



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE CABINET

WEDNESDAY 5TH MARCH 2014 AT 6.00 P.M.

THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE

MEMBERS: Councillors R. Hollingworth (Leader), M. A. Sherrey (Deputy Leader), D. W. P. Booth, M. A. Bullivant, C. B. Taylor and M. J. A. Webb

AGENDA

1. To receive apologies for absence
2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. To confirm the accuracy of the minutes of the meeting of the Cabinet held on 26th February 2014 (to follow)
4. Representations on the Birmingham Plan 2031 (Pages 1 - 12)
5. Conservation Area Appraisals and Management Plans for Beoley, Dodford and Hagley Conservation Areas (Pages 13 - 96)
6. Policy for Securing Repayment of Disabled Facilities Grants and Lifetime Loans (Pages 97 - 100)
7. Quarter 3 Finance Monitoring Report - April to December 2013/14 (Pages 101 - 120)
8. 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

24th February 2014

Representations on the Birmingham Plan 2031 Cabinet 5th March 2014

Representations on the Birmingham Plan 2031

Relevant Portfolio Holder	Cllr Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Wards Affected	All
Ward Councillor Consulted	No
Non-Key Decision	

1. SUMMARY OF PROPOSALS

- 1.1 Birmingham City Council published the proposed submission version of the Birmingham Plan 2031, on the 6th of January 2014. This is the same stage of the development plan process that Bromsgrove undertook in late 2013.
- 1.2 The attached appendix 1 is the full response to the plan, in general terms the plan can be supported. A few concerns have been raised about the potential for the future growth needs of Birmingham to be provided for in Bromsgrove. Additional comment have also be submitted in relation to ongoing development at Longbridge, and the duty to cooperate.

2. RECOMMENDATIONS

- 2.1 That the contents of appendix 1 is noted and submitted as Bromsgrove District Councils formal response to the proposed submission Birmingham Plan 2031.

3. KEY ISSUES

Financial Implications

- 3.1 There are no financial implications with this report

Legal Implications

- 3.2 The Planning and Compulsory Purchase Act (2004) requires that Local Authorities should publish a plan at this stage which they think is sound. Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2012 (as amended) requires 'proposed submission documents', to be published before submission. It is under these regulations that Birmingham City Council have published the plan and have invited comments, to which the Councils response is attached at appendix 1

Representations on the Birmingham Plan 2031 Cabinet

5th March 2014

Service / Operational Implications

- 3.3 The comments submitted are on a range of policies and also the duty to cooperate Statement. Birmingham has an identified housing need of approximately 84,000 houses up to 2031, and only capacity for 51,000, leaving an approximate shortfall of around 33,000 houses. It is this issue and the implications for Bromsgrove which form the dominant feature in most of the responses.
- 3.4 Further comments have also been made in relation to proposed development at Longbridge. Particular concerns have been raised about the amount of retail being proposed for the site, and its lack of conformity with the adopted Longbridge Area Action Plan.
- 3.5 One additional comment has been made concerning the published duty to cooperate statement. It is considered at the moment that it doesn't accurately reflect the position of Redditch Borough Council (RBC) in relation to Birmingham's duty to cooperate and RBC's own published position on this issue, a small change has been requested to ensure consistency.

Customer / Equalities and Diversity Implications

- 3.6 There are no customer / equalities and diversity implications with this report.

4. RISK MANAGEMENT

- 4.1 There are no risks associated with this report.

5. APPENDICES

Appendix 1 – Bromsgrove District Council response to the Birmingham Plan 2031

6. BACKGROUND PAPERS

The Birmingham Plan 2031 pre submission version
Birmingham Development plan Duty to co-operate statement
Birmingham City Council - Housing delivery on greenbelt options
Birmingham Strategic Growth Review – Savills on behalf of Taylor Wimpey and Richborough estates

Other evidence base reports to support the Birmingham plan are available at

<http://www.birmingham.gov.uk/cs/Satellite?c=Page&childpagename=Development->

Representations on the Birmingham Plan 2031 Cabinet

5th March 2014

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Bromsgrove District Council Representations on the Birmingham Plan 2031

Bromsgrove District Council (BDC) would like to echo the comments made by Birmingham City Council (BCC) in response to the Bromsgrove District Plan. The Council agrees that collaboration between the authorities has been both intense and fruitful, particularly on the preparation of the Longbridge Area Action plan, and more recently in connection to the establishing and development of the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP).

The Council in general supports the policies of the Birmingham Plan 2031 and would commend BCC on a making such a succinct plan which covers such a vast array of planning issues. BDC does have some concerns on a number on specific elements and would welcome the opportunity to continue to engage with the city council in progressing towards a successful planning outcome which maximises the benefits to both authority areas.

Page 28 - Policy PG1 Overall levels of growth.

The Council acknowledges the levels of growth required for the future needs of the City and understand this represents a problem for BCC in plan making terms. BDC would urge BCC to maximise and commit to, via the granting of planning permission to the use of all available land within the city before options for growth elsewhere are considered. We welcome the references at para 5.9 and other areas within the plan that the focus for growth will be on re using existing urban land though regeneration, this intention is fully supported by BDC.

BDC is committed to working with BCC under the duty to cooperate and within the context of the GBSLEP and other studies that have been commissioned, to establish if any of the additional development the city requires can be provided for sustainably in and around settlements across north Worcestershire or beyond. Whilst acknowledging this plan is only for the City Council area, BDC questions why the additional development of around 33,000 houses is not mentioned specifically in this policy. BDC considers that to give it the status it should have in the context of the overall levels of growth BCC is suggesting it requires, this policy should make explicit reference to it, and the fact that it may need to be provided in other local planning authority areas. This feature of the plan where this additional growth remains consistently understated throughout gives BDC some concerns over the overall deliverability of the Birmingham Plan and also means the council is unsure of any future the implications for the Bromsgrove Plan which is shortly to be submitted to the Secretary of State. It should be noted that BDC have included a policy (BDP Policy 4 - Green Belt) in the Bromsgrove Plan to allow for some of the future development needs of the conurbation to be met in Bromsgrove should the evidence suggest so.

Page 45 - Policy GA5 Langley Sustainable Urban Extension

BDC welcomes the inclusion of a major new residential site to help accommodate the needs of the city

BDC acknowledge that work has been undertaken to establish the most sustainable option for expansion of the City within the confines of the City Council area. The Council would urge against the assumption that Sustainable Urban Extensions (SUE) are the best approach for delivering growth in other areas adjacent to the city. A range of options to deliver growth needs to be considered in detail, in all scales and in all potential locations for growth. It is hoped the GBSLEP housing study will begin this process and BDC once again reaffirm commitment to progressing this study in line with the published brief.

The evidence prepared to support this allocation does give cause for concern. The report prepared on behalf of the City Council suggests that only 5000 houses will be able to come forward over the plan period in this area, the allocation in GA5 is for 6000 houses. This element of overprovision and flexibility is welcomed, although clarity on the implications for overall housing supply if the BCC commissioned report is correct and only 5000 is delivered would be welcomed. In addition to the report prepared on behalf of the BCC, BDC is aware of a report prepared by Savills on behalf of house builders / developers which also looks at this area. This report concludes that delivery could be significantly higher in the range of 9360 - 11700 conservatively, and even as high as 15600 certain circumstances allow.

BDC would question why 6000 has been allocated in the Green Belt, when BCC evidence only suggests 5000 is deliverable. Particularly as other evidence produced by the house building sector suggest a much larger number in the region of up to 15600 could be delivered. Whilst BDC forms no view on the accuracy of one study over another, clearly as such a large range of housing delivery exists, there is a significant different of opinion which clearly needs to be explored further, and if necessary changes to the allocations made to allow for more development in this area.

With this in mind BDC would request that more flexibility is added to the BDP so that any divergence away from the claimed delivery rates in the BCC study can be accommodated on other land within the BCC green belt.

BDC requests that BCC allocate more of the land identified in the Birmingham Green Belt options assessment in addition to the Langley SUE. This land could be taken out of the green belt and safeguarded for future development need. Should progress on developing out the SUE diverge from the expected rate identified by the BCC study, this land could be released in order to provide additional sites should the market allow for it. Or if issues arise which are particular to the Langley site which is preventing it coming forward at the desired rate, this additional allocation could be brought on stream to pick up the under delivery. This would not only demonstrate

Birmingham's commitment to meeting its own housing needs within the city, but would also introduce the much needed flexibility the plan is required to have in accordance with para 14, 153, of the NPPF.

Page 64 - Policy GA10 Longbridge

BDC supports the inclusion of the Longbridge site as an important development location, and remains committed to bring it forward over the coming years in line with the policies in the adopted Area Action Plan (AAP).

BDC would like to stress that Development at Longbridge needs to remain in accordance with the proposals in the AAP unless material considerations indicate otherwise. As BCC are aware the plan went through significant stages in its production to ensure that the mix of development on site would not only regenerate the local area, but also compliment other surrounding locations ensuring their continued viability and vitality, particularly those close by in Rubery and Bromsgrove. Should development move away from that which is planned, and particularly if retail uses become more prominent then there is a serious risk that development at Longbridge could undermine the success or regeneration of other areas both in and outside the City. BDC is aware and understand though its continued engagement with BCC over Longbridge that flexibility is required in the context of some of the AAP policies, as has been demonstrated by a number of the schemes which have been granted permission, and in some case completed at Longbridge.

Of particular concern are what appears to be the current aspirations of the developers to move away from an employment and housing led regeneration scheme, to more of a housing and retail led scheme.

New retail proposals over and above agreed levels should be refused. They do not present a more traditional and sustainable town centre with a mix of outlets providing a range of goods and prices. This type of centre was envisaged as part of the regenerating a new sustainable community for Longbridge. The scale and type of comparison retail floor space currently being proposed are significantly in excess of the policies in the AAP, with little or no real justification as to their suitability, and certainly not as the developers claim in conformity with the AAP. The table below shows in simple terms the levels of over provision against the AAP targets.

	AAP requirements	Permissions granted	Further Proposed	Total proposed development	Overprovision compared to AAP	Total % Overprovision
Convenience	7500 m ²	8192 m ²		8192 m ²	692 m ²	9.2%
Comparison	6000 m ²	6800 m ²	13935 m ²	20735 m ²	14735 m ²	245%
Total	13500 m ²	14992 m ²		28927 m ²	15427 m ²	114%

If this scale and type of retail floorspace is deemed acceptable particularly in the form of the current proposals it would represent a vast over provision of retail, doing little to create a new centre in either built form or as a vibrant and viable town centre. These proposals create an out of town/destinational shopping centre which does very little to support the local economy and harms surrounding centres by drawing excessive trade from them. BDC would request that BCC commit the policies of the AAP and ensure that the focus for Longbridge remains on creating a sustainable mixed use location where 10000 jobs are created and not one that is dominated by large floor space comparison retailers. As a bare minimum more detail should be provided in the form of a full retail impact assessment and sequential test to at least attempt to justify the scheme.

BDC note the inclusion of the housing capacity at Longbridge counting towards development needs of Birmingham. We would expect the residential element of this development including the east works in Bromsgrove to be completed before consideration is given to any greenfield development in or around this location.

Page 92 - Policy TP16 Portfolio of employment land and premises

BDC supports maintaining an employment land portfolio including Regional investment Sites (RIS) including the one as part of the Longbridge AAP. BDC acknowledge the strong employment links between the two districts which we would look the further strengthen with the ongoing involvement of the GBSLEP.

Page 109 - Policy TP27 The location of new housing

The policy requires that housing development should not conflict with policies for protection of Core Employment, Open Spaces, and Green Belt. No assessment has been carried out of adjoining districts to see if any development in these areas will also be able to meet with this criteria. These objectives should be carried forward when consideration is given to accommodating Birmingham's additional growth needs.

Para 8.10

BDC believe this paragraph is incorrect and misleading, the claim that over 80% of all the new homes during the plan period will be built on previously developed land cannot be correct when the location of 39% of the city's future housing requirement remains unresolved. Whilst it is assumed that this paragraph is referring to the development within the city boundaries, the reference '*80% of all the new homes to be built over the plan period*' would also mean the as yet unaccounted for additional growth. This paragraph should be amended to represent the position more clearly.

Page 110 - Policy TP28 the housing trajectory

The evidence shows that more than 1,000 vacant properties have been bought back into effective use in the past 5 years, however this does not necessarily mean it is appropriate to include this figure in land supply calculations. The South Worcestershire Authorities proposed to add 550 dwellings to their supply to account for long term vacant properties coming back into effective use, this was not supported by the South Worcestershire Development Plan Examination in Public Inspector. BDC welcomes the bringing of empty properties into use and supports the ongoing effort made by the various schemes the City Council is involved in to rejuvenate the housing stock within the city, including the policy proposals in TP34, but would question how robust the housing trajectory is with this element included.

Point of note is that the trajectory within the proposed submission plan does not tally with table 3 on page 6 of the 2012 SHLAA. The SHLAA highlights that the amount of development in the period beyond year 10 is expected to be lower than the period of years 6-10, whereas the trajectory suggests that completions will continue to rise throughout the plan period. It must therefore be assumed that the Green Belt release around Sutton Coldfield is planned for the later part of the plan period, clarification on this point would be welcomed.

Page 122 – Policy TP37 A sustainable transport network

The City clearly has growth aspirations as an international City. Required to support this and also many of the aspirations of the GBSLEP is the need to connect people and places. To do this a sustainable transport network which operates across the region and beyond is essential. BDC supports the intention of the City to continue to improve all modes of transport and connectivity, and would request the continual support of BCC in extending key corridors such as the electrified cross city line into Bromsgrove Town. BDC would also stress that many of the road transport links which are vital to the cities continued success extend into the surrounding districts. This fact must not be overlooked when investing on upgrades to key routes. Continual discussion between the relevant authorities both within the city and outside is needed to take place to ensure the correct investment decisions are made to link the city to the wider network beyond. BDC are happy to instigate these discussions if proposals for upgrades routes which enter the district are brought forward.

Duty to Cooperate Statement Page 6 Bromsgrove

BDC support the statement in connection with Bromsgrove, although would like a few minor changes made which are shown on the version reproduced below. BDC feels these changes would represent a more accurate picture of the level of cooperation between the authorities. If these are changes that BCC does not feel it is able to make we would welcome the opportunity to discuss them further.

Agenda Item 4

Additions to text in [Blue underlined](#)

Deletions to text in ~~Red Strikethrough~~

Local Authority	Meeting(s) held	Current Position
Bromsgrove	<ul style="list-style-type: none"> * Bi-lateral meetings held * GBSLEP Planning Group and Spatial Planning Group * Steering group meetings for the GBSLEP Strategic Housing Needs Study * Meeting of Worcestershire Planning Officers Group 	<p>Bromsgrove have expressed concerns over the possibility of some of Birmingham's housing requirement being satisfied outside the City boundary.</p> <p>Bromsgrove is part of the GSLEP and will be covered by the GBSLEP Housing Needs Study which will begin to address this issue.</p> <p>The City Council has requested that Bromsgrove to include in their emerging District Local Plan a commitment to an early review, in the event that it is concluded that provision to help meet Birmingham's needs should be made in Bromsgrove. This request has been met by Bromsgrove</p> <p>Further discussions may need to take place in the context of Bromsgrove's Pre-submission Plan which has just been published.</p>

Duty to Cooperate Statement Page 8-9 Redditch

BDC do not feel that the statement as it stands represents the issues surrounding Redditch correctly. We have suggested changes below which again we feel represents the picture more accurately. We understand that Redditch Borough Council (RBC) agree with the statement as it is currently written by BCC, although in BDCs view this does not mirror the statement on page 5 of the Borough of Redditch Local Plan No.4 Proposed Submission (September 2013). We would wish to work with both BCC and RBC to rectify this issue, and ensure consistency is reached on the duty to cooperate and its implications for plan making.

Additions to text in [Blue underlined](#)

Agenda Item 4

Deletions to text in ~~Red Strikethrough~~

Local Authority	Meeting(s) held	Current Position
<p>Redditch</p>	<p>* Bi-lateral meetings held * GBSLEP Planning Group and Spatial Planning Group</p>	<p>No representations made to date on the Birmingham Development Plan</p> <p>There is a shortage of land within Redditch to meet housing needs arising within Redditch due to its tightly drawn boundary and therefore no potential for it to contribute to meeting Birmingham's needs. An exchange of correspondence on the Birmingham growth issue has led to an agreed wording on this issue for inclusion in the Redditch Local Plan No 4. The Pre-submission version of this plan has just been published.</p> <p>The options for the future distribution of housing across the Birmingham housing market which includes Redditch area will be covered by the GBSLEP Housing Needs Study.</p>

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**Conservation Area Appraisals and Management Plans for Beoley,
Dodford and Hagley Conservation Areas**

Cabinet

5th March 2014

**Conservation Area Appraisals and Management Plans for Beoley,
Dodford and Hagley Conservation Areas**

Relevant Portfolio Holder	Cllr Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Ward(s) Affected	Alvechurch, Woodvale and Hagley
Ward Councillor(s) Consulted	No
Non-Key Decision	Non Key

1. SUMMARY OF PROPOSALS

- 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 Draft Conservation Area Appraisals have been prepared for the Conservation Areas in Beoley, Dodford and Hagley. The character appraisal identifies 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. The Management Plans provide a strategy for the management of the conservation areas in a way that will protect and enhance its character and appearance.

- 1.3 The conservation area appraisals for Beoley and Dodford have identified the need for small boundary changes.

2. RECOMMENDATIONS

- 2.1 That the Cabinet supports the draft conservation area appraisals and management plans for Beoley, Dodford and Hagley, including the proposed extensions to Beoley and Dodford conservation areas.

- 2.2 That the Cabinet approves a four week consultation process with local residents and other interested parties. The result of this consultation and as a result any changes required to the appraisals and management plans will be reported back to cabinet in due course.

3. KEY ISSUES

Financial Implications

**Conservation Area Appraisals and Management Plans for Beoley,
Dodford and Hagley Conservation Areas****Cabinet****5th March 2014**

- 3.1 The cost of producing and consulting on the Conservation Area Appraisals and Management Plans will be met by the existing Strategic Planning Team budget.

Legal Implications

- 3.2 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.
- 3.3 If the extensions are approved, formal notifications would be sent to each owner/occupier affected by boundary changes and the designation advertised in the Bromsgrove Advertiser and London Gazette. Notifications would also be sent to English Heritage and the Land Registry. There is no statutory right of appeal against Conservation Area designation.

Service / Operational Implications

- 3.3 There is a statutory requirement under section 69 of the Planning Listed Buildings and Conservation Areas Act 1990, that Local Planning Authorities from time to time consider whether there are further parts of its area which should be designated as conservation areas. In addition the Council has a further duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of its Conservation Areas.
- 3.4 Each character appraisal identifies the factors and features which make each conservation area special, based on an in-depth assessment of an area's buildings, spaces, evolution and sense of place. The Management Plans then provide a strategy for the management of each of the conservation areas in a way that will protect and enhance its character and appearance. The changes to the Beoley and Dodford Conservation Areas are described briefly below.
- 3.5 The current boundary to Beoley Conservation Area designated in 1980, flows around the historic buildings, omitting some green spaces in between. Modern conservation philosophy advocates the retention of key spaces between buildings as a key element of an areas special interest. It is therefore proposed that the area between Beoley Lane and Holt Hill/ Bleachfield Lane including The Elms be added to the Conservation Area boundary.

To the west of the Conservation Area boundary beyond Holt End Farmhouse is the Village Hall and School on either side of Beoley Lane. These buildings do have some historic interest and it is recommended therefore that the Conservation Area be extended to include these two sites. The School and adjacent Teachers House was built in 1876 and designed by John Cotton, a prominent Midlands architect. The Village Hall was originally built as a reading

**Conservation Area Appraisals and Management Plans for Beoley,
Dodford and Hagley Conservation Areas****Cabinet****5th March 2014**

room in 1905 and has been subsequently extended and altered throughout the 20th century. Its Beoley Lane elevation makes a valuable contribution to the street scene. The additions to the Conservation Area are indicated on a map in the appraisal.

- 3.6 The current Dodford Conservation Area boundary, designated in 1979 is centred upon the 19th century Chartist settlement along with the group of ecclesiastical buildings to the South. There is a kink in this boundary to the west where the Conservation Area incorporates the Church and Old Vicarage (Tower House), but otherwise the southern boundary is the original boundary of the Chartist Settlement. The land at Dodford, totalling 273 acres and including Old Priory Farm (Dodford Priory), was bought in May 1848 but, some of the land was immediately re-sold. The remainder of the estate was laid in a grid formed by narrow tracks and four acre plots (larger than at other settlements as the land was considered poor) where the distinctive cottages were constructed. 41 plots were laid out (although evidence suggests that more were intended), and 39 cottages were constructed. The rest of the estate was largely disposed of in two auctions; the first, in April 1850, comprised plots in Whinfield Road, and the second, in September 1850, comprised lots at the end of Woodland Road as well as Priory Road. The Conservation Area designation covers this land holding with the exception of three lots from the second auction which currently lie outside the Conservation Area boundary to the south west. They are indicated on Map 2 in the appraisal. It is considered for the sake of completeness that the boundary should be re-drawn to include these areas. The revised boundary of the Conservation Area is shown on Map 3 in the appraisal.

Customer / Equalities and Diversity Implications

- 3.7 There are not considered to be any customer/equality or diversity implications. The consultation will be in line with the published consultation processes for planning identified in the Statement of Community Involvement

4. RISK MANAGEMENT

- 4.1 There are no associated risks with this report

5. APPENDICES

Appendix 1 - Beoley Conservation Area Appraisal and Management Plan
Appendix 2 - Dodford Conservation Area Appraisal and Management plan
Appendix 3 - Hagley Conservation Area Appraisal and Management plan

**Conservation Area Appraisals and Management Plans for Beoley,
Dodford and Hagley Conservation Areas**

Cabinet

5th March 2014

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**Beoley Conservation Area
Draft Character Appraisal
January 2014**

RE-DRAFT WHEN CONTENTS FINALISED

- 1.0 Introduction**
- 2.0 Planning Policy Framework**
- 3.0 Summary of Special Interest**
- 4.0 Assessment of Special Interest**
 - Location and Setting**
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 - Key Views**
 - Prevailing and Former Uses**
 - Architectural Character and Key Buildings**
 - Building Materials**
 - Public Realm**
 - Important Trees and Green Spaces**
 - General Condition of the Area**
 - Challenges and Opportunities**
- 5.0 Conservation Area Boundary**
- 6.0 Management Proposals**
- 7.0 Public Consultation**

Appendices

- Appendix 1 List of Properties in the Conservation Area**
- Appendix 2 Management and Enhancement Proposals**
- Appendix 3 Relevant Local Plan Policies**
- Appendix 4 Glossary**

List of Maps

- Map 1 Conservation Area Boundary**

Please note this is a draft version of the Beoley Conservation Area Character Appraisal and no public consultation has been carried out on the document. Any comments or queries should be sent to the Strategic Planning Team, Bromsgrove District Council, Council House, Burcot Lane, Bromsgrove, B60 1AA or email conservation@bromsgrove.gov.uk

1.0 Introduction

The Beoley Conservation Area was designated in August 1980 by Bromsgrove District Council. A draft character appraisal was prepared in 2008, which has formed the basis of this document, but was reviewed in 2013/14.

- 1.1** 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. It is not unusual for the boundary of a Conservation Area to fluctuate over time as the area evolves, and an assessment of the current and potential boundaries is normally part of the appraisal process.
- 1.2** The appraisal of the Beoley Conservation Area has been carried out in accordance with the most recent guidance from English Heritage 'Understanding Place: Conservation Area, Designation, Appraisal and Management' (2011). 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.
- 1.3** During a future public consultation phase, 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. There will also be a small exhibition at a local venue to explain the purpose of the document and collect any comments from residents.

2.0 Planning Policy Framework

- 2.1** The 1967 Civic Amenities Act was the first act to define a Conservation Area 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** The General Permitted Development Order 1995 (GDPO) classes a conservation area as being 'Article 1 (5) land'. Outside of conservation areas planning permission is not required for many types of work, which is referred to as permitted development. The GDPO gives local authorities controls over some works undertaken in conservation areas, including the enlargement of a dwelling house, the rendering of such properties, and the installation of antennae and satellite dishes. In addition Conservation Area status means that Planning Permission 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.

- 2.3** Additional controls are also placed over trees within the Conservation Area boundary, meaning that an owner must submit a formal notification of works to the Council six weeks before starting work. This gives the Council the opportunity to place a Tree Preservation Order (TPO) on the site protecting any notable trees from unsuitable works. Currently there is only one TPO within the Conservation Area boundary - protecting an ash and an oak tree adjacent to Lingmoor on Chapel Lane.
- 2.4** The current 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.
- 2.5** 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 Area, under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that it should not be detrimental to the special interest of the wider Conservation Area. The National Planning Policy Framework (NPPF) has replaced previous Government guidance which was detailed in Planning Policy Statement 5: Planning for the Historic Environment. The NPPF does, however maintain the importance placed on conserving and enhancing the Historic Environment as well as providing advice for conservation areas, notably in paragraphs 127, 137 and 138. The PPS5 Guidance Document, PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (March 2010) remains valid and a government endorsed document pending the Governments review of guidance supporting national planning policy.
- 2.6** The Bromsgrove District Local Plan (adopted in 2004) contains a series of specific policies relating to the historic environment (see Appendix 2). 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 Conservation Areas. The Draft Bromsgrove Local Plan is about to be submitted for public examination, and will at some point replace the

2004 Local Plan. As with the current Plan the Draft Plan also contains policies to promote and protect the Historic Environment. These are detailed in Appendix 2

3.0 Summary of Special Interest

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.

The Beoley Conservation Area covers the historic village of Holt End, encompassing a group of historic buildings of architectural interest and character set in a rural landscape. It includes many fine examples of red brick and timber framed cottages, interspersed with significant trees, all set within an attractive hilly landscape.

4.0 Assessment of Special Interest

4.1 Location and Setting

The Beoley Conservation Area is centred around Holt End, in the parish of Beoley, on the eastern part of the Bromsgrove District, about 2 ½ miles northeast of Redditch and 8 miles east of Bromsgrove. The parish of Beoley lies quite high about 400 ft. above the ordnance datum. The soil is chiefly marl, and the subsoil marl, clay and sandstone.

The village of Holt End lies within a predominantly rural and hilly setting, and is surrounded by trees, shrubs and pastureland. Panoramic viewpoints can be found throughout the Conservation Area. Towards the western boundary of the parish there is a stream that meets the river Arrow to the south. To the west of Holt End outside the Conservation Area boundary is the Church of St. Leonard's, which is a Grade II* listed building and originates from the 12th century.

Holt End is a small and relatively linear settlement, where properties in spacious plots tend to concentrate mainly along the lanes - Beoley Lane and Holt Hill. The core of the Conservation Area and the village core is concentrated around Holt Hill and Chapel Lane at the junction where they meet Beoley Lane. Here the building density is higher and properties form a cluster on the edges of Beoley Lane. Within the central part of the Conservation Area at the top of Holt Hill, properties are more interspaced creating a transitional zone between the village core and the rather scattered rural properties outside of it. On approaching the village from the west, Beoley Lane curves as it crosses the stream, generating gradual views of the historic buildings towards the east. Within the village, the land rises along Holt Hill with

properties set into the hill slope and then rises further again along Bleachfield Lane. This topography provides glimpses of the surrounding hills in the distance before dropping again towards the northeast of the Conservation Area. Properties in this part of the Conservation Area are rather scattered and have a more rural character.

The conservation area sits within a number of larger areas designated by various agencies including:

Natural England Landscape Area	Arden	
Natural England Natural Area	Midlands plateau	
Landscape Character Assessment	Principle	timbered
farmlands/principal wooded Hills		
Regional Character Area	Arden	

This part of the District was also identified in our recent Historic Environment Assessment as having high potential for archaeological remains (Ref: HECZ133) QUOTE THIS EARLIER?

4.2 Historic Development and Archaeology

Evidence suggests that the first Beoley settlers are likely to have been Celts. To the west of the village are remains of what is thought to be an Iron Age hill fort (The Mount), dating from around 100 BC, and now a Scheduled Monument. The old Roman road, Icknield Street, runs across the parish from north to south. Around 900 AD, a Saxon settlement started to develop in Beoley, bringing together formerly scattered people who would have lived in the wet wooded area of the Arrow valley. In 972 the manor of Beoley was granted by King Edgar to Pershore Abbey, together with Yardley. This was recorded in the Anglo Saxon Charter of 972, where its name appeared as Beoleahe (*beo*: Saxon for bee; *lea*, *leahe* or *ley*: clearing). The -ley ending indicates a clearing in the woods. Woodlands then played an important role, as trees provided wood for a variety of purposes, such as agricultural tools, building timbers, vessels, and fuel. The marshy Arrow valley provided iron deposits, which developed in bogs or swamps, and made good malleable iron. The presence of small forges and peasant smiths was common in the vicinity of most medieval forest areas; and, by the thirteenth century, most villages would have had their own blacksmith.

In the 13th century the Beauchamps of Warwick acquired the manor of Beoley, but the manor remained under the over-lordship of Pershore Abbey until 1439. The Beauchamps erected the first Hall, which was never inhabited permanently, but kept as a hunting lodge. An area of land running parallel to Icknield Street was enclosed to create a deer park, which would later follow the descent of the manor. The Earls of Warwick retained the ownership of the manor until it was acquired by the Sheldons in 1470. The Sheldons appear to have been early

industrialists from Staffordshire, who dealt with coal. William Sheldon II and his son Ralph are said to have introduced tapestry weaving in England; they hired craftsmen from Flanders to work at their Barcheston estate, where they started by weaving maps of England, and soon started to produce other items such as cushion covers. Around 1580, Ralph constructed the Catholic Sheldon chapel to St Leonard's, which he dedicated to the memory of his ancestors. The Sheldons left Beoley around the 17th century and, in 1788, the manor was sold to Thomas Holmes. The first seat of the Sheldons is said to have been destroyed during the Civil War; the current Hall dates from the 18th century, having been remodelled in 1791 by John Sanders for Thomas Holmes.

Around the 16th century the settlement of Holt End (*Holt: Saxon for grove or wood*) started to develop in its current shape and location. There were mills in Beoley at least since the 14th century, and, by 1650, there were two paper mills and three water corn-mills including Beoley Mill. The mills were not located within the boundary of the Conservation Area, but nearer to what is now Redditch to the South west. By the late 19th century manufacturing, such as the production of needles, needle paper and fish hooks, was present in addition to agriculture.. At that time, the population of the parish was of around 600. The village of Holt End continued to develop gradually throughout the centuries; with its vernacular and picturesque, semi-rural character remaining almost unspoilt. The majority of the building stock dates from the eighteenth and nineteenth centuries; with most extensions dating from the nineteenth and twentieth centuries. There are several timber framed buildings dating from the late sixteenth or early seventeenth century, which are of particular interest and character.

The most significant changes to the setting of the village took place in the 1950's, when land adjacent to the Conservation Area was developed by the District Council for small housing estates at Moss Lane Close and The Glebe. Other individual properties were added in the 20th century such as Brookside, Argdour, Westside Cottage and Foxgloves as well as other infill developments around the edges of the Conservation Area boundary. The 20th century also saw both Beoley Hall (now flats) and Beoley Park divided into separate ownerships, although neither are located in the Conservation Area.

4.3 Architectural quality and Built Form

4.3.1 Key Views

The approach to the Conservation Area from the southwest changes gradually from open rural landscape into the heart of the village, from the Village Hall and School onwards. The approach from the northeast end of Beoley Lane also has a rural character with a more scattered pattern of development. Views through the complete Conservation Area are not possible because of the elongated boundary and changes

in levels, but a series of important partial views can be identified. Including the view from the top of Holt Hill downwards towards Brailes Cottage, and from the front of the Village Inn upwards to the top of Holt Hill. Additionally, glimpses of Holt End Farm can be seen from various points along Beoley Lane, approaching from the west, and from along the stream towards the edge of the Conservation Area. (From the fields near the footpath adjacent to the stream to the north of the village?) Views out of the Conservation Area extend across the countryside towards the hills in the distance, giving the timber framed buildings a very pictorial setting. The most dramatic views towards the landscape beyond can be obtained from the top of Holt Hill and along Bleachfield Lane, where the centre of Redditch including the spire of St Stephen's can also be seen to the west.

4.3.2 Prevailing and Former Uses

The predominant land use within the Conservation Area is residential with some agricultural uses on the fringes of the village. These uses have been connected with the village for several centuries, with nearby mills providing some additional employment historically. The only commercial activity currently within the village itself is the Village Inn (built in 1850) which was originally the village shop and tearooms. The other public buildings in the village, currently just outside the Conservation Area, are the village hall, which was erected in 1905 to designs by the Birmingham architect, WFEwards, and the school constructed in 1876 to designs of John Cotton. The church of St Leonard's is outside the Conservation Area, approximately 1 mile to the west.

4.3.3 Architectural Character and Key Buildings

The predominant building type within the Conservation Area is detached two-storey vernacular cottages, some of which include attic spaces, with a horizontal visual emphasis. The predominant plan form tends to be either rectangular or 'L' shaped, often with later additions, as most cottages developed organically over time. These sometimes have adjoining rural structures or outbuildings such as at Holt End Farm Barns. The building line is inconsistent. Some houses have been constructed back of pavement, others at right angles to the road, but the majority are set back slightly behind a modest front garden space.

There are a few timber framed buildings dating from the late 16th or early 17th century in the village, which significantly add to the character of the Conservation Area. These have either red brick or wattle and daub infill panels between the framing, topped by red clay tile roofs. In the main, there is a standardised roofline throughout the area, generated by pitched roofs, which combined with the openness generated by spacious gardens and glimpses towards the countryside, contributes to the character and appearance of the Beoley Conservation Area.

There are currently four statutorily listed buildings in the village: Holt End Grange and Holt End Farmhouse, Quinton and Brailes Cottages, Old Holt Cottage and Perrymill Farmhouse, which are all Grade II listed. Holt End Farm on Beoley Lane was also once a listed building, but was de-listed in 1986. The existing listed buildings are scattered along Beoley Lane and all contain sections of 17th century timber framing.

The Beoley Conservation Area also contains a number of unlisted historic buildings which make a positive contribution to the character and appearance of the area. Many of these have group value and complement the listed buildings alongside, for example around Holt End Grange/Bridge Farm/Holt End Farm.

There are a small number of newer buildings within the Conservation Area, notably Brook side, Argdour and Foxgloves. Although of their time in terms of architectural style, their use of materials has resulted in properties which do not stand out excessively. Just outside the Conservation area number of newer properties, including some detached properties which detract from the setting of the Conservation Area due to the use of different materials; lighter bricks and concrete tiles and lack of architectural distinctiveness, which contrasts with most of the buildings in the Conservation Area. The modern developments Moss Lane Close and The Glebe, again very much of their time, but due to the considered choice of materials, dark red brick and clay tiles, and simple cottage architectural style in the case of The Glebe and Arts and Crafts in Moss Lane Close, almost complement the historic buildings in the Conservation Area. It is perhaps the slightly regimented feel, particularly with Moss Lane Close that jars slightly with the more organic developmental feel of the conservation area.

Beoley Lane

Holt End Barns on Beoley Lane to the west end of the Conservation Area have now been converted to residential use, but were once outbuildings to Holt End Farmhouse. As part of the conversion, the exposed brickwork walls have been partially clad with weatherboarding with full height glazed openings formed in the former barn doors.

The adjacent Holt End Grange and Holt End Farmhouse both listed Grade II are adjoining cottages, which together generate an 'L' shape plan. Holt End Grange dates from the late 16th/ early 17th century, with later extensions and alterations. It has two storeys plus attic, timber framed structure with exposed brickwork infill. The timber frame is exposed mainly in the north gable end, where there is a tie-beam, a collar truss with v-struts above the collar and a yoke at the apex. This clay tile roof with gabled ends, gabled dormer windows and a brick rear lateral stack is a strong feature. Its windows have been replaced with

modern casements with leaded lights. The brick porch with gabled tiled canopy was added in the 20th century.

The attached Holt End Farmhouse dates from around the late 17th century with 20th century alterations. The farmhouse is two storeys constructed in red brickwork, in English garden wall bond, with a dogtooth brick eaves cornice and platband. The clay tile roof with gabled ends, with a brick chimney stack and a gabled dormer window is prominent in views into the Conservation Area from the west. Its windows consist of 20th timber casements with leaded lights, some of which have segmental headed openings. The pentice roof across the ground floor of the north elevation was added in the 19th century and replacement PVC wood effect windows in the late 20th century. In the early 20th century the east end of Holt End Farmhouse accommodated the local post office, which later moved to Foxgloves on the opposite side of Beoley Lane.

Bridge Farm is a red brick cottage dating from around the early 19th with a 20th addition to the rear. It has a pitched red clay tile roof, with a brick chimney stack to each gable, and timber casement windows with brick arch heads on the ground floor. The cottage has decorative dogtooth brickwork at eaves level and an attractive entrance porch and although unlisted, contributes positively to the character of the Conservation Area. A redundant barn to the east of Bridge Farm was converted in 1982 to form Barn Cottage & Sheldon Cottage. The original building dates from the late 18th/early 19th century. It has a timber framed structure with exposed brickwork panels, beneath a pitched red clay tile roof pierced by rooflights with a chimney at one end. The windows are modern timber casements and a dormer window has been added to the west end of the building having a more domestic character rather than an agricultural one.

Lying towards the centre of the village is a group of historic outbuildings which date from around the late 18th century. Pe-de-Bell was originally a barn and was converted to residential use in 1982, along with the attached Toby Cottage and New Farm Cottage. The roadside elevation of the barn is blind with no openings apart from some modern rooflights, with timber framing and exposed brick infill panels adding significant visual interest. The east end of the building was extended slightly in the late 19th/early 20th, and an arch headed window opening inserted on the new eastern gable wall (now with a UPVC replacement window within) which is topped by a decorative brickwork pattern. Holt End Farm adjacent dates from the early 17th century with later additions. This building was listed Grade II but delisted in 1986. Although no longer of listable quality the building does have a strong streetscene presence and contributes to the group of timber framed buildings scattered along Beoley Lane.

Further along Beoley Lane at the base of Holt Hill is the Grade II listed Brailes Cottage and Quinton Cottage – once a large two storey house,

now two separate dwellings. The building dates from the 17th century with some 20th century alterations. The timber framed structure has white rendered wattle and daub infill panels and a red clay tile roof with gable end brick chimney stacks and three gabled dormers. The entrance to Brailes Cottage to the left of centre has a 20th century gabled tiled canopy.

Old Holt Cottage located towards the northeast of the village, also Grade II listed, dates from the 17th century with early 19th and some late 20th century alterations. It has a timber framed structure with exposed brick infill and machine tile roof, with brick chimney stacks. There are two framed bays aligned north-west/south-east, with a further brick bay to north-west end. The southwest front is one storey high with an attic lit by three gabled dormers. The entrance, slightly to right of centre, has a 19th century gabled and tiled porch. A 20th century flat roof brick extension has been added to the front and there are some UPVC replacement windows.

At the far northern end of Beoley Lane at the edge of the Conservation Area boundary is Perrymill Farmhouse, a Grade II listed timber framed building with rendered brickwork infill panels and a red machine-tiled roof, and dates from the 17th century. It has a T shaped floorplan, and is two storeys high with a gable lit attic - the entrance is on the return wall to the cross-wing. The adjacent outbuilding appears to incorporate part of a historic ancillary building connected to the farm but is much altered.

Holt Hill

The Village Inn at the base of Holt Hill is at the core of the Conservation Area, at the junction of Holt Hill and Chapel Lane, and dates from the 19th century with 20th century additions. The building has developed gradually, and has three ranges of various heights joined together, with the two storey middle section being the oldest. The brick walls which were originally exposed are now rendered topped with pitched slate roofs and brick chimney stacks. Its fenestration consists of bay windows to the front of the middle range on ground floor, timber casements to ground floor on other elevations, timber sash windows to the front of the middle range on first floor, and timber casements to first floor on other elevations. There is a 20th century front porch and flat roofed extension to the rear.

Fair View further up Holt Hill on the right is a Victorian Gothic house. It has Flemish-bonded red brickwork, red clay tile high-pitched roofs and Victorian Gothic Revival details. The decorative stringcourse and motifs, roof finials and bargeboards are notable features however some windows have been replaced with UPVC units. Although different in architectural style from many of the other buildings in the conservation area, its distinctive architecture and use of similar materials, red bricks and clay tiles, allows it to blend with its surroundings sympathetically,

and add to the character of the area. It particularly stands out due to its setting, at the crest of Holt Hill.

Hawthorn Cottage next to Fair View facing Chapel Lane is timber framed structure with rendered brickwork infill, and dates from the 17th century, with a 20th century front porch extension in rendered brickwork. Chapel House opposite on the corner of Chapel Lane and Holt Hill, was formerly Beoley Methodist Church. Dating from the 19th century, it was significantly extended towards the rear and westwards in the 20th century. The original building possesses great character, with strong red brickwork (now partially concealed by ivy) and narrow arch-headed metal casement windows, with a quarry pattern. The 20th century extension, mainly visible from Chapel Lane lacks any historic character.

The group of properties at the top of Holt Hill have been altered and extended and mostly make a neutral contribution to the Conservation Area. Notable exceptions are The Cottage & Uplow Cottage. Formerly called Mellow Cottage, these two adjoining dwellings originally date from the 17th century, with subsequent 18th, 19th and 20th century additions. The original structure was timber framed with brickwork infill panels, but the current finishes are mainly rendered brickwork. There is a mock timbered framed extension to the west, and a rendered brick 19th or 20th century extension to the east.

In contrast to the numerous timber framed properties, Otters Holt and Holt Hill, are a pair of red brick mid 19th century cottages, both extended, with polychromatic detailing and slate roofs. The Forge adjacent to the Victorian cottages was originally the village smithy until the early 20th century. Now 'U' shaped in plan it was originally 'L' shaped. The range to the east dating from the 18th and 19th centuries has a roughcast rendered finish, while the later range is rendered brickwork. The building benefits from a pitched slate roof rather than clay tile, and the windows have been replaced with upvc units.

Bleachfield Road

From the top of Holt Hill, Bleachfield Road extends north east to Beoley Lane. This is a sparsely developed road with only three properties in the Conservation Area, another two lie just outside. Overdale is a two storey brick and slate Victorian cottage positioned at a right angle to the road. Bottle End Cottage lies at the end of Bleachfield Road at the junction with Beoley lane. It comprises a two storey 19th century rendered brick cottage, which has been much extended. Across the road is Lingfield, a 17th century timbered framed building with brick infill panels and a painted brick, 20th century extension.

4.3.4 Materials and Construction

Walls

The predominant building material within the Conservation Area is red brick in a mix of stretcher, Flemish and English garden wall bonds. Of the surviving timber framed buildings, some possess wattle and daub infill panels, others brickwork infill - in most of the latter this brickwork has been rendered or painted white.

Survival of architectural features

Some of the brick buildings have ornamental brickwork patterns to the top courses at eaves or at the verge, such as dentil eaves cornices or 'dogtooth' patterns. Other variations of bas-relief patterns can also be found around the village, in some cases, such as Fair View and Otters Holt, these patterns are polychromatic (with contrasting colours).

Roofs

The predominant roofing material is red clay tiles. Some of these tiles have weathered and hence blackened over time. Only a handful of buildings have slate roofs, and these are mainly 19th century. Almost all of the roofs are pitched, with gabled end walls, brick chimneys and often with dormer windows. Occasionally with some rooflights added when historic outbuildings were converted.

Windows

The windows in the listed buildings and some others are timber of varying styles depending on the style of the building. Many of the unlisted historic buildings have replacement UPVC windows which detract from the appearance of the individual building and the wider Conservation Area.

Rainwater goods

These are virtually all pvc now, even on the listed buildings there is only one example of cast iron ?????

Doors?

4.3.5 Public Realm

Ground Surfaces

The roads within the Conservation Area comprise narrow lanes, all tarmaced some with grass verges some with kerbs, occasionally with a pavement and grass verge.

Boundary Treatments

There are a variety of boundary treatments within the conservation area. Some properties are positioned back of pavement and hence have no boundary treatment. Those set back from the road generally have hedges or low fences and occasionally low walls.

Signage and Street furniture

There is little to no street furniture in the village apart from standard road signs and bollards. There is a small post box outside Foxgloves

(the former Post Office) on Beoley Lane. Some telephone posts and overhead cables can be found, but these are not visually intrusive.

Trees and Green Spaces

The natural environment plays a crucial part in Beoley Conservation Area, as there are trees and hedges throughout. These are very important as they provide a setting and context for the surviving historic buildings. Particularly important trees can be found along Holt Hill, Bleachfield Lane, Beoley Lane near Yew Tree Cottage, and also along the stream that runs perpendicular to Beoley Lane. An ash tree and an oak tree on Chapel Lane are protected by Tree Preservation Orders (TPO). There are also seven oak trees with TPO's along Moss Lane Close, adjacent to the Conservation Area.

A stream runs north to south, perpendicular to Beoley Lane to the west of the village. It passes under Beoley Lane. It is bounded by trees and hedges to north and south; a footpath runs parallel to it towards the south, out of the Conservation Area. In general natural landscape surrounds the Conservation Area boundary, providing a visual framework and a setting for the village, as well as pictorial views out of it.

4.3.6 Landmarks, focal points and special features

Landmarks are buildings, structures or other features which notably due to their size, design and prominence are particularly visible. Within Beoley the groups of timber framed buildings at Holt End Farmhouse and Holt End Grange, being prominently located on Beoley Road, could be considered landmarks.

Focal points are buildings or structures which are important because of their position in view lines or because they are the focus of public activity and hence particularly noticeable to the public. The Village Inn, the school and Village Hall would be prime examples in the Conservation Area.

Special features are listed buildings or other structures of special interest. There are four listed buildings within the conservation Area, as well as a number of other buildings of historical and archaeological interest, which can be described as heritage assets.

4.9 Summary of Issues

The condition of the historic buildings within the Conservation Area is fair to good, with only a few buildings in need of some maintenance. There are currently no listed buildings at risk within the Conservation Area boundary, with only one listed building in apparent need of some repairs. CHECK

Unlike other Conservation Areas in the District, street clutter has been kept to a minimum in Beoley and the historic buildings remain the most dominant features in the streetscene.

The appraisal has however highlighted the following issues:

Loss of historic detailing

A significant challenge to the character of the Conservation Area has been the widespread erosion of historic details such as traditional timber windows and doors. A number of the historic buildings now have UPVC double glazed windows which are inferior in terms of appearance and quality to traditional timber units. Other fittings that are often replaced are doors and rainwater goods. The loss of such details although individually insignificant, cumulatively can have a negative impact on the character of the conservation area.

Locally listed buildings

Beoley has a number of historic buildings, but only four are statutorily listed or designated heritage assets. There are as noted in the appraisal a number of other heritage assets which are of local importance rather than national importance. The additional of these assets to the Local Heritage List would reinforce their importance.

Modern Infil

There has been a limited amount of infil and there are few opportunities for development within the Conservation Area boundary which is defined as green belt land. However some new buildings which have been constructed including some extensions, have not always been sympathetic to the character of the conservation area.

5.0 Conservation Area Boundary

The current Conservation Area boundary designated in 1980, flows around the historic buildings, omitting some green spaces in between. Modern conservation philosophy advocates the retention of key spaces between buildings as a key element of an areas special interest. It is therefore proposed that the area between Beoley Lane and Holt Hill/ Bleachfield Lane including The Elms be added to the Conservation Area.

To the west of the Conservation Area boundary beyond Holt End Farmhouse is the Village Hall and School on either side of Beoley Lane. These buildings do have some historic interest and it is recommended therefore that the Conservation Area be extended to include these two sites. The School and adjacent Teachers House was built in 1876 and designed by John Cotton, a prominent Midlands architect. The Village Hall was originally built as a reading room in 1905 and has been subsequently extended and altered throughout the 20th century. Its Beoley Lane elevation makes a valuable contribution to the street scene.

The inclusion of St. Leonards Church was considered during the original designation process in 1980 and again as part of this review. The church has significant architectural and historic merit and is statutorily listed in recognition of this, but is too distant from the heart of the Conservation Area to be considered a reasonable extension – lacking a visual connection with the rest of the Conservation Area, although historically and socially connected with the settlement.

6.0 Management and Enhancement Proposals

A draft management plan for the Beoley Conservation Area is attached to this document. It outlines the main issues which need to be addressed in conserving the Conservation Area. 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:

- Loss of historic detailing
- Locally listed buildings
- Modern infil and extensions

7.0 Public Consultation

This document will be subject to a four week public consultation period during 2014 to gather views on the assessment of the area and boundary reviews' proposals. The comments received shall be summarised and included in the final version of the document for public interest.

Appendix 1: List of Properties within Beoley Conservation Area

Perrymill Farm, Beoley Lane (*Grade II listed*)
Westside Cottage, Beoley Lane
Clifford Cottage, Beoley Lane
Old Holt Cottage, Beoley Lane (*Grade II listed*)
Yew Tree Cottage, Beoley Lane
Quinton Cottage, Beoley Lane (*Grade II listed*)
Brailes Cottage, Beoley Lane (*Grade II listed*)
Sheldon Cottage, Beoley Lane
Barn Cottage, Beoley Lane
Bridge Farm, Beoley Lane
Foxgloves, Beoley Lane
Mariners, Beoley Lane
1 and 2 Holt End Barns, Beoley Lane
Holt End Farmhouse, Beoley Lane (*Grade II listed*)
Holt End Grange, Beoley Lane (*Grade II listed*)
1-4 Brookside, Beoley Lane
Nirvana, Beoley Lane
New Farm Cottage, Beoley Lane
Toby Cottage, Beoley Lane
Pe-De-Bell, Beoley Lane
Dean Cottage, Beoley Lane
The Elms, Beoley Lane
Holt End Farm, Beoley Lane (*was delisted in 1986*)

Overdale, Bleachfield Lane
Bottle End, Bleachfield Lane
Longfield, Bleachfield Lane

Hawthorne Cottage, Chapel Lane
Glebe Cottage, The Glebe

Village Inn, Holt Hill
Fair View, Holt Hill
Chapel House, Holt Hill
Otters Holt, Holt Hill
Holt Hill Cottage, Holt Hill
Ivydene, Holt Hill
The Forge, Holt Hill
The Gables, Holt Hill
Ardgour, Holt Hill
The Cottage, Holt Hill
Uplow Cottage, Holt Hill

Appendix 2: Bromsgrove District Local Plan – adopted January 2004

DS2 Green Belt Development Criteria
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
S44 Reinstatement of Features in Conservation Areas
S45 Improvements to Conservation Areas
C1 Designation of Landscape Protection Areas
C4 Criteria for Assessing Development Proposals
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
RAT4 Retention of Open Space
ES11 Energy Efficiency in Buildings

Draft Local Plan Historic Environment Policies

Worcestershire County Structure Plan

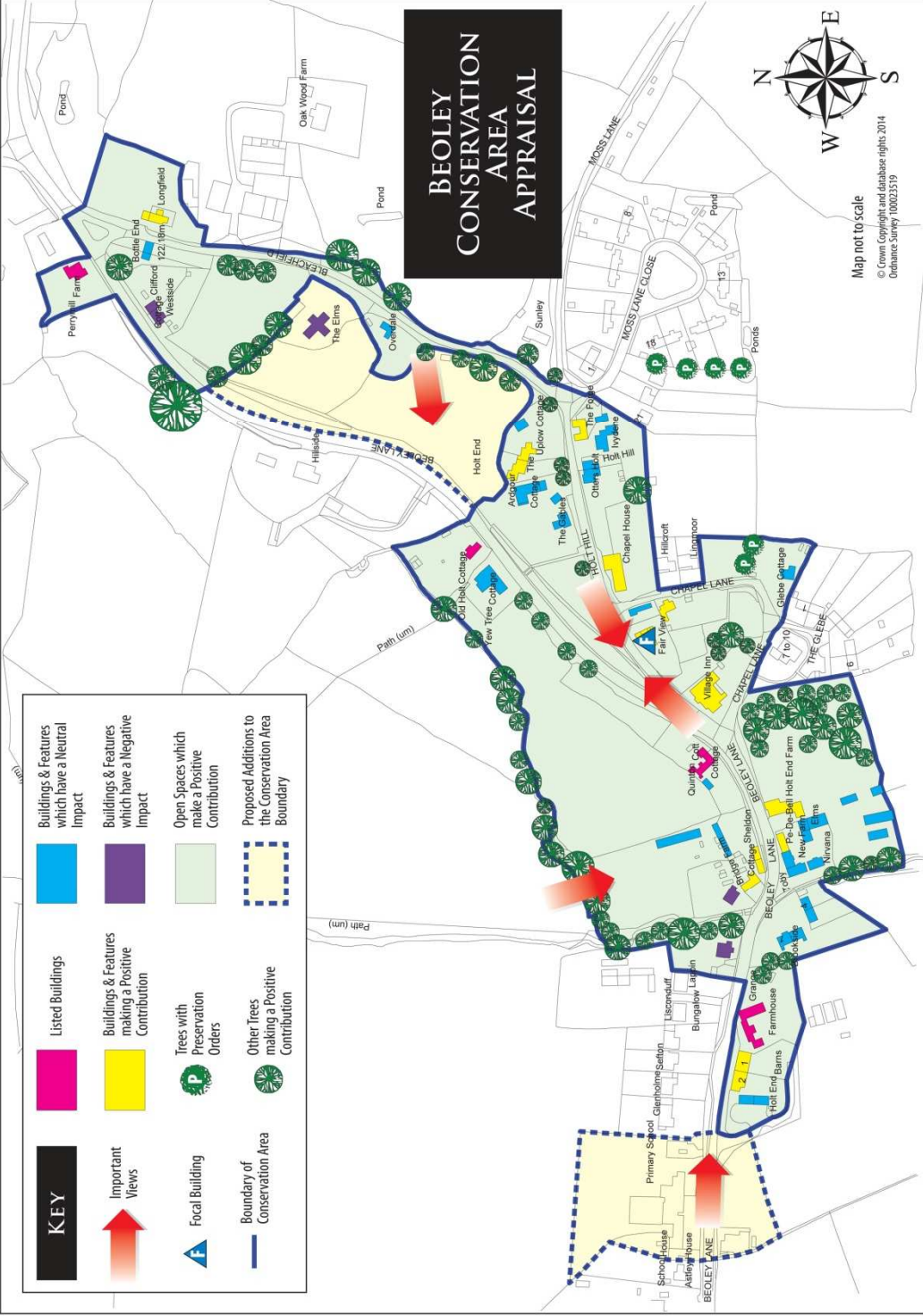
CTC.5 Trees and Woodlands
CTC.6 Green Open Spaces and Corridors
CTC.8 Flood Risk and Surface Water Drainage
CTC.17 Archaeological Sites of Regional or Local Importance
CTC.18 Enhancement and Management of Archaeological Sites
CTC.19 Areas and Features of Historic and Architectural Significance
CTC.20 Conservation Areas

Appendix 3: Glossary

Article 4 direction	Removal of permitted development rights so that planning permission is required for external alterations to a building
Bargeboards	An angled decorative timber board at eaves
Bas Relief	A sculptural decoration with the figures projecting only halfway from the background
Casement	A window with hinged or pivoted openings
Conservation Area	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.
Cornice	Projecting moulding often found at eaves level, or as part of a pediment
Dogtooth	Gothic detail where bricks are laid diagonally so as to angle in an out of the stringcourse
English garden bond	Brickwork with one row of alternating stretchers (horizontal) and headers (end on) to every three rows of stretchers
Finial	A feature ornament usually wrought iron or timber, often found on a gable
Flemish bond	Brickwork with alternate stretchers and headers, each header is centred to the stretchers above and below it
Listed Building	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.
Pentice Roof	A shallow projecting section of roof
Platband	A flat, square faced banding that projects shallower than its height
Polychromatic	A feature of Victorian Gothic Revival architecture, using a variety of alternating colours of brickwork

Agenda Item 5

Scheduled Monument	A nationally important archaeological site or building
Stringcourse	A shallow moulding continued across a whole elevation
UPVC	Unplasticised polyvinyl chloride. Viewed as an inappropriate and unsustainable material that does not replicate the detailing or quality of timber
Wattle and daub	Sticks and twigs interwoven to form a panel packed with plaster and then limewashed. Commonly found in timber framed or thatched buildings.



DRAFT MANAGEMENT PLAN

Introduction

1.1 Purpose

1.1.1 The purpose of this Management Plan is to provide a clear strategy for the management of Beoley Conservation Area in a way that will protect and enhance its character and appearance. It should be read in conjunction with the Beoley Conservation Area Appraisal (February 2014) in which the character and special interest of the Conservation Area was identified, along with the features and other issues that currently compromise or detract from its character and appearance.

1.1.2 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to draw up and publish proposals for the preservation and enhancement of its conservation areas. The Management Plan is intended to provide guidance to those involved in dealing with development and change not only within the Conservation Area but also in respect of its setting. The Plan sets out policies to maintain and reinforce the character of the Conservation Area but also to guide and manage change and in particular to respond to the threats to the character which have been defined in the appraisal. It also outlines the resources required for implementation and provides for monitoring and review. The Management Plan has been prepared in accordance with national policy contained in the NPPF, The PPS5 Guidance Document 'PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (March 2010) and Guidance from English Heritage 'Understanding Place: Conservation Area, Designation, Appraisal and Management' (2011).

1.2 Public Consultation

Public Consultation will take place in 2014

1.3 Status of the Management plan

The Management Plan will be used as a technical document to provide guidance for owners in the Conservation Area. It will inform and guide the development control process and policy formation it is intended that following a period of public consultation it will be formally adopted by Bromsgrove District Council.

2 Planning Policy Context

2.1 The Management Plan lies within a framework of local and national planning policy for the historic environment. General planning policies and proposals for the control of development and use of land within conservation areas can be found in the Bromsgrove District Local Plan (Adopted in January 2004). These will at some stage be replaced by the Historic Environment Policies in the Draft Local Plan which is due to be submitted for public examination shortly.

2.2 The key objectives in the Bromsgrove District Local Plan in respect of the preservation and enhancement of the character or appearance of the conservation area are;

- S35A, Development in Conservation Areas
- S36, Design of Development in Conservation Areas
- S37 Demolition in Conservation Areas
- S38, Protection of Buildings of Merit
- S43, Traffic Calming Schemes
- S45, Improvements to Conservation Areas.

Copies of the Local Plan are available on the Council's website at www.bromsgrove.gov.uk or from the Council House in Burcot Lane, Bromsgrove, B60 1AA.

2.5 This policy framework, along with national policy guidance contained in the National Planning Policy Framework (NPPF) 2012 and the English Heritage Guidance Document PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide will be used to further the preservation and enhancement of the character of the Conservation Area.

3 Summary of Special Interest, Issues and opportunities

3.1 Special Interest

The Beoley Conservation Area covers the historic village of Holt End, a settlement strung out along Beoley Lane and Holt Hill. Several farm groups of buildings are prominent particularly the timber framed buildings - four of which are listed. Besides these buildings there are a number of others which add to the character and appearance of the village. The buildings are interspersed with significant trees, all set within an attractive hilly landscape.

3.2 Summary of Issues

3.2.1 The appraisal has highlighted the following problems and pressures in the Beoley Conservation Area

- Loss of historic detailing
- Locally listed buildings
- Modern infil and extensions

4 Management Proposals

4.1 Introduction

The following strategies have been identified as ways in which to protect and enhance the character and significance of the

Conservation Area, by addressing the negative features identified above.

The policies are in accordance with national policy guidance and local policies, and follow on from the Conservation Area Appraisal.

4.2 Loss of historic detailing

4.2.1

- A significant challenge to the character of the Conservation Area has been the widespread erosion of historic details such as traditional timber windows and doors. A number of the historic buildings now have UPVC double glazed windows which are inferior in terms of appearance and quality to traditional timber units. Other fittings that are often replaced are doors and rainwater goods. The loss of such details although individually insignificant, cumulatively can have a negative impact on the character of the conservation area.

4.2.2 Proposed Action

- Undertake a photographic survey of all the properties in the conservation Area. This will provide a record of the condition and appearance of each property, which would be useful in any future enforcement situations.
- Investigate the possibility of introducing an Article 4 direction to control alterations to windows and doors, on historic buildings only
- The reinstatement of historic detailing will be encouraged where opportunities arise through development proposals

4.3 Locally listed buildings

4.3.1

- Beoley has a number of historic buildings, but only four are statutorily listed, or designated heritage assets. There are as noted in the appraisal a number of other heritage assets which are of local importance rather than national importance. The additional of these assets to the Local Heritage List would reinforce their importance and significance.

4.3.2 Proposed Action

- When the Local Heritage List criteria are drawn up and the Local Heritage List Strategy adopted, work with the local residents and other interested parties to identify candidates for addition to the Local Heritage List.

4.4 The quality of new development within the conservation area, both infil and extensions

4.4.1

- There has been a limited amount of infil and there are few opportunities for development within the Conservation Area

boundary which is defined as green belt land. However some new buildings which have been constructed including some extensions have not always been sympathetic to the character of the conservation area.

4.4.2 Proposed Action

- New proposals should be assessed in accordance with the guidance in the NPPF, guidance produced by English Heritage and local plan policies, to ensure that new schemes and extensions are well integrated into the historic environment, and enhance the character and appearance of the Conservation Area.
- New building, including alterations should be carried out in sympathy with existing styles, therefore continuing the tradition of adapting to change.
- Where opportunities arise, as a result of development proposals, improvements to existing buildings should be sought.
- Materials should respect those generally used in the conservation area.
- Densities should be appropriate for the conservation area.
- Every effort should be made to preserve important views into, out of and within the Conservation Area.

5.0 Monitoring

The monitoring of the condition of the Conservation Area over the lifetime of the Management Plan and beyond will be essential to establishing the success of the plan. The following are proposed;

- Bromsgrove District Council will work actively with building owners and occupiers in pre planning application discussions to achieve the best design solutions.
- Bromsgrove District Council will carry out a photographic Survey of all the buildings in the Conservation Area to aid monitoring, and in particular to aid enforcement action.
- Bromsgrove District Council will ensure that appropriate enforcement action is taken, to preserve the character of the Conservation Area. Defined timescales will be pursued.

6.0 Review

Subject to available resources, the conservation Area will be reviewed on a four yearly basis and the Conservation Area Appraisal and Management Plan will be updated where necessary.

7.0 Conclusions

The successful management of the Conservation Area will depend not only on the commitment of the local planning authority, but also other stakeholders especially those who work and live in the area.

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General advice on all matters related to the historic environment, including Conservation areas and listed buildings can be obtained from the Conservation Officer



**Dodford Conservation Area
Draft Character Appraisal
February 2014**

DRAFT

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- 2.0 Planning Policy Framework**
- 3.0 Summary of Special Interest**
- 4.0 Assessment of Special Interest**
 - Location and Setting**
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 - Architectural Quality and Built Form**
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- 5.0 Challenges and Opportunities**
- 6.0 Conservation Area Boundary**
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Appendices

- Appendix 1 List of Properties in the Conservation Area**
- Appendix 2 Management and Enhancement Proposals**
- Appendix 3 Relevant Local Plan Policies**
- Appendix 4 Glossary**

List of Maps

- Map 1 Conservation Area boundary**
- Map 2 Chartist plots and auction lots**
- Map 3 Chartist cottages and other buildings of interest**
- Map 4 Buildings and features making a positive, neutral or negative impact on the Conservation Area**
- Map 5 Important views within the Conservation Area.**

Please note this is a draft version of the Dodford Conservation Area Character Appraisal and no public consultation has been carried out on the document. Any comments or queries should be sent to the Strategic Planning Team, Bromsgrove District Council, Council House, Burcot Lane, Bromsgrove, B60 1AA or email conservation@bromsgrove.gov.uk

1.0 Introduction

- 1.1** 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. It is not unusual for the boundary of a Conservation Area to fluctuate over time as the area evolves, and an assessment of the current and potential boundaries is normally part of the appraisal process.
- 1.2** The Dodford Conservation Area was designated in August 1975 by Bromsgrove District Council and was intended to protect the area developed by the Chartist Land Company in 1847/48. An informal review of the area was carried out in 2007, and a draft character appraisal produced which forms the basis of this current document.
- 1.3** The appraisal of the Dodford Conservation Area was carried out in accordance with the most recent guidance from English Heritage 'Understanding Place: Conservation Area, Designation, Appraisal and Management' (2011). 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** During a future public consultation phase, 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. There will also be a small exhibition at a local venue to explain the purpose of the document and collect any comments from residents.

2.0 Planning Policy Framework

- 2.1** The 1967 Civic Amenities Act was the first act to define a Conservation Area 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** The General Permitted Development Order 1995 (GDPO) classes a conservation area as being 'Article 1 (5) land'. Outside of conservation areas planning permission is not required for many types of work, which is referred to as permitted development. The GDPO gives local authorities controls over some works undertaken in conservation areas, including the enlargement of a dwelling house, the rendering of such properties, and the installation of antennae and satellite dishes. In addition Conservation Area status means that

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Planning Permission 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.

- 2.3** Additional controls are also placed over trees within the Conservation Area boundary, meaning that an owner must submit a formal notification of works to the Council six weeks before starting work. This gives the Council the opportunity to place a Tree Preservation Order (TPO) on the site protecting any notable trees from unsuitable works. A group TPO currently covers twelve trees in the grounds of Edith Cottage in Victoria Road and a second TPO protects the lime tree outside the Lodge in Priory Road.
- 2.4** The current 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.
- 2.5** 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 Area, under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that it should not be detrimental to the special interest of the wider Conservation Area. The National Planning Policy Framework (NPPF) has replaced previous Government guidance which was detailed in Planning Policy Statement 5: Planning for the Historic Environment. The NPPF does, however maintain the importance placed on conserving and enhancing the Historic Environment as well as providing advice for conservation areas, notably in paragraphs 127, 137 and 138. The PPS5 Guidance Document 'PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (march 2010) remains valid and a government document pending the Government's review of guidance supporting national planning policy.
- 2.6** The Bromsgrove District Local Plan (adopted in 2004) contains a series of specific policies relating to the historic environment (see Appendix 2). 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 Conservation Areas. The Draft Bromsgrove Local Plan is about to be submitted for public examination, and will at some point replace the 2004 Local Plan. As with the current Plan, the Draft

Plan also contains policies to promote and protect the Historic Environment. These are detailed in Appendix 2

3.0 Summary of Special Interest

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.

Dodford Conservation Area is a semi-rural area which contains a regular assortment of housing plots, in which a pattern of nearly identical historic cottages sit. These are of a well-defined architectural style, which emerged when the area was developed by the Chartist Land Company in 1847/48. The original grid layout is still apparent as no new roads or cul de sacs have been introduced. Possibly the most dominant feature of the conservation area is the hedgerow which runs along most of the roads, in places six or seven feet high, and three or four feet thick. Of the historic houses approximately 20CHECK are still recognisable as Chartist cottages, eleven of which are statutorily listed in recognition of their rarity and social history importance. The completeness of this group of buildings (although many individual cottages have been altered) and their significance as a tangible representation of the Chartist movement are key components of the special interest of the conservation area. However they are historically important not only in terms of the Chartist Movement, but also in terms of the influence the Chartists had on the Garden City Movement.

Although the Chartist Settlement is the primary reason for the Conservation Area designation, the Area also includes a group of ecclesiastical buildings to the south of the Chartist Settlement. Firstly the Grade II* listed Dodford Priory and associated Grade II listed barn, which existed prior to the arrival of the Chartists, and located on the site of an Augustinian priory. Secondly, the Grade II* listed Church of the Holy Trinity and St. Mary and associated Vicarage on Priory Road. They were designed by Arthur Bartlett, and are fine examples of Arts and Crafts architecture.

4.0 Assessment of Special Interest

4.1 Location and Setting

Dodford is located approximately three miles north west of Bromsgrove, Worcestershire, in green belt land surrounded by open countryside. The M5 motorway runs north /south, about one mile east of Dodford.

The Conservaion Area is bounded by Warbage Lane to the north east, Whinfield Road to the south east and south, and Woodland Road to the west and north west. The original grid layout of Whinfield Road, Woodland Road (formerly Top Road), Church Road and Victoria Road (formerly Middle Road)

were laid out when the 19th century Chartist settlement was established. Warbage Lane and the stretch of Priory Road from Fockbury Road to Dodford Priory have existed for many centuries, whilst the extension of Priory Road to Warbage Lane (formerly Commercial Street) came with the Chartists

Dodford has a rural setting being located in undulating countryside, the lowest point being around Dodford Priory, on Priory Road, where two streams meet, one flowing in from the east, the other from the north east. The latter runs along at the bottom of a valley between the plots to the north west of Priory Road and south east of Victoria Road. The land rises steeply up Church Road, with a high point at the junction of Church Road and Woodland Road, and also to Whinfield Road from Priory Road. From Woodland Road/Church Road there are good views south, south west and south east across the conservation area to Whinfield Road and Bromsgrove, and towards the Malverns. From the high point in Whinfield Road one can look north and north west across the conservation area towards Nutnells Wood. Nutnells Wood (**is it ancient woodland?**) bounds Dodford to the north west, west and south west. A stream runs around this boundary to the north west. The plots to the west and north of Woodland Road fall away at the rear, to the stream and the woods rise beyond. To the north, north east and east, Dodford is bounded by open countryside, and there are no obvious changes in level. To the south, south of the plots in Whinfield and Priory Roads, and to the north of the church and Old Vicarage (the Tower House) is a stream which runs through a small partially wooded valley. The land rises beyond and its southern edge forms the boundary of the conservation area. There is a kink in this boundary to the west of here where the conservation area incorporates the Church and Old Vicarage (Tower House), but otherwise the southern boundary is the original boundary of the Chartist Settlement. It would appear that natural boundaries determined the extent of the original settlement. High hedges shape the narrow lanes and plot boundaries, and give a strong sense of enclosure.

OTHER AREA DESIGNATIONS??

4.2 Historic Development and Archaeology

The name Dodford derives from the Anglo-Saxon for Dod's or Dodda's ford, and it is assumed that the earliest settlement dates from this time. Although in an area where there are several streams, exactly where the ford was is not known. The earliest documented references are in respect of the foundation of the Augustinian Priory by Henry II, with the first Prior, Osbert, being appointed at the end of the 12th Century. It would appear that it was always a small community during this time. Following the dissolution of the monasteries by Henry VIII, the Priory passed to John Dudley (Duke of Northumberland) and subsequently to John Fownes. There are remains of the original Priory in the grounds of what is now referred to as Dodford Priory, and the site is a scheduled monument because of this archaeological interest.

Between the dissolution of the Priory in 1538 and the arrival of the Chartist settlement in 1848, there is little information about the community of Dodford.

The Manor and Priory were passed to the Dudley family in 1538 and later to the Wylde family. The Priory and surrounding land was owned by Benjamin Bromford, a large Worcestershire landowner at this time. The Tithe Redemption Map of 1839 shows that the whole area of Dodford was divided up with field boundaries clearly marked. By this time land in Dodford was predominately in agricultural use, and despite the heavy clay soil, the divide between pasture and arable was roughly 50/50. Bentley's Directory of around the same time indicates that there was some industry on the fringe, notably nailmakers in Warbage Lane.

The Chartist Movement

The Chartist Movement obviously had the most profound effect on the development of Dodford, which until the 19th century remained a small community. The period 1815-1850 was one of considerable rural poverty and discontent in Britain and Ireland. Enclosure was driving people off the land and forcing them to move to the new industrial towns. Amongst the many social movements of the time, the Chartists formed perhaps the most important political protest group with public meetings attended by thousands of working men and women.

Feargus O'Connor M.P. became one of the leaders of the Chartist movement during the 1840's and was responsible for establishing the Chartist settlement in Dodford. His 'Land Plan' aimed to settle people from industrial towns into new agricultural communities in the countryside. Each family would have a house and plot of land to feed themselves, pay rent and make a small profit from the sale of crops. By qualifying for a vote in county constituencies through land ownership, the Chartists would have an influence within the political system. This plan owes much to William Allen, a Quaker who established a community along these lines in Sussex in the 1830's. O'Connor distrusted clergy and publicans so there were to be neither licensed premises nor buildings for public worship. Personal improvement was to be encouraged through self-help and education.

The Chartist Land Company was founded in 1845 and made rapid progress. Despite not being properly constituted and registered, the Company raised sufficient funds for estates to be bought in the late 1840's. Subscribers, largely from the industrial North and Midlands of England, bought shares that determined the size of their plots. Prospective settlers were selected by lot. At Dodford the plots were auctioned when the lottery procedure was declared unlawful. The first Chartist settlement was constructed in 1845 at Heronsgate, Hertfordshire¹. This was followed by settlements at Snigs End and Low Bands, both in Gloucestershire, and Minster Lovell, in Oxfordshire. Dodford (or Great Dodford as it was called) was the last settlement to be built.

The land at Dodford, totalling 273 acres and including Old Priory Farm (Dodford Priory), was bought in May 1848 but, some of the land was immediately re-sold. The remainder of the estate was laid in a grid formed by narrow tracks and four

¹ See Conservation Area and Management Plan
<http://www.threerivers.gov.uk/GetResource.aspx?file=Final%20Heronsgate%20CA%20Appraisal%202012%20Final.pdf>

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acre plots (larger than at other settlements as the land was considered poor) where the distinctive cottages were constructed. 41 plots were laid out (although evidence suggests that more were intended), and 39 cottages were constructed. Designs for the cottages, to O'Connor's specification, were by Henry Cullingham, a 'general builder, carpenter and architect' who supervised the construction at each of the sites. In addition three houses were also built, Fern Villa, Priory Road, Great Meadow in Victoria Road, and Priory Cottage, Rose Lane. These would appear to have been constructed by the same builder as the cottages, as much of the joinery detailing matches that found in the cottages. The rest of the estate was largely disposed of in two auctions; the first, in April 1850, comprised plots in Whinfield Road, and the second, in September 1850, comprised lots at the end of Woodland Road as well as Priory Road. Soon after the last plots at Dodford had been auctioned, the lottery procedure was declared unlawful. Following a Parliamentary investigation into the legality of the Land Company, it was dissolved by Act of Parliament in 1851. The principles of the pioneering Chartist Movement lived on however as a predecessor of the 20th century Garden City Movement.

Dodford continued largely as an agricultural settlement well into the 20th Century. However there is mention of a bonnet factory in Priory Road at Hartley House, which gained another storey, and a post office and shop was also established here. At the corner of Warbage Road and Priory Road was a brickworks, and nail making continued along Warbage Road, although this area was outside the Chartist settlement. One of the lots sold at the first auction was to become the Dodford Inn, although it was originally constructed as a house. A Mission Chapel was constructed in the early 1860s on the site of the current Village Hall (constructed in 1972), which continued in use as a hall after the Church of the Holy Trinity and St Mary was constructed in 1908. A Baptist Chapel was constructed in 1865 on land given by the owner of 1 Priory Road and the adjacent brickworks. It is now a house. Finally a school was constructed in 1877 (following the Education Act of 1870) on the corner of Priory Road/Fockbury Road (outside the Conservation Area). The latter half of the 20th Century has seen the alteration and extension of the cottages, and unfortunately the demolition of others.

At the beginning of the 20th Century Dodford became an ecclesiastical parish, resulting in the construction of the new church, funded by the Reverend Whinfield who also paid for the associated buildings. He selected an architect of skill, who designed two buildings of some quality with exceptional detailing. Nikolaus Pevsner in 'Buildings of England: Worcestershire', describes the Church as 'The best church of its date in the county'. Arthur Bartlett, whose practice was at the Adelphi, London, had been articled to Sir Reginald Blomfield, who had worked in the office of Norman Shaw. Shaw was one of the most prominent architects of the day.

4.3 Architectural Quality and Built Form

4.3.1 Key Views

Dodford village consists of a low density semi-rural settlement, with narrow lanes bounded by high hedges. This gives a sense of enclosure. The undulating nature of the topography, the hedges and trees combined with the spacious plots prevent views of many of the cottages and other buildings from the lanes.

Within the conservation area there are extensive views across Dodford. From Whinfield Road looking south out of the Conservation Area the spire of St. John's in Bromsgrove can be seen in the distance. Looking north and north west across the Conservation Area from Whinfield Road the view is brought to an end by Nutnells Wood, which defines the edge of the Conservation Area from the west round to the north west. There are clear views of the cottages and houses on Victoria Road, and Woodland Road from here, as the land rises up to these two roads. The other main vantage points are the junction of Victoria Road/Church Road for views across the conservation area towards Whinfield Road and Woodland Road/Church Road, where there are extensive views south across the Conservation Area and beyond, St Johns, Bromsgrove is still visible, as well as the Malvern Hills, to the south west, on a clear day

4.3.2 Prevailing and former uses

Dodford is currently a residential commuter village, and having been in established residential use since the 19th century with associated agricultural uses, before this the area was largely arable with few buildings. As noted above, there are records of a bonnet factory at Hartley House on Priory Road, and the establishment of a post office and shop opposite (now known as The Old Post Office) after the Chartist cottages were built. The slightly more commercial nature of some of the dwellings along this stretch, led to Priory Road being referred to as Commercial Street for part of the 19th Century. At the corner of Warbage Lane and Priory Road, a brickworks provided materials for some of the Chartist cottages, and small nail making businesses could be found on narrow plots on Warbage Lane. Nail making was an important industry in the Bromsgrove area during the 19th century. The Chartist residents turned to the cultivation of strawberries and other market garden crops to supplement their incomes, an industry which is vividly represented by the fruit carvings within the Church of the Holy Trinity and St. Mary.

4.3.3 Architectural Character and Key Buildings

The Chartist settlement, comprising a planned grid of narrow lanes and small single storey cottages still forms the basis of the architectural character of Dodford, supported by some later 19th century buildings and the ecclesiastical buildings to the south. The surviving cottages are sited in large plots, with ample front lawns (originally orchards) and a yard with outbuildings at the back.

Chartist Cottages

The Chartist origin of many of the cottages is still apparent, especially in the survival of original features such as a projecting, pedimented central bay topped by a triangular trefoil opening. The Dodford Chartist cottages typically have a symmetrical three-bay plan with three main rooms to the front and three more ancillary rooms to the rear. They have a slightly projecting central bay with a central timber and glass door, flanked by two semi-recessed eight-paned timber casement windows with a vertical emphasis, and two similar sixteen-pane casement windows to each of the two adjoining bays. The cottages are constructed in simple Flemish-bonded brickwork on a sandstone plinth beneath pitched slate roof. The outbuildings at the rear tended to be brick built with clay tile roofs.

There are varying degrees of alterations and extensions, and unfortunately only a few of the Chartist cottages retain the whole of their original plan-form and layout. Later extensions have mostly been kept to the rear however, a notable exception is Hartley House which has a very unsightly conservatory attached to the front elevation (CHECK). Many of the original Chartist plots have been subdivided and additional properties constructed alongside, such as Maythorn and Hillcrest House which once formed part of the Edith Cottage lot.

Eleven of the single storey Chartist cottages are Grade II listed. One of the Chartist cottages, Rosedene, is now owned by the National Trust, who have carefully restored the cottage to its original layout as well as reinstating the traditional outbuildings.

Non Chartist Buildings

Several other examples of historic buildings from the mid to late 19th century can also be found within the Conservation Area boundary, particularly along Whinfield Road and Priory Road. These were constructed after the Chartist cottages, as the community at Dodford became more established. Notable examples include Sundays Hill on Whinfield Road which has a Georgian style frontage but dates from around 1850, Hawthorn Cottage on Priory Road and associated coach house built c.1870, Priory Cottage, Rose Lane (listed Grade II and Great Meadow (Grade II listed), which is believed to be a reworking of a 1830s property but has an unclear history. The Dodford Inn on Whinfield Road was one of the original Chartist lots sold in 1850, constructed as a house, it had become an inn by the 1860s. It is thought that the adjacent row of Malvern View cottages may have been built to house agricultural labourers working on the land adjacent to the Inn.

Some of the original plots have been subsequently subdivided and modern houses constructed, while some of the original cottages have been much altered or extended. Where cottages have been extended or replaced the dominant style is single storey, often where there is another storey, it has been incorporated in the roof with dormer windows, therefore retaining the overall appearance as single storey. Map 2 shows the age of the various buildings within the Dodford Conservation Area, and which of these have Chartist connections or origins.

Ecclesiastical Buildings

A group of older ecclesiastical buildings survive to the south of the village including the Grade II* listed Dodford Priory and associated Grade II listed barn. This site has high archaeological significance containing the buried and earthwork remains of the large triangular moated site of Dodford Priory which is a nationally Scheduled Monument. The refectory from the medieval Priory is thought to form part of the listed building, which was rebuilt as a farmhouse following the dissolution of the monastery. The main part of the Priory building, as externally visible today, consists of a partly timber-framed, partly exposed sandstone structure beneath red clay tiled roofs. The adjacent barn, which is Grade II listed, dates from the early 19th century with a 20th century lean to at one end. The Priory, Barn and adjacent moat have high group value and contribute strongly to the special interest of the wider Conservation Area.

Further south, close to the boundary of the Conservation Area is The Church of the Holy Trinity and St Mary, which is Grade II* listed. The church was built in 1907-08, to designs by Arthur Bartlett and is constructed in rendered brickwork with ashlar dressings, in an Arts and Crafts Style. The interior includes some fine carving and decorative work produced by the Bromsgrove Guild. The nearby Old Vicarage (now The Tower House), also by Arthur Bartlett, is a large building having a prominent tower with a mix of red brick and rendered elevations and arts and craft detailing. The Tower House and adjacent Lodge have significant group value with the Church, architecturally and historically. The current village hall built in 1972, replaced the 1860s Mission Chapel that provided a place of worship before the Church of the Holy Trinity was built. In addition a Baptist Chapel was constructed in 1865 on land given by the owner of 1 Priory Road and the adjacent brickworks. It has now been converted to a residential property.

4.3.4 Materials and Construction

Walls and roofs

The Chartist cottages are constructed from locally made bricks laid in in simple Flemish-bond on a sandstone plinth beneath pitched Welsh slate roofs. Welsh slates are not common to the area, where the common roofing material are red clay tiles. The outbuildings at the rear tended to be brick built beneath clay tile roofs. Some of the non-charlist buildings are either part rendered or have painted brickwork such as the Malvern View Cottages, although here the paintwork maybe a more recent addition. The 20th century developments have employed a range of materials from red to buff bricks, clay tiles and manmade slates and many properties have rendered elevations. This inconsistent palette of materials does not reflect the historical context of Dodford and has undermined the appearance of some parts of the Conservation Area.

Windows

Some of the listed chartist cottages still contain original timber windows and doors, but many have been replaced. Their replacement although in timber are often not historically accurate. The unlisted cottages and the modern properties generally have upvc windows and doors.

Rainwater goods

Rainwater goods are generally upvc in various styles.

4.3.5 Public Realm

The only true public realm in the Conservation Area is the grid of narrow roads, often enclosed by high hedges making them feel even narrower. With the exception of parts of Priory Road, there are no pedestrian foot paths. Due to its very nature, its rural setting and original plan of small cottages located on large plots, Dodford is a series of open spaces. The majority of these spaces are private in the sense that they are the extended grounds to the cottages and other houses, but where the hedges are lower there are views across open countryside for some distance, interrupted by the undulating nature of the land, distant trees or hedgerows. There are small defined open spaces, the small car park to the village hall and the church yard at Holy Trinity and St Mary, which perhaps while not technically an open space, is a valuable amenity space in its own right

4.3.6 Important Trees, Hedges and Green Spaces

High hedges and trees are a strong feature in the Conservation Area with large numbers of native species throughout the area coupled with more exotic species added in the Victorian era. The extensive number of trees and hedgerows make a major contribution to the character of the Conservation Area, and the hedges in particular are a very distinctive feature. A Tree Preservation Order was applied to the twelve trees within the grounds of Edith Cottage on Victoria Road in 1983 which covers a range of species from yews to a coast redwood. The lime tree in the front garden of the Lodge in Priory Road is also protected by a Tree Preservation Order.

The traditional hedgerow boundaries vary in height and depth, in many places coupled or interspersed with post and rail fences, or post and wire fencing. Although not as attractive as the hedging, both contribute to the rural feel of the area, as do the historic entrance gates which are usually simple wooden farm gates, set back slightly from the road. Unfortunately several modern walls and railings have been introduced which do not reflect the rural character of the area. The most dominant hedgerows are those which run along parts of Priory Road, Church Road, almost the entire length of Victoria Road and significant parts of Woodland Road and Warbage Lane. Additionally, they form a major backdrop to views across the area from the south east to the northwest. The cottages originally had small orchards and the remains of these orchards can be seen throughout the conservation area, providing a tangible link to the past. The green space around the Church of the Holy Trinity and St. Mary contributes to the setting of the listed building and is one of the few publicly accessible green spaces within the Conservation Area boundary. The heavily wooded area along the south east boundary frames views across the landscape, and this relationship between the village and the wider landscape is important to the setting of the Conservation Area.

5.0 Summary of Issues

The general condition of the historic buildings within the area is good, with few properties in need of maintenance and low vacancy levels. The main challenges to the character and appearance of the conservation area can be summarised as follows;

Loss of historic detailing

A significant challenge to the character of the Conservation Area has been the widespread erosion of Chartist Cottage details such as traditional timber windows and doors, notably amongst the unlisted cottages. As noted above the loss of these details combined with unsympathetic extensions has made some of the cottages unrecognisable. A number of the cottages now have UPVC double glazed windows which are inferior in terms of appearance and quality to traditional timber units. Other fittings that are often replaced are doors and rainwater goods. The loss of such details although individually insignificant, cumulatively can have a negative impact on the character of the conservation area.

Locally listed buildings

Dodford has a number of historic buildings, and ?? are statutorily listed, or designated heritage assets. There are as noted in the appraisal a number of other heritage assets which are of local importance rather than national importance. The additional of these assets to the local list would reinforce their importance.

The quality of new development within the Conservation Area

A number of the original cottages have been demolished, and replaced with dwellings which pay little or no regard to the form, scale, materials of the original Chartist cottages. The subdivision of the original plots to produce smaller development plots is also a problem and has eroded the plan form of the Settlement. These decisions cannot be undone, but act as tangible lessons of how not to manage change within sensitive historic areas. Equally some extensions to remaining cottages have also been unsympathetic in terms of their scale and design.

Boundary Treatments

The substantial hedgerow is a dominant and important part of the character of the conservation area. However some stretches have been replaced with fencing, removed completely or replaced with other non traditional planting. Simple gates to properties have also been replaced with ornate, high gates and suburban entrance splays have become dominant features in some places.

6.0 Proposed Boundary Changes

The current Conservation Area boundary is centred upon the 19th century Chartist settlement along with the group of ecclesiastical buildings to the South. There is a kink in this boundary to the west where the Conservation Area incorporates the Church and Old Vicarage (Tower House), but otherwise the

southern boundary is the original boundary of the Chartist Settlement. To the north and northwest the village is framed by Nutnells Wood, and this green backdrop contributes significantly to the setting of the Conservation Area. However there are three lots from the second auction which currently lie outside the Conservation Area boundary to the south west. They are indicated on Map 2. It is considered for the sake of completeness that the boundary should be re-drawn to include these areas, see Map 3

The extension of the Conservation along Priory Road to include Dodford Primary school (constructed in 1877 to designs by the architect John Cotton, following the 1877 Education Act) was also considered. The stretch of Priory Road from the Church to the school also includes the architecturally and historically interesting ?????????? and ?????? , but also some less architecturally distinguished buildings. On balance it was felt that although some of the buildings along this stretch of the road were of interest they had little connection with the Chartist Settlement itself, and therefore this area, although of interest did not contribute to the special character of the conservation area itself, and so it is proposed not to extend the Conservation Area to include it.

7.0 Management and Enhancement Proposals

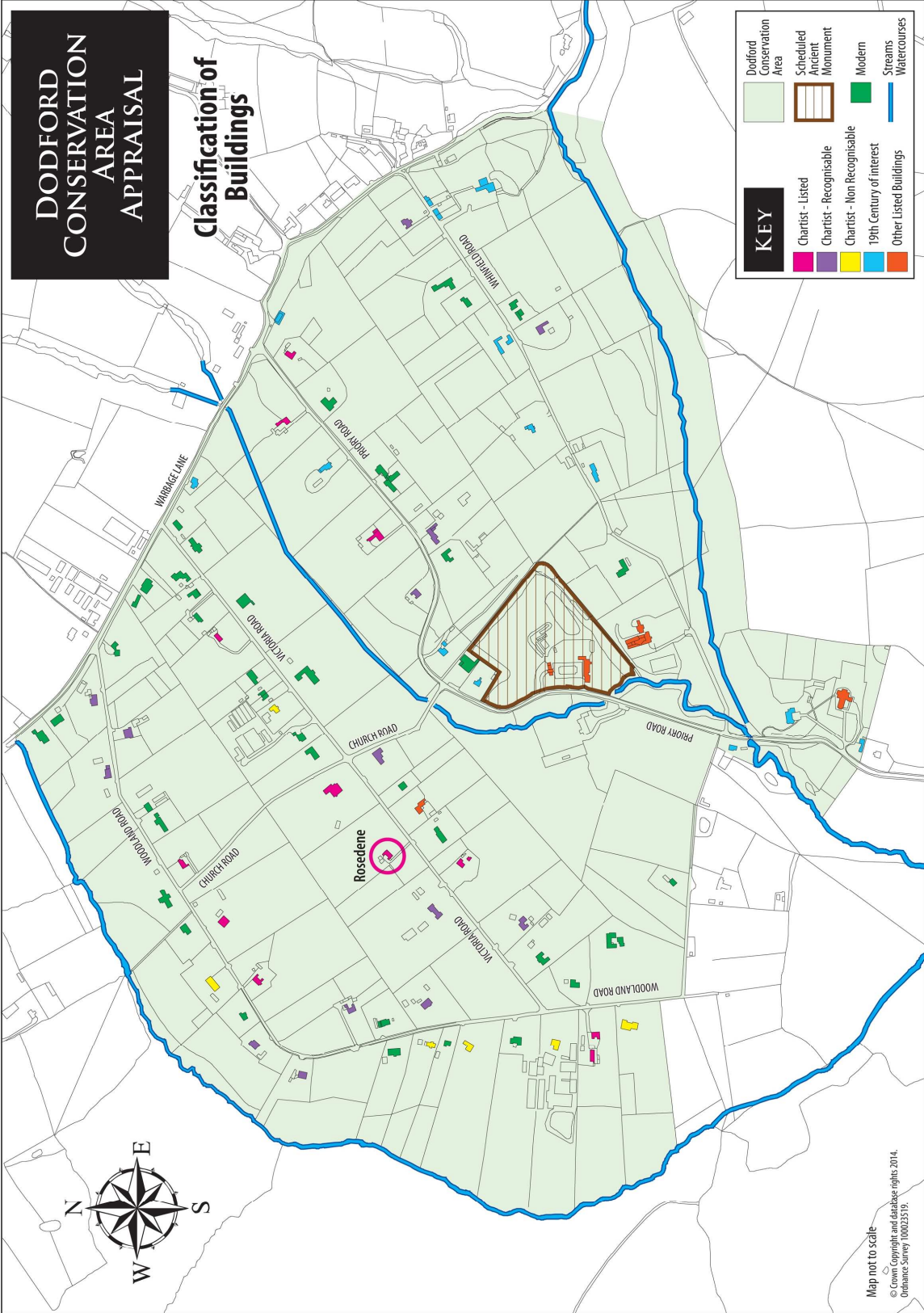
Attached to this document is a draft Management Plan for the Conservation Area. This outlines the main issues which need to be addressed. It should be made clear that the Council cannot give a definite commitment to undertake these tasks, which will ultimately depend on future financial and staff resources.

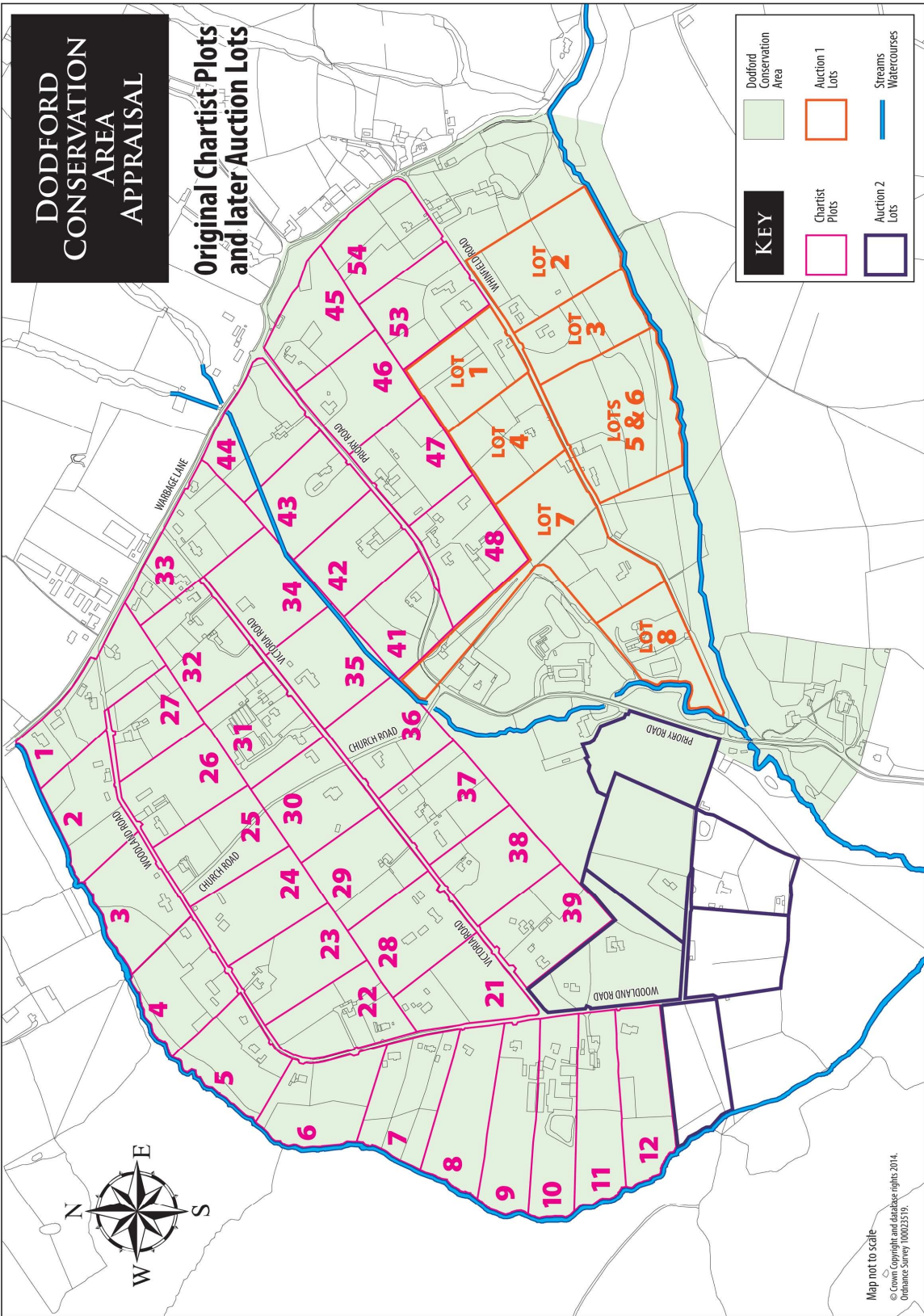
The main management issues which need to be addressed are:

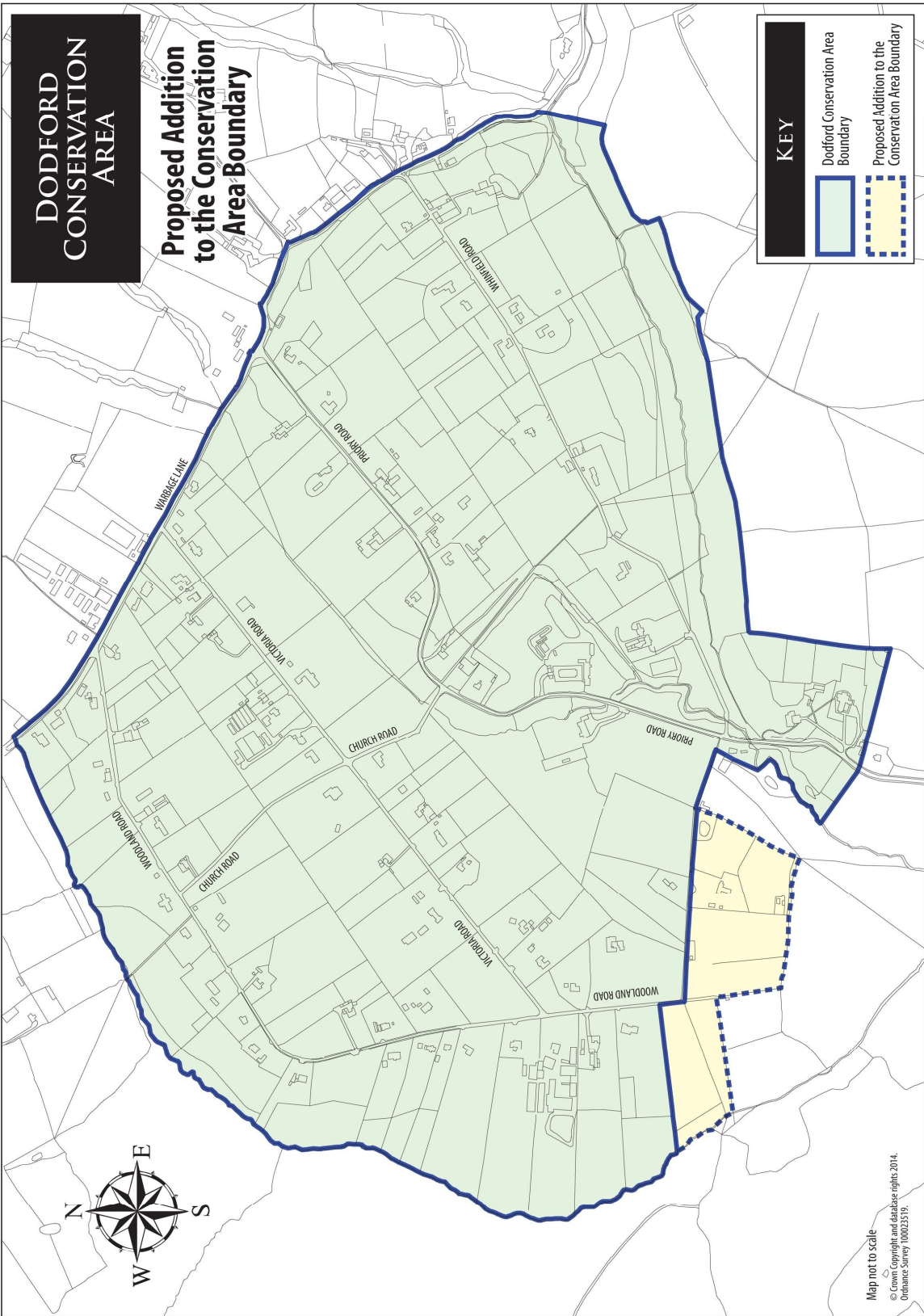
- The loss of surviving historical features and details
- Locally listable buildings
- The quality of any new development within the Conservation Area
- The replacement of traditional boundary treatments with suburban style fences and gates

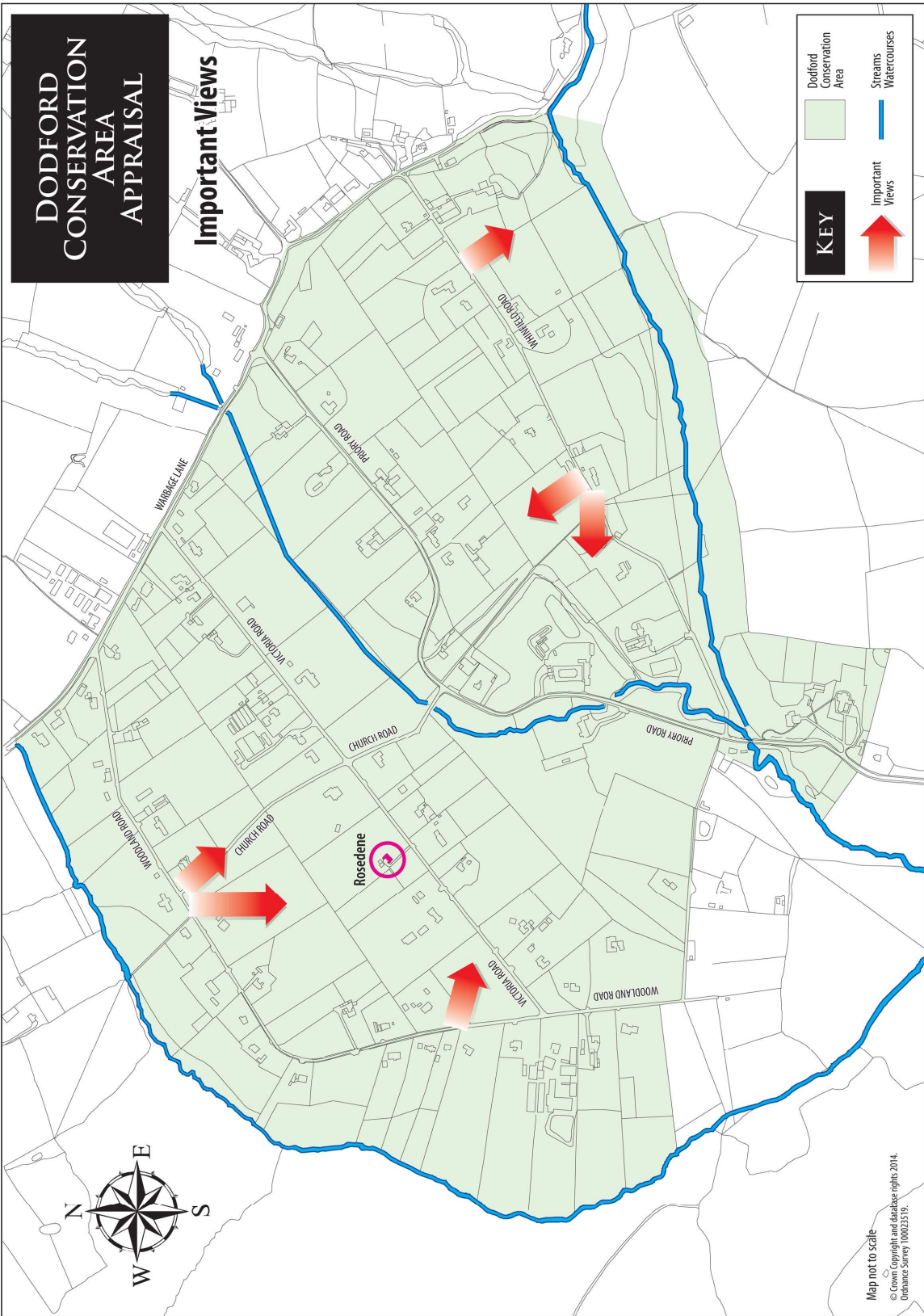
8.0 Public Consultation

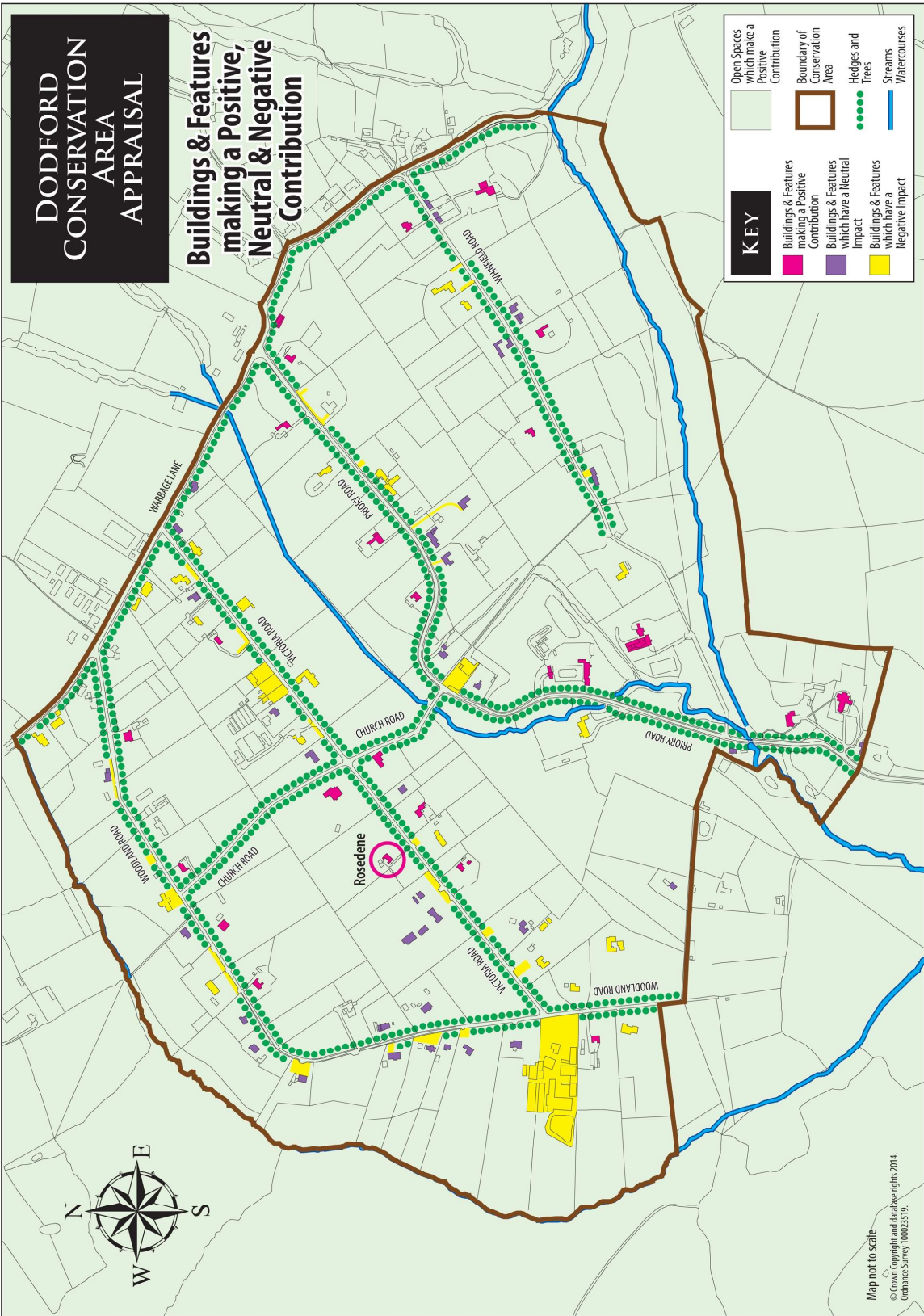
This document will be subject to a six week public consultation period during 2014 to gather views on the assessment of the area and boundary reviews' proposals. The comments received shall be summarised and included in the final version of the document for public interest.











Appendix 1: List of Properties in the Conservation Area

The Lodge, Priory Road
Holy Trinity & St Marys Church, Priory Road (Grade II* listed)
The Tower House, Priory Road
Priory Cottage, Rose Lane/Priory Road (Grade II listed)
Dodford Priory and Barn, Priory Road (Grade II listed)
Brook House, Priory Road
Village Hall, Priory Road
Hawthorn Cottage, Priory Road
The Coach House, Priory Road
Croese, Priory Road
Old Post Office, Priory Road
3A and 3B Sun Valley, Priory Road
The Firs, Priory Road
Whynot Cottage, Priory Road
Number One, Priory Road (Grade II listed)
Woodlands, Priory Road (Grade II listed)
Fern House, Priory Road
Hartley House, Priory Road (Grade II listed)
Sumach, Priory Road
The Waterfalls, Priory Road
Brook Cottage, Priory Road

Windrush, Victoria Road
Hill View, Victoria Road
Primrose Cottage, Victoria Road (Grade II listed)
Stapleford, Victoria Road
Great Meadow, Victoria Road (Grade II listed)
Sydenham, Victoria Road
Greenfield, Church Road/Victoria Road
Wayside, Victoria Road
Four Acres, Victoria Road
Belmor House, Victoria Road
Moorcroft House, Victoria Road
Maythorn, Victoria Road
Hill Crest House, Victoria Road
Edith Cottage, Victoria Road (Grade II listed)
Clunbury, Victoria Road
Sundrift, Victoria Road
Sunglow, Victoria Road
West Brook, Victoria Road
Emwood Nursery
Blandilon, Church Road/Victoria Road
Roseville, Victoria Road (Grade II listed)
Rosedene, Victoria Road (Grade II listed)
Mount Pleasant, Victoria Road

Mountain Ash, Warbage Lane
White, The Bungalow, Warbage Lane
Hollybank, Warbage Lane

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White House, Warbage Lane
The Gables, Warbage Lane
Gypsy Cottage, Warbage Lane
Rose Cottage, Warbage Lane
The White House, Warbage Lane
Little Meadow, Warbage Lane
Chapelgate, Warbage Lane
Homestead, Warbage Lane

The Dodford Inn, Whinfield Road
1-4 Malvern View Cottages, Whinfield Road
Dingle View, Whinfield Road
Orchard Cottage, Whinfield Road
Key Cottage, Whinfield Road
The Poplars, Whinfield Road
Sundays Hill, Whinfield Road
The Limes, Whinfield Road
Forest View, Whinfield Road
Chart House, Whinfield Road
Whinfields, Whinfield Road

Woodside Bungalow, Woodland Road
Burlas, Woodland Road (Grade II listed)
Woodside Farm, Woodland Road
The Bungalow, Woodland Road
Olney, Woodland Road
Kenwood, Woodland Road
Waldene, Woodland Road
Jaina, Woodland Road
Woodbury, Woodland Road
The Woodlands, Woodland Road
Bournham, Woodland Road
Sunnymede, Woodland Road
The Ramblers, Woodland Road
The Homestead, Woodland Road
Hollybank, Woodland Road
Trefoil Croft, Woodland Road
Green Gables, Woodland Road
Malvern, Woodland Road (Grade II listed)
Laburnum Cottage, Woodland Road (Grade II listed)
Braeside, Woodland Road (Grade II listed)
The Millstone, Woodland Road
The Croft, Woodland Road
Highfields, Woodland Road
Roundhill, Woodland Road
Camp Hill, Woodland Road
Hickling Pastures, Woodland Road

Appendix 2: Bromsgrove District Local Plan – adopted January 2004

DS2 Green Belt Development Criteria
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
S44 Reinstatement of Features in Conservation Areas
S45 Improvements to Conservation Areas
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
RAT4 Retention of Open Space
ES11 Energy Efficiency in Buildings

Draft Local Plan Historic Environment Policies

Worcestershire County Structure Plan

CTC.5 Trees and Woodlands
CTC.6 Green Open Spaces and Corridors
CTC.8 Flood Risk and Surface Water Drainage
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

Appendix 3: Glossary

Article 4 direction	Removal of permitted development rights so that planning permission is required for external alterations to a building
Arts and Craft	Late 19 th architectural and design style that took influences from medieval crafts and motifs
Ashlar	Dressed, cut, squared and finished stonework
Casement	A window with hinged or pivoted openings
Conservation Area	An area of special architectural or historic interest, the character or appearance of which, it is desirable to

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preserve or enhance. Local authorities are responsible for designating new Conservation Areas.

Flemish bond	Brickwork with alternate stretchers and headers, each header is centred to the stretchers above and below it
Georgian	1714-1830
Listed Building	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.
Pediment	Low pitched moulded triangle often found over doorways or windows and at roof level
Scheduled Monument	A nationally important archaeological site or building
Trefoil	Triangular stone detail, typical feature of Chartist Cottages
Upvc	Unplasticised polyvinyl chloride. Viewed as an inappropriate and unsustainable material that does not replicate the detailing or quality of timber

DRAFT MANAGEMENT PLAN

Introduction

1.1 Purpose

1.1.1 The purpose of this Management Plan is to provide a clear strategy for the management of Dodford Conservation Area in a way that will protect and enhance its character and appearance. It should be read in conjunction with the Dodford Conservation Area Appraisal (February 2014) in which the character and special interest of the Conservation Area was identified, along with the features and other issues that currently compromise or detract from its character and appearance.

1.1.2 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to draw up and publish proposals for the preservation and enhancement of its conservation areas. The Management plan is intended to provide guidance to those involved in dealing with development and change not only within the Conservation area but also in respect of its setting. The Plan sets out policies to maintain and reinforce the character of the Conservation Area but also to guide and manage change and in particular to respond to the negative features and threats to the character which have been defined in the appraisal. It also outlines the resources required for implementation and provides for monitoring and review. The Management Plan has been prepared in accordance with national policy contained in NPPF and The PPS5 Guidance Document 'PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (march 2010) and the guidance document from English Heritage 'Understanding Place: Conservation Area, Designation, Appraisal and Management' (2011).

1.2 Public Consultation

Public Consultation will take place in 2014

1.3 Status of the Management plan

The Management Plan will be used as a technical document to provide guidance for owners in the conservation Area. It will inform and guide the development control process and policy formation it is intended that following a period of public consultation it will be formally adopted by Bromsgrove District Council.

2 Planning Policy Context

2.1 The Management Plan lies within a framework of local and national planning policy for the historic environment. General planning policies and proposals for the control of development and use of land within conservation areas can be found in the Bromsgrove District Local Plan (Adopted in January 2004). These will at some stage be replaced by the Historic Environment Policies in the Draft Local Plan which is due to be submitted for public examination shortly.

2.2 The key objectives in the Bromsgrove District Local Plan in respect of the preservation and enhancement of the character or appearance of the conservation area are;

- S35A, Development in Conservation Areas
- S36, Design of Development in Conservation Areas
- S37 Demolition in Conservation Areas
- S38, Protection of Buildings of Merit
- S43, Traffic Calming Schemes
- S45, Improvements to Conservation Areas.

Copies of the Local Plan are available on the Council's website at www.bromsgrove.gov.uk or from the Council House in Burcot Lane, Bromsgrove, B60 1AA.

2.5 This policy framework, along with national policy guidance contained in the National Planning Policy Framework (NPPF) 2012 and the English Heritage Guidance Document PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide will be used to further the preservation and enhancement of the character of the Conservation Area.

3 Summary of Special Interest, Issues and opportunities

3.1 Special Interest

Dodford Conservation Area is a semi-rural area which contains a regular assortment of housing plots, in which a pattern of nearly identical historic cottages sit. These are of a well-defined architectural style, which emerged when the area was developed by the Chartist Land Company in 1847/48. The original grid layout is still apparent as no new roads or cul de sacs have been introduced. Possibly the most dominant feature of the Conservation Area is the hedgerow which runs along most of the roads, in places six or seven feet high, and three or four feet thick. Of the historic houses approximately 20 are still recognisable as Chartist cottages, eleven of which are statutorily listed in recognition of their rarity and social history importance. The completeness of this group of buildings (although many individual buildings have been altered) and their significance as a tangible representation of the Chartist movement are key components of the special interest of the conservation area. However they are historically important not only in terms of the Chartist Movement, but also because this movement influenced the Garden City Movement which came after it.

Although the Chartist Settlement is the primary reason for the Conservation Area designation, the Area also includes a group of ecclesiastical buildings to the south of the Chartist Settlement. Firstly the Grade II* listed Dodford Priory and associated Grade II listed barn, which existed prior to the arrival of the Chartists, and are located on the site of an Augustinian priory. Secondly, the Grade II* listed Church of the Holy Trinity and St. Mary and associated Vicarage on Priory Road. They were designed by Arthur Bartlett, and are fine examples of Arts and Crafts architecture.

3.2 Summary of Issues

3.2.1 The appraisal has highlighted the following problems and pressures in the Dodford Conservation Area

- The loss of surviving historical features and details
- Locally listable buildings
- The quality of any new development within the Conservation Area
- The replacement of traditional boundary treatments with suburban style fences and gates

4 Management Proposals

4.1 Introduction

The following strategies have been identified as ways in which to protect and enhance the character and significance of the Conservation Area, by addressing the negative features identified above.

The policies are in accordance with national policy guidance and local policies, and follow on from the Conservation Area Appraisal.

4.2 The Erosion of Historical features and details

4.2.1

- A significant challenge to the character of the Conservation Area has been the widespread erosion of Chartist Cottage details such as traditional timber windows and doors, notably amongst the unlisted cottages. As noted above the loss of these details combined with unsympathetic extensions has made some of the cottages unrecognisable. A number of the cottages now have UPVC double glazed windows which are inferior in terms of appearance and quality to traditional timber units. Other fittings that are often replaced are doors and rainwater goods. The loss of such details although individually insignificant, cumulatively can have a negative impact on the character of the conservation area.

4.2.2 Proposed Action

- Investigate the possibility of introducing an Article 4 direction to control alterations to windows and doors, on historic buildings only
- Undertake a photographic survey of all the properties in the conservation Area. This will provide a record of the condition and appearance of each property, which would be useful in any future enforcement situations.
- The reinstatement of historic detailing will be encouraged where opportunities arise through development proposals

4.3 The quality of new development within the conservation area

4.3.1

- A number of the original cottages have been demolished, and replaced with dwellings which pay little or no regard to the form, scale, materials of the original Chartist cottages. The subdivision of the original plots to produce smaller development plots is also a problem and has eroded the plan form of the Settlement. Equally some extensions to remaining cottage have also been unsympathetic in terms of their scale and design.

4.3.2 Proposed Action

- New proposals should be assessed in accordance with the guidance in the NPPF, guidance produced by English Heritage and local plan policies, to ensure that new schemes and extensions are well integrated into the historic environment, and enhance the character and appearance of the Conservation Area.
- New building, including alterations should be carried out in sympathy with existing styles, therefore continuing the tradition of adapting to change.
- Where opportunities arise, as a result of development proposals, improvements to existing buildings should be sought.
- Materials should respect those generally used in the conservation area.
- Densities should be appropriate for the conservation area.
- The preservation of important views should be encouraged.

4.4 Locally listed buildings

4.4.1

- Dodford has a number of historic buildings, and ?? are statutorily listed, or designated heritage assets. There are as noted in the appraisal a number of other heritage assets which are of local importance rather than national importance. The additional of these assets to the local list would reinforce their importance.

4.4.2 Proposed Action

- When the Local Heritage List criteria are drawn up and the Local Heritage List strategy work with the local residents and other interested parties to identify candidates for addition to the local list.

4.5 The replacement of traditional boundary treatments with suburban style fences and gates

4.5.1

- The introduction of inappropriate gates, entrance splays and boundary treatments that are more suited to a suburban location affects both the character and appearance of the Conservation Area and detracts from its historic setting.

4.5.2 Proposed Action

- Investigate the possibility of introducing an Article 4 direction to control alterations to boundary features on all properties within the Conservation Area

4.6 The removal of hedgerow

4.6.1

- *As noted in the Conservation Area Appraisal the high hedges are one of the most important and dominant features of the conservation Area. The removal of hedgerow and either its non-replacement with inappropriate hedging, or fencing, although rare has a major impact on the character of the Conservation Area.*

4.5.2 Proposed Action

CAN WE DO ANYTHING ABOUT THIS???

5.0 Monitoring

The monitoring of the condition of the Conservation Area over the lifetime of the Management Plan and beyond will be essential to establishing the success of the plan. The following are proposed;

- Bromsgrove District Council will work actively with building owners and occupiers in pre planning application discussions to achieve the best design solutions.
- Bromsgrove District Council will carry out a photographic Survey of all the buildings in the Conservation Area to aid monitoring, and in particular to aid enforcement action.
- Bromsgrove District Council will ensure that appropriate enforcement action is taken , to preserve the character of the Conservation Area. Defined timescales will be pursued.

6.0 Review

Subject to available resources, the conservation Area will be reviewed on a four .yearly basis and the Conservation Area Appraisal and Management Plan will be updated where necessary.

7.0 Conclusions

The successful management of the Conservation Area will depend not only on the commitment of the local planning authority, but also other stakeholders especially those who work and live in the area.

General advice on all matters related to the historic environment, including Conservation areas and listed buildings can be obtained from the Conservation Officer

Agenda Item 5

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**HAGLEY CONSERVATION AREA
DRAFT CHARACTER APPRAISAL
January 2014**

- 1.0 Introduction**
- 2.0 Planning Policy Context**
- 3.0 Summary of Special Interest**
- 4.0 Assessment of Special Interest**
 - Location and Setting**
 - Historic Development and Archaeology**
 - Key Views**
 - Prevailing and Former Uses**
 - Architectural Character and Key Buildings**
 - Building Materials**
 - Public Realm**
 - Important Trees and Green Spaces**
 - General Condition of the Area**
 - Challenges and Opportunities**
- 5.0 Proposed Boundary Changes**
- 6.0 Management Proposals**
- 7.0 Public Consultation**

Appendices

- Appendix 1 List of Properties in the Conservation Area**
- Appendix 2 Management and Enhancement Proposals**
- Appendix 3 Relevant Local Plan Policies**
- Appendix 4 Glossary of Architectural and Planning Terms**

List of Maps

- Map 1 Map of the Hagley Conservation Area**

This is a consultation draft of the Hagley Conservation Area Character Appraisal. Comments are welcome and should be sent to the Strategic Planning Team, Bromsgrove District Council, Burcot Lane, Bromsgrove, B60 1AA. Email conservation@bromsgrove.gov.uk or telephone 01527 881326

1.0 Introduction

- 1.1 The Hagley Conservation Area was designated in October 1987 as an area of special architectural or historic interest. An internal review of the designation was carried out in 2006 and a draft character appraisal produced but was never formally adopted, this has been reviewed and has formed the basis for this document.
- 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 Hagley Conservation Area was undertaken in January 2014 in accordance with the most recent guidance from English Heritage 'Understanding Place: Conservation Area, Designation, Appraisal and Management'(2011). 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 will be made available on the Council's website, in the local library, 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 drop in meeting at a local venue to explain the purpose of the document and collect local comments.

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 The General Permitted Development Order 1995 (GDPO) classes a conservation area as being 'Article 1 (5) land'. Outside of conservation areas planning permission is not required for many types of work, which is referred to as permitted development . The GDPO gives local authorities controls over some works undertaken in conservation areas, including the enlargement of a dwelling house, the rendering of such properties, and the installation of antennae and satellite dishes. In addition Conservation Area status means that Planning Permission 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.
- 2.3 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. This gives the Council the opportunity to place a Tree Preservation Order (TPO) on the site protecting any notable trees from unsuitable works. There are several trees currently within the conservation Area boundary which are subject to Tree Preservation orders and these are indicated on Map?
- 2.4 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.
- 2.5 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 Area 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.
- 2.6 The National Planning Policy Framework (NPPF) has replaced previous Government guidance which was detailed in Planning Policy Statement 5: Planning for the Historic Environment. The NPPF does, however maintain the importance placed on conserving and enhancing the Historic Environment as well as providing advice for conservation areas, notably in paragraphs 127, 137 and 138. The PPS 5 Guidance Document, PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (2010) remains valid and a government endorsed document pending the Government's review of guidance supporting national planning policy.
- 2.7 The Bromsgrove District Local Plan adopted in 2004 contains a series of specific policies relating to the historic environment (see Appendix 2).

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. The Draft Bromsgrove Local Plan is about to be submitted for public examination, and will at some point replace the 2004 Local Plan. As with the current Plan the Draft Plan also contains policies to promote and protect the Historic Environment. These are detailed in Appendix?

3.0 Summary 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 Hagley Conservation Area is centred on Station Road, a short and predominantly residential street retaining much of its original character, with a variety of high quality late Victorian and early Edwardian quality houses. The station and Grade II listed footbridge and the Church of St Saviour's are the focal points of the Conservation Area, and form a pleasing group with the adjacent historic buildings. It is this Victorian and Edwardian character, set within a landscaped setting with the historic station at the west end, and the Edwardian church on the eastern boundary that is the essence of the area's special interest.

4.0 Assessment of Special Interest

4.1 Location and Setting

The Hagley Conservation Area is located within West Hagley, an extensive area of late 19th and 20th century suburban development on the northern most edge of Worcestershire, 7 miles north, north west of Bromsgrove and approximately 12 miles south west of Birmingham. The Conservation Area boundary begins at the junction of Station Road/ Worcester Road extending over to St. Saviours Church. Worcester Road is the main shopping street of West Hagley and the main route northwards to Stourbridge and Brierley Hill. Further to the east lies the original village of Hagley and the 18th century estate of Hagley Hall – now a Registered Historic Park (Grade I) containing ten listed buildings, including the Hall itself, also listed Grade I.. On its northern boundary the Conservation Area is flanked by mid to late 20th century dwellings, to the west is the railway line and more modern housing and to the south is the community centre and playing fields.

The Hagley Conservation Area is a compact area of approximately 50 properties in an area of 3 hectares. The topography is relatively level except for the rise up to Brake Lane where the highway crosses over the railway line at the western end. The land at the eastern end rises up 3-4 metres to the elevated position of St Saviours Church which is a key focal point terminating views out of the Conservation Area to the east.
CHECK OTHER DESIGNATIONS

4.2 Historic Development and Archaeology

West Hagley was originally the site of a crossroad between Stourbridge and Bromsgrove with the road from Halesowen called the Clap Gate, but evolved during the late 19th to early 20th century into a Victorian housing suburb. Easier access to Birmingham was facilitated by the improved railway network in the mid 19th century allowing the more prosperous to leave the city centres for a healthier environment and higher status homes. By the end of the 19th century Lower Hagley as it was then known was as populated as Upper Hagley and was renamed West Hagley in 1911, to remove any negative connotations with its former name.

The earliest properties within the Conservation Area are 5 and 7 Station Road, originally four small cottages possibly dating from the 1850s on the south side of the road, set forward to the back of pavement and much altered. The 1838 Tithe Map does show some buildings located on the corner of what is now Station Road and Worcester Road, on the site of 2 & 4 Station Road. It is not clear whether they are the same houses, which are constructed in an architectural style which is perhaps later than one would have expected to see in 1838. The houses would appear to have been constructed by the time of the 1883 Ordnance survey and the site of 161 Worcester Road, the opposite corner was also developed by this date. Before this only a tollgate existed (known as the Clap Gate) surrounded by fields. The subsequent piecemeal development of Station Road and Station Drive during the late 19th and early 20th century, is evident in the differing siting and architectural styles employed by different builders. By 1902 6 & 8 Station Road and 18 to 30 (evens) had been constructed. With the exception of 11, 21, and 10 to 16 (evens) the remaining houses were constructed between 1902 and 1923. These last houses had arrived by 1938.

The area has low archaeological interest, although a polished stone axe dating from around 4th century BC was found at the junction of Worcester Road and is now on display within Worcester City Museum.

4.3 Architectural Quality and Built Form

4.3.1 Key Views

Key views exist into and out of Station Road, leading towards Station Drive in one direction and across the junction to the church in the other. Neither the church nor the train station is visible from the central part of Station Road however, since they are both offset from the alignment of the road. The small groups of terraced properties form a series of views as the Conservation Area progresses, which contributes to its special interest. Unfortunately the view of the historic station and listed footbridge is marred by the large parking area in front, undermining its setting.

The backdrop of mature trees and distant views of surrounding hills, frames views around the Conservation Area. Views of the rear elevations of Station Road from the park and playing field to the south are also important.

4.3.2 Prevailing and Former Uses

The character of the area is greatly influenced by the predominantly family residential occupation. The church, railway station and nearby school uses and district shopping centre also have an impact on the area, principally in the way the streets are used by non residents passing through.

There are just a handful of non residential uses within the Conservation Area. These include a shop, two offices and a children's nursery. At their current level of intensity they are considered not to detract from the principal residential character of the street. However the associated parking areas connected with these uses, notably at 21 Station Road, do detract from the appearance of the Conservation Area. Historically the area now occupied by the Ceder Grove development had been St Mary's Nurseries, which was redeveloped in the late 1970s or early 1980s (CHECK), immediately to the north of the conservation area, but a mature row of lime trees survives between 8 & 10 Station Road, possibly indicating one of the entrances to the nursery.

4.3.3 Architectural Character and Key Buildings and structures

The only listed structure within the Hagley Conservation Area boundary is the Grade II listed Hagley Station Footbridge which was built in 1884 by the Great Western Railway Company (GWR). Constructed in cast iron with wrought iron detailing, the footbridge is a rare survivor of a GWR dated and monogrammed footbridge and one of only five which are statutorily listed in the country. As well as being of architectural interest, the footbridge was also reportedly used as a model for Hornby's Dublo 'O' footbridge, giving it additional social historical significance.

The road bridge adjacent to the station (which is just outside the Conservation Area boundary) was built in 1852 and has a large brick arch with rusticated stone facing and abutments. Views from the bridge through Station Road contribute to the setting of the Conservation Area.

The properties on Station Drive are more modest in their architectural detailing than those on Station Road, with timber sliding sash windows and panelled doors surviving at most houses. The buildings are set down slightly lower than those on Station Road with shallower roofs finished in Welsh slate and more simple chimneys. Unfortunately the installation of uPVC units has undermined somewhat the group value of the terrace at 1-3 Station Drive, and the pair of semis 4 and 5 Station Drive, but they all retain their original timber panelled doors and other decorative details.

Station Road exhibits a mixture of styles varying from Tudor mock black and white timber framing to Queen Anne styles with an exuberant use of buff terracotta for the classical ornamentation. The houses are mostly two storeys, (although some have attic accommodation) and range from detached, semi detached and terraced villas. The formal layout of the road coupled with informality in the style and form of the individual buildings and groups, contributes to the character and appearance of the Conservation Area.

Most of the historic buildings within the Conservation Area exhibit high levels of craftsmanship and materials. The buildings are well proportioned with either steeply pitched clay tile roofs, or shallower pitched with slate, with high quality rich red/orange brick facades and chimneys with well defined oversailing courses. Gabled frontages are a dominant character of many of the villas with both ornamental and plain detailing. Whilst some of the buildings such as nos. 9, 25 and 27 Station Road have a flamboyant appearance while others, such as the houses in Station Drive, are more restrained

Across the junction with Worcester Road to the east of the Conservation Area boundary is the modest red sandstone Church of St Saviours, completed in 1908 to serve the rapidly expanding community of West Hagley. The current building replaced an earlier Mission Church on the site. Designed by a local architect, Tom Grazebrook, in a Perpendicular Gothic style but with various later additions, the Church is a key focal point in views from Station Road out of the Conservation Area. The surrounding trees along Park Road contribute positively to the setting of the Hagley Conservation Area.

4.3.4 **Building Materials and Construction** **Walls**

Generally a high quality brick was used on the front elevations with tight lime mortar joints with Flemish and English Garden wall bonding. On those buildings with mock timber framing, panels were smooth or pebble dash rendered. There are also examples of smooth and roughcast render to some elevations.

Doors

Many of the original external front doors survive and have various forms, ranging from six panels to some with intricately glazed upper panels. Most of the doors have bolection mouldings.

Windows

Window styles comprise both recessed timber sliding sash windows and casements. Sliding sash windows are found in varying forms including single pane, 4 panes with some of the upper lights being 6 panes. Projecting bays, some with pitched clay tile roofs, or flat leaded roofs or set behind brick or terracotta parapets, are common features. Some of the original timbers have been replaced, but there is a relatively high survival rate in this conservation area compared to other conservation areas in the District.

Roofs

Roofs are pitched and although the predominant covering is clay tile there are also a significant number of slate roofs.

Rainwater Goods

These are now generally black upvc.

Survival of architectural features

There is collectively an exuberance of pattern book classical moulding details in brick and terracotta including ornamental projecting dentils, egg and dart pattern stringcourses, an abundance of ornamental ridge tiles and finials, scrolled kneelers and the use of art nouveau motifs, for example around door cases.

Patterned ornamental brick details are liberally used for stringcourses, dentils and eaves details. Sills, lintels and coping stones tend to be in natural stone (now mostly painted) or in buff or red terracotta.

The surviving front garden walls built of brick, similarly have terracotta copings or ornamental blue Staffordshire bricks and stone copings to the piers. Some of the side gardens still retain all or part of the original iron railings although virtually all are missing from the front enclosures.

Staffordshire blue rounded kerb stones survive along the Station Drive pavement.

4.3.5 Public Realm

Ground surfaces

The roads and extensive carpark in front of the station are tarmaced. There are tarmaced pavements either side of Station Road, but only to the north side of Station Drive, although this stretch of pavement retains is Staffordshire blue kerbs. The existing surfaces are in reasonable condition, but obviously designed from a highway management perspective rather than trying to create an attractive public realm. There are a number of traffic calming speed bumps along Station Drive and beige anti slip tarmac on the approach to the lights on Station Road at the junction with Worcester Road. There are tarmaced pavements along both sides of Station Road, edged with concrete kerbs, however granite setts have been used for a number of the dropped kerbs.

Street furniture and signage

Street clutter is also a problem, particularly around the junction with Worcester Road, with a proliferation of signage. CHECK

Boundary Treatments

There are a variety of boundary treatments including hedges, original stone walls and original brick walls with blue coping stones. The majority of the stone and brick walls have been substantially reduced in width, if not removed altogether to create parking spaces on front gardens, leaving the gardens somewhat reduced in size or removed altogether.

Front Gardens

A few planted front gardens remain, but the majority have been covered over significantly or completely to create off road parking spaces. The main materials used are gravel or block paving. The loss of the front gardens and boundary walls has harmed the appearance of the Conservation Area and undermined the leafy atmosphere once created by the original deep front gardens and surrounding trees.

Station Carpark

The communal parking area in front of the station, although recently re tarmaced, detracts from the appearance of the Conservation Area. Again the standard 'sea' of tarmac is very much highway management led and does not provide a good setting for the historic buildings on Station Drive. The wire fence and timber posts at the corner of Brake Lane/ Station Drive are of poor quality and in need of repair. CHECK

Important Trees

Particular value was put on the contribution that the trees made to the character of the Conservation Area when it was originally designated. There are a large number of trees in the vicinity including some fine specimens within the Conservation Area and its immediate surroundings which significantly add to its mature and tranquil atmosphere. The terminal views eastwards and westwards are dominated by trees rising above the houses, giving a false impression of a countryside location. Real links with the surrounding countryside are also evident - particularly as you look eastwards from the railway bridge. In the far distance above the canopy of trees is the historic estate of Hagley Hall and the Clent Hills.

There are four tree preservation orders within the Conservation Area, including two group designations. Other mature Lime, Oak and Cedar trees to the rear of properties along Station Road make a significant contribution to the character of the area. The groups of tree which align either side of the railway bridge at the west boundary of the Conservation Area arch over the road making an imposing feature, framing the approach into Station Road. At the Worcester Road junction the trees frame the view of the church, emphasising its established landscaped setting. Other notable trees are found around the southern boundary of the Conservation Area, facing onto the playing field. Between 8 and 10 Station Road, a mature row of lime trees survives, possibly marking an entrance to the former St Mary's Nurseries.

Green Spaces

With the exception of the area to the front of the church overlooking Park Road there are no public green spaces in the Conservation Area. However the properties along Station Road are generally set in spacious gardens mostly built to a similar building line. The front gardens are typically modest with a depth of about 8 metres but the rear gardens are spacious running to 60-70m depth on the south side and 30-90m on the north side. The small front gardens are as noted above under pressure for off street car parking for the occupants. The large gardens at the rear are a key characteristic of the form and layout of the Hagley Conservation Area, making a significant contribution to its setting.

On its northern boundary the Conservation Area is flanked by mid to late 20 century dwellings. Cedar Grove is a recent cul-de-sac development, built within the grounds of St Mary's Nurseries and a former Victorian villa. The site contains some fine specimen cedar trees, protected by tree preservation orders. These make a significant contribution to the amenity of the area and setting of the north side of the Conservation Area.

In contrast to the developed northern edge, the south facing boundary opens onto a park and playing fields. Its boundary with the Conservation Area is marked by substantial brick wall with some Victorian outbuildings built into it. A well used tree lined footpath follows the boundary past the modern undistinguished community centre which awkwardly intrudes into this valuable amenity and recreation area. Visually this open space emphasizes the importance of Station Road. The rear elevations of the buildings and row of trees provide a dominant building backdrop to the open area, the effect of which area increases the further back you move into the park.

4.3.6 Land marks, focal points and special features

Landmarks are buildings, structures or other features which notably due to their size, design and prominence are particularly visible. Within Hagley these would include the station, and footbridge and the Church of St Saviours.

Focal points are buildings or structures which are important because of their position in view lines or because they are the focus of public activity and hence particularly noticeable to the public. Again the station footbridge and the church could also be described as focal points.

Special features are listed buildings or other structures of special interest. The foot bridge, is the only listed asset in the Conservation Area which could be described as a special feature, especially as it is relatively unusual.

4.4 General Condition of the Area

The general condition of the historic buildings within the conservation area is good overall, with a few properties in need of maintenance and low vacancy levels. Unfortunately some windows have been replaced with uPVC units which has eroded the character of the Conservation Area. The Grade II listed footbridge was restored and repainted in a more traditional GWR paint scheme in 2012.

Summary of issues

Loss of front gardens and historic boundary features

Despite the overall condition of the properties being good modern residential occupancy has brought pressure for parking areas and modernisation works which may not always respect the historic character of the area. In Hagley a number of properties have converted their front garden into parking areas, often involving the loss of historic boundary features, as well as the introduction of modern surfaces such as tarmac and block paving. This loss of green spaces has undermined the historic streetscene and created a much harder setting for the historic buildings.

Loss of historic detailing

Gradual erosion of historic features such as sash windows and timber panelled doors is also evident, with piecemeal replacements in PVC which is both environmentally unsustainable and inferior in terms of appearance and quality to traditional timber. The conversion of attic spaces has also resulted in the addition of several dormers and rooflights which break the flow of the historic roofscape and detract from the group value of some terraces.

The challenge of preventing further erosion of unlisted historic buildings could be achieved in future by the imposition of an Article 4 Direction, which would have the effect of removing permitted development rights. The replacement of windows, doors, the demolition of garden walls and the paving of front gardens would then require planning permission.

The public realm

Wider challenges relate to the management and maintenance of the public realm, and opportunities for enhancement works to surfaces and removal of street clutter. However due to these roads forming the vehicular access to the station as well as the main access to two schools it will always be difficult to balance the protection of the character of the conservation area in terms of the public realm with public safety.

Pressure for infil development

There have been extensions to the rear of some properties, of varying quality. There have also been applications to construct further buildings in the substantial rear gardens to some of the houses. This has been successful where existing outbuildings have been reused, and the substantial wall between the rear of the gardens on the south side of the street and the playing fields, utilised. However the rear gardens, as noted above form part of the setting of the Conservation Area, and substantial development in the gardens, particularly if visible from the road, would detract from the character of the conservation area.

Locally listed buildings

Hagley has a number of historic buildings, but only the footbridge is statutorily listed or a designated heritage assets. There are as noted in the appraisal a number of other heritage assets which are of local importance rather than national importance. The additional of these assets to the Local Heritage List would reinforce their importance and significance.

5.0 Proposed Boundary Changes

As part of the Conservation Area review possible changes to the boundary were considered to encompass more of Worcester Road or go beyond

the bridge along Brake Lane. However it was clear that the intention of the original Conservation Area designation was to preserve the historic station and its immediate surroundings. No boundary changes are therefore proposed at this time.

6.0 Management Proposals

A draft Management Plan for the area is attached to this document. 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:

- The loss of garden spaces and historic boundary features
- Loss of historic detailing
- Maintenance and enhancement of the public realm
- Pressure for infill development
- Locally listed buildings

7.0 Public Consultation

Before final publication the character appraisal and management plan will be subject to a six week public consultation period. Any comments received shall be summarised and included in the final document for public interest. The final version of the appraisal and management plan will then be made available on our website.

Appendix 1: List of Properties in the Conservation Area

Hagley Station (incl Grade II listed footbridge)

1-8 Station Drive (inclusive)

2-30 Station Road (evens)

1-27 Station Road (odds)

1-4 West Hagley Mews

161 Worcester Road

St. Saviours Church and Church Hall, Park Road

Appendix 2: Relevant Local Plan Policies

C17 Retention of existing trees

C19 Tree Preservation Orders

ES11 Energy Efficiency in Buildings

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

Draft Local Plan Historic Environment Policies

Worcestershire County Structure Plan

CTC.5 Trees and Woodlands

CTC.20 Conservation Areas

CTC.21 Reuse and Conversion of Buildings

Appendix 4: Glossary of Architectural and Planning Terms

Article 4 direction

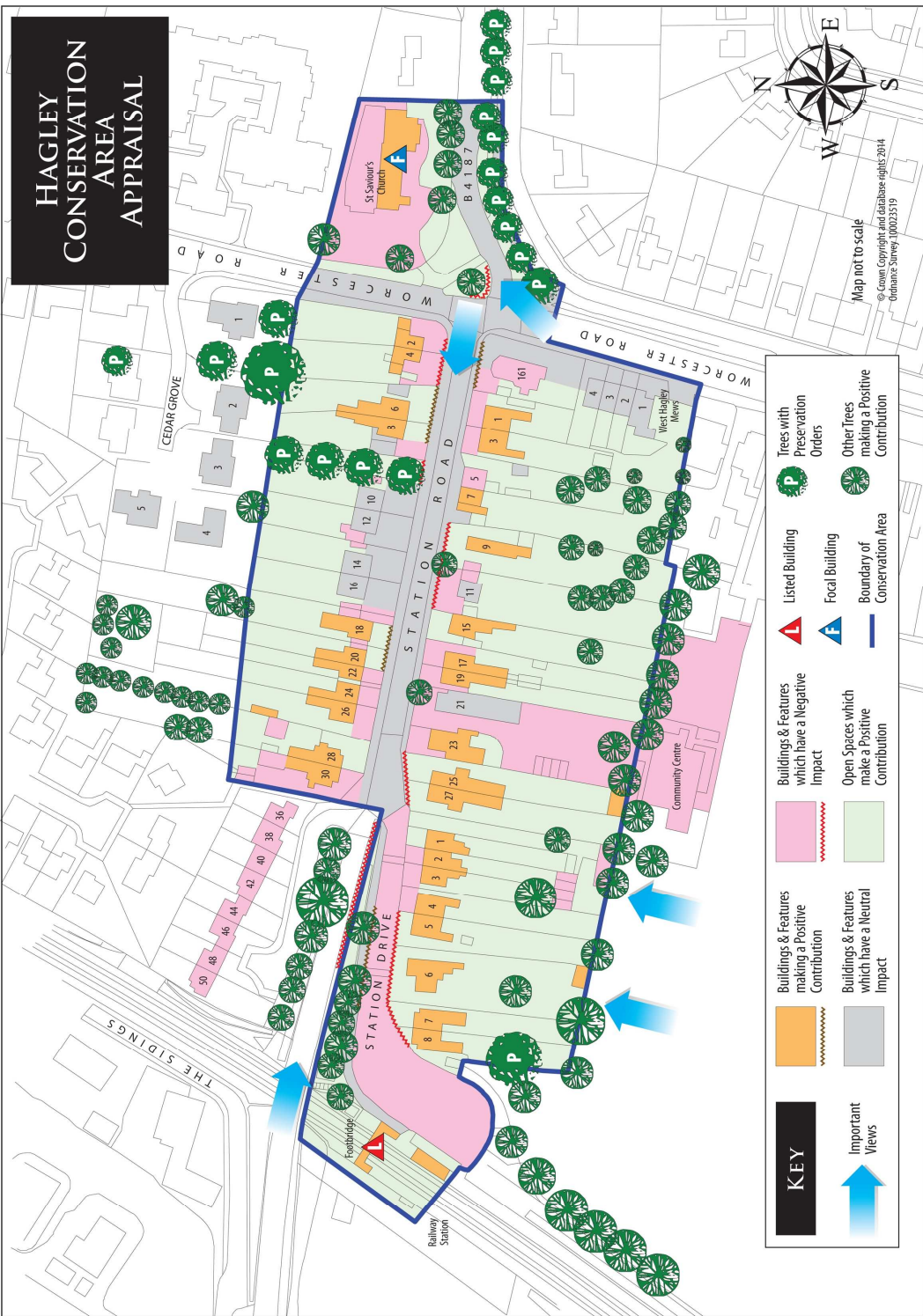
Removal of permitted development rights so that planning permission is required for external alterations to a building

Agenda Item 5

Art Nouveau	1880-1910, architectural style characterised by flowing lines and organic emblems such as flowers and leaves
Bolection mouldings	Moulding covers a joint where one side is recessed, like a panel set in a door frame
Conservation Area	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.
Coping stone	Stone added to the top of a wall to project water run off
Dentils	Closely spaced ornamental blocks which look like teeth
Egg and dart moulding	Classical detail which resembles an egg with dart or tongue shaped moulding inbetween each egg
Doorcase	A moulded case or frame lining a doorway
Dormer	A window projecting from the roof
Edwardian	1901-1910, characterized by opulent details often drawing on arts and craft movement
English garden bond	Brickwork with one row of alternating stretchers (horizontal) and headers (end on) to every three rows of stretchers
Flemish bond	Brickwork with alternate stretchers and headers, each header is centred to the stretchers above and below it
Hood moulding	Projection above a window or door opening
Kneelers	Large triangular cut stone at the foot of a gable or arch
Lintel	Horizontal beam above an opening
Listed Building	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.
Queen Anne	1702-1714, but style revived late 19 th century characterised by tall windows with small panes, terracotta details, steeply pitched roofs and large chimneys
Sill	Horizontal beam at the bottom of an opening
Terracotta	Hard burnt unglazed clay used for decorative detailing
Topography	The shape or configuration of land

Agenda Item 5

Tudor	1475 – 1547, but style revived in late Victorian architecture characterised by mock timber framing and plaster details
Victorian	1837-1901, reintroduction of historical architectural styles was popular during this period – the age of revival



DRAFT MANAGEMENT PLAN

Introduction

1.1 Purpose

1.1.1 The purpose of this Management Plan is to provide a clear strategy for the management of Hagley Conservation Area in a way that will protect and enhance its character and appearance. It should be read in conjunction with the Hagley Conservation Area Appraisal (February 2014) in which the character and special interest of the Conservation Area was identified, along with the features and other issues that currently compromise or detract from its character and appearance.

1.1.2 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to draw up and publish proposals for the preservation and enhancement of its conservation areas. The Management Plan is intended to provide guidance to those involved in dealing with development and change not only within the Conservation area but also in respect of its setting. The Plan sets out policies to maintain and reinforce the character of the Conservation Area but also to guide and manage change and in particular to respond to the threats to the character which have been defined in the appraisal. It also outlines the resources required for implementation and provides for monitoring and review. The Management Plan has been prepared in accordance with national policy contained in the NPPF, The PPS5 Guidance Document 'PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (March 2010) and Guidance from English Heritage 'Understanding Place: Conservation Area, Designation, Appraisal and Management' (2011).

1.2 Public Consultation

Public Consultation will take place in 2014

1.3 Status of the Management plan

The Management Plan will be used as a technical document to provide guidance for owners in the conservation Area. It will inform and guide the development control process and policy formation it is intended that following a period of public consultation it will be formally adopted by Bromsgrove District Council.

2 Planning Policy Context

2.1 The Management Plan lies within a framework of local and national planning policy for the historic environment. General planning policies and proposals for the control of development and use of land within conservation areas can be found in the Bromsgrove District Local Plan (Adopted in January 2004). These will at some stage be replaced by the Historic Environment Policies in the Draft Local Plan which is due to be submitted for public examination shortly.

2.2 The key objectives in the Bromsgrove District Local Plan in respect of the preservation and enhancement of the character or appearance of the conservation area are;

- S35A, Development in Conservation Areas
- S36, Design of Development in Conservation Areas
- S37 Demolition in Conservation Areas
- S38, Protection of Buildings of Merit
- S43, Traffic Calming Schemes
- S45, Improvements to Conservation Areas.

Copies of the Local Plan are available on the Council's website at www.bromsgrove.gov.uk or from the Council House in Burcot Lane, Bromsgrove, B60 1AA.

2.5 This policy framework, along with national policy guidance contained in the National Planning Policy Framework (NPPF) 2012 and the English Heritage Guidance Document PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide will be used to further the preservation and enhancement of the character of the Conservation Area.

3 Summary of Special Interest, Issues and opportunities

3.1 Special Interest

The Hagley Conservation Area is centred on Station Road, a short and predominantly residential street retaining much of its original character, with a variety of high quality late Victorian and early Edwardian quality houses. The station and Grade II listed footbridge and the Church of St Saviour's are the focal points of the Conservation Area, and form a pleasing group with the adjacent historic buildings. It is this Victorian / Edwardian character, set within a landscaped setting with the historic station at the west end, and the Edwardian church on the eastern boundary that is the essence of the area's special interest.

3.2 Summary of Issues

3.2.1 The appraisal has highlighted the following problems and pressures in the HagleyBeoley Conservation Area

- The loss of garden spaces and historic boundary features
- Loss of historic detailing
- Maintenance and enhancement of the public realm
- Pressure for infill development
- Locally listed buildings

4 Management Proposals

4.1 Introduction

The following strategies have been identified as ways in which to protect and enhance the character and significance of the Conservation Area, by addressing the negative features identified above.

The policies are in accordance with national policy guidance and local policies, and follow on from the Conservation Area Appraisal.

4.2 The loss of garden spaces and historic boundary features

4.2.1

- Despite the overall condition of the properties being good, modern residential occupancy has brought pressure for parking areas which may not always respect the historic character of the area. In Hagley a number of properties have converted their front garden into parking areas, often involving the loss of historic boundary features, as well as the introduction of modern surfaces such as tarmac and block paving. This loss of green spaces has undermined the historic streetscene and created a much harder setting for the historic buildings.

4.2.2 Proposed action

- Undertake a photographic survey of all the properties in the conservation Area. This will provide a record of the condition and appearance of each property, which would be useful in any future enforcement situations.
- Investigate the possibility of introducing an Article 4 direction to control demolition of garden walls and the conversion of gardens to hardstanding.
- The reinstatement of front walls will be encouraged where opportunities arise through development proposals

4.3 Loss of historic detailing

4.3.1

- A significant challenge to the character of the Conservation Area has been the widespread erosion of historic details such as traditional timber windows and doors. A number of the historic buildings now have UPVC double glazed windows which are inferior in terms of appearance and quality to traditional timber units. Other fittings that are often replaced are doors and rainwater goods. The loss of such details although individually insignificant, cumulatively can have a negative impact on the character of the conservation area.

4.3.2 Proposed Action

- Undertake a photographic survey of all the properties in the conservation Area. This will provide a record of the condition and appearance of each property, which would be useful in any future enforcement situations.
- Investigate the possibility of introducing an Article 4 direction to control alterations to windows and doors, on historic buildings only
- The reinstatement of historic detailing will be encouraged where opportunities arise through development proposals

4.4 Maintenance and enhancement of the public realm

4.4.1

- Wider challenges relate to the management and maintenance of the public realm, and opportunities for enhancement works to surfaces and removal of street clutter. However due to these roads forming the vehicular access to the station as well as the main access to two schools it will always be difficult to balance the protection of the character of the conservation area in terms of the public realm with public safety.

4.4.2 Proposed action

- Liaise with WCC Highways on maintenance standards and advocate Streets for All principles to address Street Clutter.

4.5 Pressure for infil development

4.5.1

- There have been extensions to the rear of some properties, of varying quality. There have also been applications to construct further buildings in the substantial rear gardens to some of the houses. This has been successful where existing outbuildings have been reused, and the substantial wall between the rear of the gardens on the south side of the street and the playing fields, utilised. However the rear gardens, as noted above form part of the

setting of the Conservation Area, and substantial development in the gardens, particularly if visible from the road, would detract from the character of the conservation area.

4.5.2 Proposed Action

- Substantial development in rear gardens should be avoided due to the harm that it is likely to cause to the setting and character of the Conservation Area
- New proposals should be assessed in accordance with the guidance in the NPPF, guidance produced by English Heritage and local plan policies, to ensure that new schemes and extensions are well integrated into the historic environment, and enhance the character and appearance of the Conservation Area.
- New building, including alterations should be carried out in sympathy with existing styles, therefore continuing the tradition of adapting to change.
- Where opportunities arise, as a result of development proposals, improvements to existing buildings should be sought.
- Materials should respect those generally used in the conservation area.
- Densities should be appropriate for the conservation area.
- Every effort should be made to preserve important views into, out of and within the Conservation Area.

4.6 Locally listed buildings

4.6.1

- Hagley has a number of historic buildings, but only the footbridge is statutorily listed or a designated heritage asset. There are as noted in the appraisal a number of other heritage assets which are of local importance rather than national importance. The additional of these assets to the Local Heritage List would reinforce their importance and significance

4.6.2 Proposed Action

- When the Local Heritage List criteria are drawn up and the Local Heritage List strategy adopted, work with the local residents and other interested parties to identify candidates for addition to the local list.

5.0 Monitoring

The monitoring of the condition of the Conservation Area over the lifetime of the Management Plan and beyond will be essential to establishing the success of the plan. The following are proposed;

- Bromsgrove District Council will work actively with building owners and occupiers in pre planning application discussions to achieve the best design solutions.

- Bromsgrove District Council will carry out a photographic Survey of all the buildings in the Conservation Area to aid monitoring, and in particular to aid enforcement action.
- Bromsgrove District Council will ensure that appropriate enforcement action is taken , to preserve the character of the Conservation Area. Defined timescales will be pursued.

6.0 Review

Subject to available resources, the conservation Area will be reviewed on a four yearly basis and the Conservation Area Appraisal and Management Plan will be updated where necessary.

7.0 Conclusions

The successful management of the Conservation Area will depend not only on the commitment of the local planning authority, but also other stakeholders especially those who work and live in the area. General advice on all matters related to the historic environment, including Conservation areas and listed buildings can be obtained from the Conservation Officer

CABINET

5th MARCH 2014

POLICY FOR SECURING REPAYMENT OF DISABLED FACILITIES GRANTS AND LIFETIME LOANS

Relevant Portfolio Holder	Councillors R. Hollingworth
Portfolio Holder Consulted	Yes
Relevant Head of Service	Claire Felton
Ward(s) Affected	All
Ward Councillor(s) Consulted	N/A
Non-Key Decision	

1. SUMMARY OF PROPOSALS

To review the current processes for securing Disabled Facilities Grants [“DFGs”] and Home Repair Assistance Lifetime Loans (“Lifetime Loans”) paid to residents for works or adaptations to their homes.

2. RECOMMENDATIONS

that repayment of Disabled Facilities Grants and Home Repair Assistance Lifetime Loans should be secured by means of registration on the Local Land Charges Register

3. KEY ISSUES

Financial Implications

- 3.1 The cost of registering a Charge against properties at the Land Registry, currently £40 per registration would be saved for the customer. The administration costs associated with Land Registry processes would be removed from Officers, releasing resources though transformation of the current process, achieving a better balance between the benefit and the means of achieving it.

Legal Implications

- 3.2 The Housing Grants, Construction and regeneration Act 1996: Disabled Facilities Grant (Conditions relating to approval or payment of grant) General Consent 2008 gave local housing authorities a general consent to recover payment of DFGs through a local land charge. Lifetime Loans can be secured by being registered as a Charge at the Land Registry.
- 3.3 The Council’s policy since 1 April 2011 is to secure all Home Repair Assistance Loans over £500 by registering them as a Charge against the property at the Land Registry. The current policy refers to securing DFGs by a “limited charge against the property”, meaning a Local Land charge, as envisaged by the General Consent provisions.

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5th MARCH 2014

- 3.4 A survey for an Internal Audit report for a neighbouring Council in December 2013 noted that the more generally accepted practice was to use the Land Charges system for securing DFGs.

Service/Operational Implications

- 3.5 Currently a Land Registry Charge is placed in respect of DFGs and Lifetime Loans. However different processes were required depending on whether a property was registered or unregistered. Where unregistered, an attempt to register a Charge would trigger first registration, which is a costly exercise for the owner and would also lead to delay. The object was not to impose such an onerous requirement onto owners so a separate process was developed to secure the funds without triggering first registration.
- 3.6 DFGs and Lifetime Loans are made to disabled and/or vulnerable people to help them to stay in their homes, either adaptations or for example the cost of a new boiler where the resident does not have the cash to pay for one and the house would be uninhabitable without heating.
- 3.7 Payments are generally in two categories, Disabled Facilities Grants, where payments can be up to £30,000 and are only recoverable within 10 years of payment and "Lifetime" Loans. Lifetime Loans are generally for smaller amounts (routinely up to £5,000) and are recoverable whenever the property is subsequently sold.
- 3.8 There is no cost to registration on the Local Land Charges register other than the short time it takes to complete the details and pass them to the local land Charges officer.
- 3.9 The cost of registering a Charge at the Land Registry is currently £40, which is taken out of the sum loaned. However the legal process is onerous, particularly for the applicant, as follows:
- a) the Land Registry anti-money laundering requirements mean that officers have to carry out identity checks on applicants. This can sometimes only be achieved by an officer making a home visit where the applicant is unable to come to the Council.
 - b) If there are any existing Charges registered at the Land Registry, for example a Mortgage, permission must be sought from the Mortgagee in respect of the Council's Charge and some lenders are now charging £100 for this consent.
 - c) We are obliged to advise applicants that they should take independent legal advice on the transaction, which adds to their anxiety about the process.
 - d) Completing the documentation has proved challenging in some cases, after the works have been completed, getting the applicant to go through all of the steps above proving difficult to achieve and considerable officer time has been invested in a number of these situations. When this has happened the Council

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5th MARCH 2014

places an entry on the Local Land Charges Register to secure the repayment.

- 3.10 DFGs are specifically registerable as a charge on the Local Land Charges register. It seems disproportionate to impose the more protracted and onerous land registry Charge requirement on the smaller Lifetime Loan payments whereas the larger DFG payments can be simply registered on the Local land Charges Register.
- 3.11 The existence of a Charge on the Local Land Charges Register usually arises in a property sale/purchase transaction, when the pressing objective is to complete the transaction. Sums are regularly received by the Council as a result of these searches and payment made to clear the register.
- 3.12 The Land Registry process provides a further record of the payment, which would also need to be cleared from the Title if the property were to be sold (or within 10 years for DFGs).
- 3.13 Transformation within Legal Services has raised the issue as to whether double protection is required particularly where the second process is time and resource intensive and can be difficult for our customers to understand and engage with. Considerable resources would be saved by registering these payments on the Local land Charges Register only.

Customer/Equalities and Diversity Implications

- 3.14 Not pursuing a Charge at the Land Registry would simplify the whole grant/Loan transaction for our customers, who are generally vulnerable members of society.

4. RISK MANAGEMENT

DFGs are specifically Registerable as a Local Land Charge. Lifetime Loans can be secured by a Charge at the Land registry but it is possible to register them as a Local Land Charge although the payment is not specifically registerable as such. The technical difference is unlikely to ever become an issue as the existence of a Charge on the Local Land Charges Register usually arises in a property sale/purchase transaction, when the pressing objective is to complete the transaction. It is unlikely that security for a sum of less than £5,000 would be allowed to jeopardise the transaction.

- 4.1 Internal Audit have reviewed this report and are satisfied that securing these smaller payments of Lifetime Loans by way of registration on the Local Land Charges register will adequately secure repayment to the Council.

5. APPENDICES

None

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5th MARCH 2014

6. BACKGROUND PAPERS

None

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CABINET

5th March 2014

APRIL - DECEMBER (QUARTER 3) FINANCE MONITORING REPORT 2013 /14

Relevant Portfolio Holder	Cllr Roger Hollingworth
Relevant Director of Service	Jayne Pickering
Non-Key Decision	

1. SUMMARY OF PROPOSALS

To report to Cabinet on the Council's financial position for the period April -December 2013 (Quarter 3 – 2013 /14).

2. RECOMMENDATIONS

2.1 That Cabinet note the current financial position on Revenue and Capital as detailed in the report and service underspends be used to offset the savings requirements in Corporate Services.

2.2 That Cabinet recommend to Council:

Approval be given to delegate the authority to Heads of Service and Directors to enable them to vire funding from salary budget to other expenditure within their service. This will provide greater flexibility in managing the demand and financial position of the Council.

3. KEY ISSUES

3.1 This report provides details of the financial information across the Council. The aim is to ensure Officers and Members can make informed and considered judgement of the overall position of the Council.

3.2 A separate finance report for each department plus a council summary is shown on the following pages

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Revenue Budget summary Quarter 3 (April – December) 2013 /14 – Overall Council

Service Head	Revised Budget 2013 /14 £'000	Budget April - Dec £'000	Actual Spend April – Dec £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Environmental Services	3,967	1,532	1,537	5	3,977	11
Community Services	2,478	948	921	-27	2,453	-25
Leisure & Cultural Services	2,039	1,423	1,349	-74	1,962	-77
Planning & Regeneration	1,302	468	450	-18	1,294	-8
BDC Regulatory Client	673	137	129	-8	674	1
Customer Access & Financial Support	936	439	411	-28	963	28
Finance & Resources	-121	371	385	14	0	122
Legal & Democratic Services	1,288	534	511	-23	1,282	-6
Business Transformation	65	1,175	1,000	-175	30	-35
Corporate Services	1,776	1,399	1,427	28	1,787	12
SERVICE TOTAL	14,401	8,428	8,119	-309	14,424	23
Interest Payable	75	56	0	-56	0	-75
Interest on Investments	-67	-50	-56	-6	-67	0
COUNCIL SUMMARY	14,409	8,434	8,063	-371	14,357	-52

Financial Commentary

- The corporate savings required due to vacancy management and transformation have now been offset against savings found in the following service areas:
 - BDC Reg Client – £14k
 - Business Transformation – £40k
 - Environmental - £37k

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- Legal & Democratic Services – £41k
 - Leisure & Cultural Services – £11k
- The variance on Finance and Resources is due to additional expenditure resulting from the Head of Service restructure. This is offset by future years savings within the service from the restructure
 - A saving of £52k is currently predicted at the end of year compared with the initial budget set by Members in February 2013. Therefore it is assumed the Council will realise all vacancy and unidentified savings.
 - Any underspend will be returned to balances to support future year expenditure.

Capital Budget summary Quarter 3 (April - December) 2013 /14 – Overall Council

Department	Revised Budget 2013 /14 £'000	Budget April – Dec £'000	Actual spend April – Dec £'000	Variance to date April – Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Environmental Services	730	567	563	-4	730	0
Community Services	1,011	1,011	802	-209	1,011	0
Leisure & Cultural Services	832	208	210	2	834	2
Planning and Regeneration	973	532	450	-81	980	7
BDC Regulatory Client	56	8	8	0	56	0
Financial Services	25	25	19	-5	25	0
Business Transformation	34	6	7	1	34	0
COUNCIL SUMMARY	3,661	2,357	2,059	-296	3,671	10

Financial Commentary:

- The revised budget has been re profiled by £940k as this expenditure is planned to be spent in 2014/15.

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- Within Business Transformation requirements for members and the Microsoft Office Project are currently under review.

Environmental Services	Quarter 3 (April - December) 2013 /14
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Revenue Budget summary

Service Head	Revised Budget 2013 /14 £'000	Profiled Budget April - Dec £'000	Actual Spend April - Sep £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Car Parks/Civil Parking Enforcement	-436	-491	-483	8	-425	11
Cemeteries/ Crematorium	89	28	19	-9	78	-11
Cesspools/ Sewers	-54	-55	-37	18	-29	25
CMT	0	37	37	0	10	10
Depot	-45	480	459	-21	-68	-23
Grounds Maintenance	619	279	263	-16	596	-23
Highways	186	58	55	-3	182	-4
Refuse & Recycling	2,296	605	643	38	2,332	36
Street Cleansing	1,272	573	567	-6	1,268	-4
Transport	-40	-42	-42	0	-39	1
Waste Management Policy	-6	-5	-9	-4	-11	-5
Climate Change	37	28	25	-3	31	-6
Land Drainage	49	36	39	3	53	4
TOTAL	3,967	1,532	1,537	5	3,977	11

Financial Commentary:

- There has been a shortfall in income generated from use of the car parks. In addition, Enforcement income is also down but has been offset by reduced contracted payments to Wychavon District Council due to staff vacancies.
- Cemeteries actual income is higher than budgeted for and accounts for the underspend at quarter 3.

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- Cesspools – disposal costs have been higher than budgeted for but mitigation works carried out during the year should reduce the charges.
- Depot – expenditure on external repairs, cleaning materials and energy costs has been less than anticipated and accounts for the saving of £21k
- Grounds Maintenance savings are due to vacant posts within the service and reduced fuel expenditure
- Refuse and Recycling is showing an overspend mainly due to increased vehicle maintenance costs during quarter 3. There have been a number of issues with the fleet from packer plates and hopper rebuilds to city lifts across most of the fleet needing constant repair. Officers are working to reduce other costs within the service to try and mitigate the overspend during the 4th quarter.

Capital Budget summary

Service	Revised Budget 2013 /14 £'000	Budget April - Dec £'000	Actual Spend April – Dec £'000	Variance to date April – Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Depot Site Security	46	34	35	1	46	0
Vehicle & Equipment replacement programme	492	353	353	0	492	0
Rollout Bins – Round Extension	145	132	132	0	145	0
North Cemetery Phase 2	0	0	0	0	0	0
Cemetery Toilets	5	5	0	-5	5	0
Bromsgrove Monument – Armed Forces Monument	20	20	19	-1	19	-1
CPE (Civil Parking Enforcement)	4	4	5	1	5	1
Flooding Mitigation Measures	18	18	18	0	18	0
TOTAL	730	567	563	-4	730	0

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Financial Commentary:

- Vehicle replacement has been taking place during the year. Due to lead times on the delivery of a number of committed vehicles, £203k is to be spent in 2014-15
- Rollout of bins for round extensions – most of the bins have now been purchased and £5k is to be spent in 2014-15 for the final batch of bins
- North Cemetery Phase 2 – Work is now programmed to commence at the beginning of 2014-15
- Members approved the demolition of the Cemetery toilets at a cost of £5k. The remaining £18k is to be moved into 2014-15 to be used for improvements of toilets at Sanders Park
- The Flooding Mitigation works involves replacing culvert grilles at various locations within Bromsgrove, 5 of which will be installed this financial year. The North Worcestershire Water Management team are managing the scheme and £36k will be re-profiled into 2014-15 for the remaining 8 grilles.

Community Services	Quarter 3 (April - December) 2013 /14
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Revenue Budget summary

Service Head	Revised Budget 2013 /14 £'000	Profiled Budget April - Dec £'000	Actual Spend April – Dec £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Housing Strategy	1,906	705	731	26	1,902	-4
Community Safety & Transport	551	262	209	-53	524	-27
Community Cohesion	21	-19	-19	0	28	7
TOTAL	2,478	948	921	-27	2,453	-25

Financial Commentary

- There is a reduction in the Community Transport costs of £15k due to reduced maintenance and associated costs.

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- It is projected that lifeline income will show a £15k increase over budget due to additional usage.

Capital Budget summary

Service	Revised Budget 2013/14 £'000	Budget April – Dec £'000	Actual Spend April – Dec £'000	Variance to date April – Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Strategic Housing	1,002	1,002	793	-209	1,002	0
New Start Van	9	9	9	0	9	0
TOTAL	1,011	1,011	802	-209	1,011	0

Financial Commentary:

- No significant variances

Leisure and Cultural Services

Quarter 3 (April - December) 2013 /14

Revenue Budget summary

Service Head	Revised Budget 2013 /14 £'000	Profiled Budget April - Dec £'000	Actual Spend April - Dec £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Business Development	84	517	490	-27	57	-27
Cultural Services	333	226	222	-4	331	-2
Leisure & Cultural Management	-14	35	36	1	-15	0
Parks & Open Spaces	468	122	123	1	469	1

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Sports Services	1,168	523	478	-45	1,109	-59
TOTAL	2,039	1,423	1,349	-74	1,962	-77

Financial Commentary:

- The underspend within Business Development is due to the following reasons:
 - The maintenance costs of the Council House have reduced due to the lower occupancy levels and a reduction in preventive maintenance as we prepare to move to Parkside. This is also supported by an increasing amount of work that is now done by our own staff rather than external contractors.
 - The Christmas Lights have been procured at a lower price and installed by existing staff rather than contractors.

- The underspend within Sports Services is due to the following reasons:
 - Car parking charges for the Dolphin Centre are lower than anticipated.
 - The casual staff budget for Sports Development is no longer required at the same level, as the current delivery model is designed to increase community provision and create sustainable exit routes outside of BDC direct control.

Capital Budget summary

Service	Revised Budget 2013 /14 £'000	Budget April – Dec £'000	Actual Spend April – Dec £'000	Variance to date April – Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Sports Facilities	468	96	96	0	468	0
Play Areas	311	71	69	-2	309	-2
Other Schemes	53	41	45	4	57	4
TOTAL	832	208	210	2	834	2

Financial Commentary:

- Officers request that the 2013/14 Capital Programme is increased by £34k to include a Section 106 funded scheme at Sanders Park Tennis Courts.

- Officers have advised that all schemes are scheduled to take place before the end of the financial year, so the budgets have been re-profiled to reflect the fact that expenditure will be in Quarter 4 (January – March 2014).

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Planning and Regeneration	Quarter 3 (April - December) 2013 /14
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Revenue Budget summary

Service Head	Revised Budget 2013 /14 £'000	Profiled Budget April - Dec £'000	Actual Spend April - Dec £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Building Control	-4	-60	-73	-13	-16	-12
Development Control	542	140	150	10	558	16
Strategic Planning	469	247	231	-16	460	-9
Economic & Tourism Development	236	100	100	0	234	-2
Emergency Planning	13	10	10	0	13	0
Town Centre Development	46	31	32	1	45	-1
TOTAL	1,302	468	450	-18	1,294	-8

Financial Commentary:

- Strategic Planning received reimbursement of underspent contribution to WCC for Community Infrastructure Levy work paid in previous year. Also salary saving however new appointment has now made.
- Development Control incurred an increase in consultant's fees due to the receipt of complex planning applications.
- Building Control salary saving due to redundancy.

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Capital Budget summary

Service	Revised Budget 2013 /14 £'000	Budget April – Dec £'000	Actual Spend April – Dec £'000	Variance to date April – Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Town Centre Development - Project Management	54	54	34	-20	54	0
Town Centre Development – Public Realm	569	128	128	0	569	0
Parkside School - New Offices	350	350	281	-69	350	0
Sale of Council House	0	0	2	2	2	2
Market Hall Development	0	0	5	5	5	5
TOTAL	973	532	450	-82	980	7

Financial Commentary:

- Public Realm – The final costs from the contractor have been received and are being reviewed.

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Worcestershire Regulatory Services – BDC Client	Quarter 3 (April - December) 2013 /14
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Revenue Budget summary

Service Head	Revised Budget 2013 /14 £'000	Profiled Budget April - Dec £'000	Actual Spend April - Dec £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Environmental Health	852	281	276	-5	855	3
Licensing	-179	-145	-147	-2	-182	-3
TOTAL	673	137	129	-7	674	1
Financial Commentary:						
<ul style="list-style-type: none"> • No significant variances 						

Capital Budget summary

Service	Revised Budget 2013 /14 £'000	Budget April – Dec £'000	Actual Spend April – Dec £'000	Variance to date April – Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Worcestershire Enhanced Two Tier Programme (WETT)	56	8	8	0	56	0
TOTAL	56	8	8	0	56	0
Financial Commentary:						
<ul style="list-style-type: none"> • The expenditure is jointly funded by all partners in accordance with the business case. The budget for 13/14 is £503k, BDC share at 11.05% £56k. 						

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Customer Access & Financial Support	Quarter 3 (April - December) 2013 /14
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Revenue Budget summary

Service Head	Revised Budget 2013 /14 £'000	Profiled Budget April - Dec £'000	Actual Spend April - Dec £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
CMT	-16	30	31	1	-14	2
Customer Access & Financial Support	9	211	202	-9	13	4
Financial Support	67	38	38	0	67	0
Revenues & Benefits	822	139	134	-5	851	29
Valuation Services	54	21	6	-15	45	-9
TOTAL	936	439	411	-28	963	28

Financial Commentary:

- There is a reduction in the SLA agreement with Valuation Services
- The increase in Benefits is due to additional staffing required to carry out the service due higher customer demands.

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Finance and Resources	Quarter 3 (April - December) 2013 /14
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Revenue Budget summary

Service Head	Revised Budget 2013 /14 £'000	Profiled Budget April - Dec £'000	Actual Spend April - Dec £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Accounts & Financial Mgmt	-56	312	312	0	-56	0
Central Overheads	-54	30	36	6	-48	6
CMT	-11	29	37	8	105	116
TOTAL	-121	371	385	14	0	122

Financial Commentary:

- The overspend on central overheads is due to increased insurance costs
- The variance on CMT is due to additional expenditure resulting from the Head of Service restructure. This is offset by future years savings within the service from the restructure.

Capital Budget summary

Service	Revised Budget 2013 /14 £'000	Budget April – Dec £'000	Actual Spend April – Dec £'000	Variance to date April – Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Income Management PCI Compliance	25	25	25	0	25	0
TOTAL	25	25	25	0	25	0

Financial Commentary:

- No variances

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Legal and Democratic Services	Quarter 3 (April - December) 2013 /14
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Revenue Budget summary

Service Head	Revised Budget 2013 /14 £'000	Profiled Budget April – Dec £'000	Actual Spend April - Dec £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
CMT	0	35	35	0	10	10
Democratic Services & Member Support	1,131	307	297	-10	1,130	-1
Elections & Electoral Services	209	87	80	-7	204	-5
Legal Advice & Services	-2	159	149	-10	-10	-8
Land Charges	-50	-54	-50	-4	-54	-4
TOTAL	1,288	534	511	-23	1,282	-6

Financial Commentary:

- The additional saving on Legal Services is due to a one off reduction in the cost of the external legal budget.

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Business Transformation	Quarter 3 (April - December) 2013 /14
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Revenue Budget summary

Service Head	Revised Budget 2013 /14 £'000	Profiled Budget April - Dec £'000	Actual Spend April - Dec £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
IT Services	60	858	767	-91	49	-11
Human Resources & Welfare	0	217	166	-51	0	0
Business Transformation	0	48	34	-14	-23	-23
Policy & Performance	5	51	33	-18	5	0
TOTAL	65	1,175	1,000	-175	30	-35

Financial Commentary:

- The underspend within IT Services is due to vacancies with the department earlier in the financial year.
- The underspend within Business Transformation is due to vacancies within the department

DEB – I think Members will ask why we are going from £175k underspend to only £35k in 3 months

Capital Budget summary

Service Head	Revised Budget 2013 /14 £'000	Profiled Budget April - Dec £'000	Actual Spend April - Dec £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Member ICT Facilities	9	0	0	0	9	0
Sunray Devices	9	9	11	2	9	0
ESX Services	16	0	0	0	16	0
TOTAL	34	9	11	2	34	0

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Financial Commentary:

- No variances

Corporate Services

Quarter 3 (April - December) 2013 /14

Revenue Budget summary

Service Head	Revised Budget 2013 /14 £'000	Profiled Budget April - Dec £'000	Actual Spend April - Dec £'000	Variance to date April - Dec £'000	Projected Outturn 2013/14 £'000	Projected Variance 2013/14 £'000
Corporate Resources	1,696	1,132	1,161	29	1,707	13
Corporate Admin / Central Post / Printing	81	267	266	-1	80	-1
TOTAL	1,776	1,412	1,427	28	1,787	12

Financial Commentary:

- The underspend within Corporate Admin, Central Post and Printing is related to vacant posts within the department, these have now been filled.

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4. TREASURY MANAGEMENT

- 4.1 The Council's Treasury Management Strategy has been developed in accordance with the Prudential Code for Capital Finance prudential indicators and is used to manage risks arising from financial instruments. Additionally Treasury Management practices are followed on a day to day basis.
- 4.2 The Council receives credit rating details from its Treasury Management advisers on a daily basis and any counterparty falling below the criteria is removed from the list of approved institutions.
- 4.3 Due to market conditions the Council has reduced its credit risk for all new investments by only investing in the highest rated instruments and has shortened the allowable length of investments in order to reduce risk.
- 4.4 At 30th December short term investments comprised:

	31st March 2013 £'000	30th December 2013 £'000
Deposits with Banks/Building Societies	10,800	16,500
Total	10,800	16,500

Income from investments and other interest

- 4.5 An investment income target of £67k has been set for 2013 /14 using a projected return rate of 0.75% – 1.50 %. During the past financial year bank base rates have remained 0.5% and current indications are projecting minimal upward movement for the short term.
- 4.6 In the 9 months to 31st December 2014 the Council received income from investments of £56k.

REVENUE BALANCES

4.7 Revenue Balances

The revenue balances brought forward at 1 April 2013 were £3.093m. Excluding the impact of any projected over or under spends it is anticipated that £97k will be transferred from balances during 2013 /14 to fund revenue expenditure; giving a current projected balance at 31 March 2014 of £2.996m.

Legal Implications

None.

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Service/Operational Implications

All included in financial implications.

Customer / Equalities and Diversity Implications

None, as a direct result of this report.

5. RISK MANAGEMENT

Risk considerations covered in the report. There are no Health & Safety considerations

6. APPENDICES

None.

7. BACKGROUND PAPERS

Available from Financial Services

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