</i>
<i>Ashlar</i>	<i>Dressed stone with squared sides, laid regular courses with fine joints and a smoothed or polished surface</i>
<i>Balustrade</i>	<i>Stone balcony or parapet with a top rail, bottom rail and balusters in between</i>
<i>Bodley and Garner</i>	<i>Prominent Gothic revival architects in partnership from 1869 until 1897, designed Hewell Grange</i>
<i>Capability Brown</i>	<i>Influential 18th century landscape architect. His creation of picturesque landscapes and naturalised parks focused on the formation of artificial lakes and apparently random groups of trees</i>
<i>Caryatids</i>	<i>A carved female figure in Grecian style often supporting a roof or pediment above</i>
<i>Classical</i>	<i>An architectural style from ancient Rome and Greece revived in the Georgian period. Detailing is simple and refined with columns, moulded door cases and sash windows.</i>
<i>Coade stone</i>	<i>A waterproof, fine textured artificial stone produced from 1769 and often used for architectural ornaments and statuary</i>
<i>Conservation Area</i>	<i>An area of special architectural or historic interest, the character or appearance of which, it is desirable to preserve or enhance. Local authorities are responsible for designating new Conservation Areas.</i>
<i>Cornice</i>	<i>Projecting moulding often found at eaves level, or as part of a pediment</i>
<i>Thomas Cundy Snr</i>	<i>Prominent 19th century architect, known for his picturesque Gothic style.</i>
<i>Cupola</i>	<i>Small dome shaped structure on a roof</i>
<i>Curtilage listed</i>	<i>All ancillary buildings and structures constructed before 1st July 1948 are protected under the listed status of the principal building, and known as curtilage listed.</i>
<i>Doorcase</i>	<i>A moulded case or frame lining a doorway</i>
<i>Doric</i>	<i>The plainest of the three types of columns found in classical architecture, with simple vertical flutes and an unornamented capital. (The three types are Doric, Ionic and Corinthian)</i>
<i>Dormer</i>	<i>A window projecting from the roof</i>
<i>Ecclesiastical</i>	<i>A building designed for use as a place of worship</i>
<i>Georgian</i>	<i>Dates from 1714-1830</i>

Glossary continued

<i>Gothic</i>	<i>An architectural style from 12th to 16th centuries but revived in the late Victorian period. Typical details include elaborate tracery, heavily mullioned windows and pointed arches.</i>
<i>Ha-ha</i>	<i>A trench formed to contain livestock, vertical on one side and sloping on the other</i>
<i>Italianate</i>	<i>An architectural style popular from 1840 to 1880. Key features are arched windows and pronounced mouldings</i>
<i>Jacobethan</i>	<i>An architectural style popular in the late 19th century and early 20th century mixing Jacobean and Elizabethan forms and details</i>
<i>Listed Building</i>	<i>A building of special architectural or historic interest included on a national register. English Heritage is responsible for adding new entries to the statutory list.</i>
<i>Mullioned</i>	<i>Upright which divides the lights of a window</i>
<i>Pediment</i>	<i>Low pitched moulded triangle often found over doorways or windows and at roof level.</i>
<i>Portico</i>	<i>A feature of classical architecture, a moulded projecting hood on supporting columns to form an open sided porch</i>
<i>Registered Park</i>	<i>Historic park or garden included on the national register prepared by English Heritage</i>
<i>Humphry Repton</i>	<i>Leading landscape designer in the late 18th and early 19th century. Produced red books for 70 country estates detailing his vision for improvements, including Hewell Grange.</i>
<i>Vestibule</i>	<i>An enclosed or partially enclosed space forming an entrance</i>
<i>Victorian</i>	<i>Dates from 1837-1901</i>
<i>William Shenstone</i>	<i>18th century landscape designer from Worcestershire. One of the earliest practitioners of landscape gardening, practiced on his estate in Leasowes, Halesowen which is now a Grade I listed building.</i>

MAP 1 HEWELL GRANGE PROPOSED CONSERVATION AREA BOUNDARY



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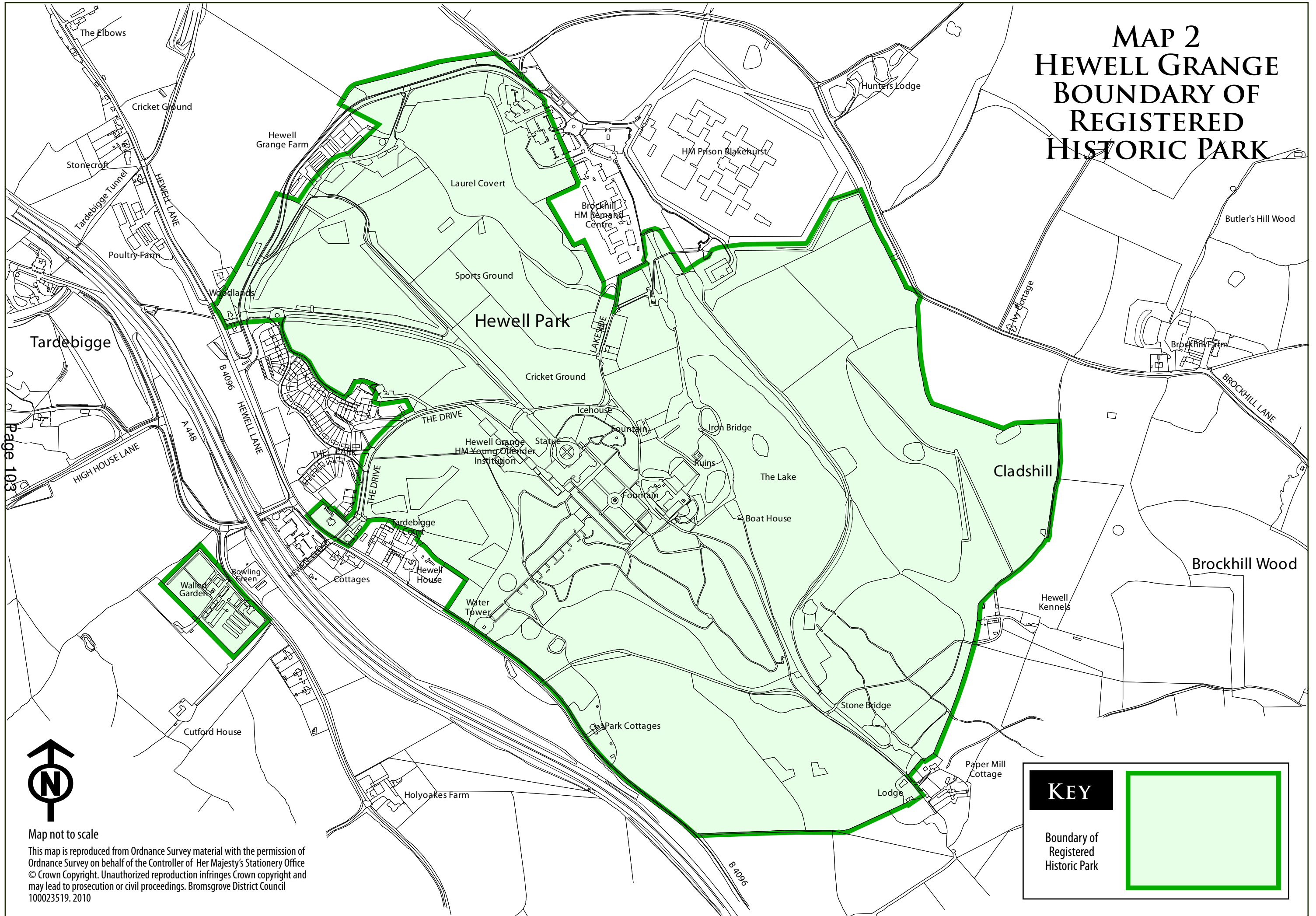


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KEY	
	Positive Buildings
	Listed Buildings
	Neutral Buildings
	Conservation Area
	Notable Views

MAP 2 HEWELL GRANGE BOUNDARY OF REGISTERED HISTORIC PARK

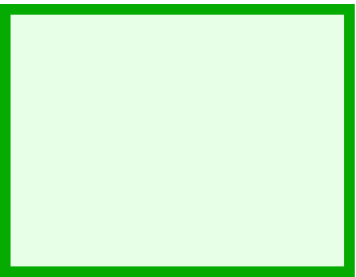


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KEY	
Boundary of Registered Historic Park	



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**BROMSGROVE DISTRICT
COUNCIL**

HEAD OF PLANNING
AND ENVIRONMENT SERVICES
THE COUNCIL HOUSE,
BUTCHERS LANE,
BROMSGROVE B60 1AA