



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE CABINET

WEDNESDAY 5TH DECEMBER 2018

AT 6.00 P.M.

COMMITTEE ROOM, PARKSIDE SUITE - PARKSIDE

MEMBERS: Councillors G. N. Denaro (Leader), K.J. May (Deputy Leader),
B. T. Cooper, M. A. Sherrey, C. B. Taylor and P. J. Whittaker

AGENDA

1. To receive apologies for absence
2. Declarations of Interest
3. To confirm the accuracy of the minutes of the meeting of the Cabinet held on ... (Pages 1 - 10)
4. Minutes of the meeting of the Overview and Scrutiny Board held on 31st October 2018 (Pages 11 - 22)
5. Adoption of Revised Dodford Conservation Area Boundaries, Appraisal and Management Plan (Pages 23 - 102)
6. Bromsgrove District Council's response to Wyre Forest District Council's pre-submission Local Plan (Pages 103 - 114)
7. Finance Monitoring Quarter 2 Report (Pages 115 - 126)
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

9. To consider, and if considered appropriate, to pass the following resolution to exclude the public from the meeting during the consideration of item(s) of business containing exempt information:-

RESOLVED that under Section 100 I of the Local Government Act 1972, as amended, the public be excluded from the meeting during the consideration of the following item(s) of business on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in Part I of Schedule 12A to the Act, as amended, the relevant paragraph of that part, in each case, being as set out below, and that it is in the public interest to do so:-

<u>Item No</u>	<u>Paragraph(s)</u>
10	3
11	3

10. Confidential Minutes (Pages 127 - 128)
11. Overview and Scrutiny Board - Confidential Minutes 29th October 2018 (Pages 129 - 132)

K. DICKS
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

27th November 2018



INFORMATION FOR THE PUBLIC

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- Meeting Minutes
- The Council’s Constitution

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Declaration of Interests - Explained

Definition of Interests

A Member has a **PERSONAL INTEREST** if the issue being discussed at a meeting affects the well-being or finances of the Member, the Member's family or a close associate more than most other people who live in the ward affected by the issue.

Personal interests are also things relating to an interest the Member must register, such as any outside bodies to which the Member has been appointed by the Council or membership of certain public bodies.

A personal interest is also a **PREJUDICIAL INTEREST** if it affects:

- The finances, or
- A regulatory function (such as licensing or planning)

Of the Member, the Member's family or a close associate **AND** which a reasonable member of the public with knowledge of the facts would believe likely to harm or impair the Member's ability to judge the public interest.

Declaring Interests

If a Member has an interest they must normally declare it at the start of the meeting or as soon as they realise they have the interest.

EXCEPTION:

If a Member has a **PERSONAL INTEREST** which arises because of membership of another public body the Member only needs to declare it if and when they speak on the matter.

If a Member has both a **PERSONAL AND PREJUDICIAL INTEREST** they must not debate or vote on the matter and must leave the room.

EXCEPTION:

If a Member has a prejudicial interest in a matter being discussed at a meeting at which members of the public are allowed to make representations, give evidence or answer questions about the matter, the Member has the same rights as the public and can also attend the meeting to make representations, give evidence or answer questions **BUT THE MEMBER MUST LEAVE THE ROOM ONCE THEY HAVE FINISHED AND CANNOT DEBATE OR VOTE.**

However, the Member must not use these rights to seek to improperly influence a decision in which they have a prejudicial interest.

For further information please contact Committee Services, Legal, Equalities and Democratic Services, Bromsgrove District Council, The Council House, Burcot Lane, Bromsgrove, B60 1AA

Tel: 01527 873232 Fax: 01527 881414

Web: www.bromsgrove.gov.uk email: committee@bromsgrove.gov.uk

MBROMSGROVE DISTRICT COUNCIL

MEETING OF THE CABINET

31ST OCTOBER 2018, AT 6.00 P.M.

PRESENT: Councillors G. N. Denaro (Leader), K.J. May (Deputy Leader),
B. T. Cooper, M. A. Sherrey, C. B. Taylor and P. J. Whittaker

Observers: Councillors C. Bloore, S. Colella and L. Mallett

Officers: Mr. K. Dicks, Mrs. S. Hanley, Ms. J. Pickering, Mr. M. Bough,
Mrs. C. Felton, Ms. C. Flanagan, Ms. A. Scarce, Ms J. Willis and
Mr C. Forrester

29/18 **TO RECEIVE APOLOGIES FOR ABSENCE**

There were no apologies for absence on this occasion.

30/18 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

31/18 **MINUTES**

The minutes of the Cabinet held on 5th September 2018 were submitted.

RESOLVED that the minutes of the Cabinet meeting held on 5th
September 2018 be approved as a correct record.

32/18 **MINUTES OF THE MEETING OF THE OVERVIEW AND SCRUTINY
BOARD HELD ON 3RD SEPTEMBER AND 1ST OCTOBER 2018**

The minutes of the Overview and Scrutiny Board meeting held on 3rd
September 2018 were noted. It was noted that the recommendations
from this meeting had been tabled at the Cabinet meeting held on 5th
September 2018. It was noted that within the Overview and Scrutiny
Board minutes, at Minute No. 32/18 references was made to Councillors
Mallett and Hotham not taking part in the debate due to an other
disclosable interest, this was not factually correct and would be
amended accordingly.

The minutes of the Overview and Scrutiny Board meeting held on 1st
October were also noted. It was highlighted that the recommendations
within those minutes would be picked up within the items of the Cabinet
agenda.

The Leader welcomed Councillor L. Mallett, Chairman of the Overview and Scrutiny board to the meeting and invited him to present the draft minute extract from the meeting held on 29th October 2018 which had been tabled and contained recommendations from that meeting. In presenting the recommendations it was noted that the majority of these would be considered within the items of the Cabinet agenda, later in the meeting.

Corporate Peer Challenge Action Plan

Councillor Mallett explained that this recommendation referred in particular to quality and standard of the political debate at full Council and the re-introduction of supplementary questions in order to aid this. Members had felt that there was an area of difficulty and frustration when questions were asked and there was not the opportunity to expand further or to respond if it was felt the question had not been understood correctly.

The recommendation was that the Constitution Review Working Group carry out a wider review of Council procedures to aid the debating process, with particular focus on supplementary questions.

The Leader indicated that he was happy for this to be referred to the Constitution Review Working Group for further discussion.

Transport Planning Review

Councillor Mallett provided background information to this item, which was something that the Board had considered in much detail, culminating in a small sub group of the main Board meeting with officers from Worcestershire County Council Highways team to try and resolve a number of issues. He invited Councillor S. Colella to present the recommendation as he had proposed it at the Board meeting.

The recommendation was that the Issues and Options consultation process be suspended pending receipt of further information from Worcestershire County Council in respect of the future plans for the infrastructure for Bromsgrove District.

Councillor Colella explained that he had made the recommendation as following the meeting with WCC Officers he had been concerned that although they had listened to what was being said he did not truly believe that they understood the problems and complexities of highways issues within the District. He believed that this could have a long term effect on future plans and it would be difficult for them to comment on the Issues and Options consultation when there was no detail around Highways issues for them to comment on or future plans for the infrastructure of the District. He believed that the current position could leave the Council open to challenge in the future.

Councillor Taylor, Portfolio Holder for Planning and Strategic Housing commented that he understood and sympathised with the views that had been put forward at the Overview and Scrutiny Board meeting, but he did not believe that suspending the current consultation process was the right way forward. However, he assured Members that this was only the start of the process and he believed that as it progressed and pressure was placed on WCC then the Highways issues would be addressed. He reassured Members he was doing all he could to ensure that the matter was taken seriously by WCC officers.

Councillor K May, Deputy Leader and Portfolio Holder for Economic Development reiterated that pressure was being asserted at the County Council and she would also continue to highlight the matter until it was satisfactorily resolved.

The Leader confirmed that he was also concerned about the issues discussed and that he was meeting with both the Leader and the Head of Highways at WCC to put further pressure on them to ensure that a robust highways model was in place for the District.

RESOLVED that the recommendation be rejected.

Development of Burcot Lane Site

Councillor Mallett explained that the final recommendations from the Board were in respect of the Burcot Lane report. There had been lengthy discussion around the housing company and the distinction between specific plans and means of investment and the choice of option and future plans. As a result the Board had put forward two recommendations to be considered in respect of how the housing company would operate, which he hoped would be considered in context of the debate later in the meeting on this item.

33/18

CCTV SHORT SHARP REVIEW

Councillor S. Colella as Chairman of the CCTV Short sharp Review was invited to present the report and supporting recommendations. In so doing he highlighted a number of areas and the work of the Group, who had considered the current system and recognised the need for this to be brought up to date in order to provide both best value for residents and improve its effectiveness. He provided detail around the improvements which could be made from upgrading to a digital and wireless system and the benefits of providing a number of re-deployable cameras.

He thanked Officers and Members who had been involved in the review and also the Police and Crime Commissioner and Community Safety Team for making funds available to progress the improvements. It was important that the service was brought up to date and would be of benefit to the whole district.

Before moving the recommendations Members discussed the following:

- The Police's approach to using the data available to them. It was clarified that the Police used the data, but that it was difficult to get feedback from them to show that it had been specifically used in securing a conviction.
- The quality of the report and the areas which had been covered.

RESOLVED:

- a) that the Overview and Scrutiny Board CCTV Short Sharp Review report be noted; and
- b) that the recommendations detailed within the report be agreed.

34/18

ROAD SAFETY AROUND SCHOOLS TASK GROUP REPORT

Councillor C. Bloore, the Chairman of the Road Safety Around Schools Task Group, presented the report and in so doing provided a brief overview of the work of the Task Group and its recommendations.

Councillor P. Whittaker, Portfolio Holder for Community Services asked whether the Task Group had been aware of the legal agreement with Worcestershire County Council (WCC) and the Service Level Agreement with Wychavon District Council to carry out enforcement work on behalf of the Council. It was confirmed that the Task Group had been aware of these when putting forward its recommendations.

Members discussed a number of areas within the report in more detail, including:

- The need to work in partnership with other agencies to ensure a joined up approach was achieved.
- Recommendation 4 – it was clarified that any contact details provided would only be those generic numbers for public use.
- Councillor K. May, Portfolio Holder for Economic Development was keen for this to be included within a wider review of car parking and enforcement within the district.
- The need for a review of the service level agreement with Wychavon and any impact this might have on the recommendations, in particular recommendation 7.
- The different issues faced by the schools in the mornings as compared to the afternoons.
- Whether the matter had been discussed at WCC and it was confirmed that a number of Members in their role as County Councillors had discussed it.

RESOLVED:

- a) That the Overview and Scrutiny Board Road Safety Around Schools Task Group Report be noted;
- b) That the recommendations as detailed within the report be agreed.

35/18

CORPORATE PEER CHALLENGE ACTION PLAN

The Chief Executive introduced the report and provided background information, highlighting that it was not an inspection but an opportunity for a variety of colleagues from other councils to provide a critical friend review. The visits had taken place in January/February 2018 but, due to elections and the change of administration in Redditch there had been a delay in progressing the action plan following the issue of the report.

The report contained a number of recommendations, some of which would be addressed through the introduction of the Enterprise system. However, attention was drawn to page 80 of the agenda pack and the recommendation to establish a single workforce in order to reduce duplication and time spent navigating two structures and systems of governance. After consideration, the Corporate Management Team did not feel that this was necessary at the present time and that the areas referred to were being addressed, as detailed in the action plan.

Members noted the report with interest and that there were a number of underlying issues which needed to be addressed and made particular reference to the differing cultures between the two councils, and considered ways in which improvements could be made. Members also considered the recommendation from the Overview and Scrutiny Board which had been present at Minute No. 32/18.

RESOLVED:

- a) that the letter and action plan following the Local Government Association Corporate Peer Challenge be noted; and
- b) that the Constitution Review Working Group carry out a wider review of the Council procedures to aid the debating process, with particular focus on supplementary questions.

36/18

PERFORMANCE REPORT

The Executive Director, Finance and Resources introduced the report, which concentrated on the strategic purpose, 'provide me with good things to see, do and visit'. It was explained that the new format of the report had tried to focus on more positive aspects of the work being carried out and reported a number of 'good news' stories.

A number of areas were highlighted including:

- Bromsgrove Sports and Leisure Centre – in particular the success of the climbing wall and the fitness membership and further development of work in the community, including working in partnership with the NHS and GPs.
- Age Well sessions and the specialised health programs.
- The next phase of the work to be carried out at Sanders Park.

- The Bromsgrove Arts and Culture Consortium – this was made up of Avoncroft Museum, the Artrix, Bromsgrove Festival, Bromsgrove Arts Alive, Severn Arts and Bromsgrove international Music Competition. It was noted that funding had been successfully sourced for a number of places, together with a contribution of £49k from Arts Council England towards a 12 month action research project.

Particular reference was made to Bromsgrove Town Centre Market, which had recently been brought back in house. This was progressing well with 79% occupancy and the appointment of a new Markets Manager, Jonathan Smith. There had been a themed market recently which had been very successful, which was good news for the town centre.

Councillor K. May, as Portfolio Holder for Economic Development took the opportunity to thank the officers for their hard work and support in bringing the market in house and also took the opportunity to welcome the new manager.

RESOLVED that the Corporate Performance Report and associated appendices be noted.

37/18

COUNCIL TAX SUPPORT SCHEME

The Executive Director, Finance and Resources reminded Members that this was the revised report, in respect of the consultation for the Council Tax Support Scheme for 2019/20. The revised scheme would increase support to 85% from 80% at an estimated cost to the Council of £100k. It would also incorporate care leavers, who currently receive support through the hardship scheme. Initial information in respect of the cost of this element, provided by Worcestershire County Council, was approximately £11k.

Details of those to be consulted were included within the report, together with how it could be accessed. Councillor B. Cooper, Portfolio Holder for Finance and Resources reminded Members that originally it had been planned for a more ambitious scheme to align it with the introduction of Universal Credit, which had proved more complicated and therefore a more full review would, it was hoped, take place next year.

RESOLVED that a formal consultation with the major preceptors and the public on the proposed design of a revised scheme take place for 8 weeks from 1st November 2018.

38/18

MEDIUM TERM FINANCIAL PLAN AND BUDGET FRAMEWORK - PRESENTATION

The Executive Director, Finance and Resources gave a presentation (attached) which covered the following areas:

- The current position – including level of savings.
- Actions including a review of the budget allocations.
- It had confirmed that Central Government had confirmed that full details of the budget would be received on 8th December 2018.
- The tariff adjustment was expected to be removed but the concern was what other changes, that the Council was currently unaware of would be made, for example there had been no feedback in respect of New Homes Bonus.
- The knock on impact in the reduction in the income from planning fees, for example Council Tax and New Homes Bonus.
- The new format for fees and charges – it was explained that this had been trialled at the Overview and Scrutiny Board's Finance and Budget Working Group meeting.
- Key areas for consideration including being more commercial and self-sufficient.

Councillor B. Cooper, Portfolio Holder for Finance and Resources thanked the Executive Director, Finance and Resources and her team for their continued work and commented that there had been an improvement in the process from the previous year, whilst acknowledged that there was still room for improvement. He echoed the concerns around other changes which may balance out the removal of the negative tariff.

39/18

DEVELOPMENT OF THE BURCOT LANE SITE

The Deputy Chief Executive gave a summary of the report and reminded Members that this had initially been reported back in September 2017. This report provided an update on the position regarding the funding available together with a detailed options table. The Cabinet was informed that a positive bid had been made to Homes England, which had been successful with a figure to be agreed, but which was likely to be around £1m.

The funding would be spent in preparing the site for housing development and it was imperative that this was carried out as soon as possible. The suggested plan was for 61 units using modern building methods with a Council owned housing company being set up to manage the site. The proposal included 6 units to be sold on the open market, 18 affordable units for purchase by a housing association and 37 market rent units to be retained and managed by the housing company.

It was confirmed that the Funding Agreement would contain a number of conditions which needed to be satisfied before the funding from Homes England could be released. Details of the financial modelling were provided within the report, together with details of the financial projections and implications. It was acknowledged that whilst this was a small site it was still important for the local community and would bring the opportunity to build and develop in the future.

The recommendations within the report would allow Cabinet to build the momentum and be clear about the way forward and the outcome of the of the bid, which would lead to a full business case in respect of the housing company being brought back to Cabinet for consideration in due course.

Following presentation of the report, Members discussed the following areas in more detail:

- It was a positive starting point and would help to support the needs of residents in the future, whilst providing some much needed income for the Council.
- Councillor L. Mallett, as Chairman of the Overview and Scrutiny Board, reiterated the concerns which had been raised at its meeting in respect of future opportunities and whether any had been identified. He suggested that a much longer term plan needed to be in place before a decision could be made.
- It was difficult for Members to be able to judge whether it was the right thing to do in the long term, without more detailed information.
- Whether other sites had been identified
- Whether this development could realistically have an impact on the housing needs of the district.
- Councillor K, Taylor, Portfolio Holder for Planning and Strategic Housing advised that this was in fact the beginning of a journey and it was hoped that it would provide an opportunity to provide accommodation at a “fair” rent for local residents.
- The business case for the housing company would provide more detail, together with long term future plans.
- In respect of the suggested preferred model, Members were assured that following discussions with Homes England they were comfortable with this.
- It was questioned whether the funding from Homes England was dependent on a “pipeline” of sites as opposed to a single site, which the Council appeared to have at the moment. It was confirmed that this was not the case.
- The financial pressures faced by the Council and whether the addition of a housing company would simple increase those pressures.
- Whether any other sites which would be considered in the future could impact on plans in respect of highways and how this might be addressed. It was suggested that any such sites may need to be included within the current review of planning policies.
- Members were reassured that no other sites had as yet been considered.
- The reintroduction of a Housing Revenue Account (HRA) which had previously been rejected.
- The need for transparency for residents to be able to understand the rationale behind the decision.

Agenda Item 3

Cabinet
31st October 2018

- Officers confirmed that legislatively the Council was required to set up the housing company before taking the next steps in the project and therefore it was important to agree the model before being able to move forward to the next stage.

Cabinet considered the recommendations from the Overview and Scrutiny Board meeting held on 29th October 2018 and following further discussion it was

RESOLVED:

- a) that the indicative plans and projected financial outcomes for the development project be approved and that provided the minimum financial projections are maintained, authority be delegated to the Section 151 Officer to agree the final details when these have been signed off by external advisors when appointed, and after consultation with the Group Leaders;
- b) that agreement in principle is given to establishing a Housing Company to manage retained housing stock subject to the business case for the company being brought to Cabinet for approval;
- c) that Officers proceed to implement the pre-development steps on the site, to include planning and building control applications, demolition of the existing building and the appointment of a Project Development Manager;
- d) that further work be carried out to explore the options available to the housing company to allow it to act as a letting agent; and
- e) that the housing company's overarching principle be to provide rental accommodation that is affordable for local people.

The meeting closed at 7.50 p.m.

Chairman

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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE OVERVIEW AND SCRUTINY BOARD

29TH OCTOBER 2018, AT 6.00 P.M.

PRESENT: Councillors L. C. R. Mallett (Chairman), C. Allen-Jones, C. J. Bloore, S. R. Colella, R. L. Dent (Substitute), R. J. Deeming, M. Glass, C.A. Hotham, H. J. Jones (Substitute), P.L. Thomas and M. Thompson

Observers: Councillor B. T. Cooper, Councillor G. N. Denaro, Councillor K. J. May and Councillor C. B. Taylor

Officers: Mr. D. Allen, Mr. K. Dicks, Mrs. C. Felton, Mr C. Forrester, Mr. J. Godwin, Claire Green, Ms F. Mughal, Ms. J. Pickering, Mr D Riley, Ms. A. Scarce and A. Wyre

54/18 **APOLOGIES FOR ABSENCE AND NAMED SUBSTITUTES**

Apologies for absence were received on behalf of Councillors R. J. Laight and S. A. Webb. Members were advised that Councillor R. Dent was attending as substitute for Councillor S. A. Webb and Councillor H. Jones was attending as substitute for Councillor R. J. Laight.

55/18 **DECLARATIONS OF INTEREST AND WHIPPING ARRANGEMENTS**

There were no declarations of interest or whipping arrangements.

56/18 **MINUTES**

RESOLVED that the minutes of the Overview and Scrutiny Board held on 1st October, 2018 be approved as an accurate record.

57/18 **COUNCIL TAX SUPPORT SCHEME REPORT - PRE SCRUTINY**

The Revenue Services Manager presented the Council Tax Support Scheme report. The report provided information on the work undertaken by the Customer Access and Financial Support Service and amendments to the Council Tax Support Scheme for implementation by 1st April, 2019 and set out proposals for public consultation.

Members were advised that Cabinet were being asked to give approval to undertake a formal consultation with the major preceptors and the public on the proposed design of a revised scheme. This would commence on 1st November and last for 8 weeks.

The Board was advised that the Council had previously agreed a minimum council tax contribution from working age claimants as 20%. Further to this Members agreed to consider reducing the minimum contribution to 15% with effect from 2019. This change would require formal consultation as it was an amendment to the existing scheme. Consultation was also required to implement 100% discount for care leavers, subject to consultation, with effect from 1st April, 2019.

Based on the initial financial modelling that had been undertaken, a revised scheme to increase support to maximum of 85%, would result in an estimated cost of £100k. Initial information provided by County Council and cross referenced to Council Tax information indicated that the cost of 100% for care leavers would be approximately £11k.

The Portfolio Holder for Finance and Enabling advised Members that the revised scheme incorporated the comments of the Board made at the previous meeting. He reiterated that the two key elements for consultation were the increase of support to 85% and 100% discount for care leavers.

In response to a Member question, the Revenue Service Manager stated that there were approximately 20 care leavers; although currently the exact figures was not known.

RESOLVED that the Council Tax Support Scheme Report be noted.

58/18

CORPORATE PEER CHALLENGE ACTION PLAN

The Chief Executive presented the LGA Corporate Peer Challenge Report (CPC). Members were reminded that this report had been received prior to the “purdah” period (for the Redditch Borough Council elections) and the Leaders of both Councils had agreed that due to this the publication of the report should be delayed.

The report outlined the outcomes and next steps resulting from the CPC visits which had taken place in January and February 2018. This had been followed up with a written report summarising the recommendations for improvement. The Action Plan set out responses to those recommendations together with relevant timescales for completion.

It was highlighted that in terms of the establishment of a single workforce (which had been recommended), the Corporate Management Team (CMT) had concluded that there was not sufficient benefit in terms of moving to a single organisation at this point in time, for the following reasons:

- Work was ongoing around the harmonisation of policies and procedures which would address some of the issues raised.
- Work was ongoing around the harmonisation of the Job Evaluation Schemes and the potential costs associated with this – dependent

on this, further consideration would be given to moving to a single employer.

- Work continued to be undertaken in respect of the culture of the workforce across both authorities.

The Leader confirmed his support in not moving to a single organisation and advised that ongoing discussions were being undertaken between the Leaders at both Councils.

The Chairman reminded Members that the original rationale behind the Peer Challenge, which had followed a debate at Council, had been to carry out a review of the management team in order to generate savings as part of the Efficiency Plan. It was questioned as to whether this was still the case and whether Cabinet was clear in how it would meet that section of the Efficiency Plan.

Members discussed the level of debate at Council meetings and that as follow up questions were not permissible, this restricted the level of debate. It was therefore suggested that a review of Council procedures and the debating process be carried out. The Leader confirmed that he was happy for this to take place and suggested that the Constitution Review Working Group undertake the review.

RESOLVED that the Corporate Peer Challenge Action Plan be noted.

RECOMMENDED that the Constitution Review Working Group carry out a wider review of Council procedures to aid the debating process, with particular focus on supplementary questions.

59/18

TRANSPORT PLANNING REPORT - VERBAL UPDATE

The Chairman advised that, as discussed at the previous Board meeting, he, together with Councillors S. Colella, P. Thomas and S. Webb, together with the Strategic Planning Manager, had met with key officers from Worcestershire County Council's (WCC) Highways Team to discuss the ongoing and historic issues in respect of highways in Bromsgrove.

The Chairman reported that previously it had been difficult to get the answers from the officers to all the questions raised and it was therefore felt that it was prudent for a small group to be set up to hold a one off private meeting to discuss the issues in more detail. It was recognised that there were traffic problems in Bromsgrove and that various models that had been considered had not been successful. The Group had discussed potential solutions to resolve the current issues going forward.

The Senior Democratic Services Officer (Bromsgrove) advised that following discussions with the Chairman, she had spoken to the Strategic Planning Manager and it had been agreed that they would work together to produce a report similar in format to that of a Scrutiny Review, with a number of recommendations being included. This report would then be

Agenda Item 4

Overview and Scrutiny Board
29th October 2018

presented to the Board on 14th January 2019 and if agreed, would then go on to either Cabinet and/or Council for further consideration

Councillor S. Colella commented that following the meeting he had felt that the officers from WCC continued to not fully appreciate or understand the issues in relation to highways faced throughout the District. He further stated that he did not feel that the Council's officers had gathered enough evidence to devise a report that would give a true reflection of the situation. He proposed that the Council's current consultation in respect of the Issues and Options (part of the overall review of the Local Plan) be withdrawn, pending further detail from WCC in respect of the future infrastructure plans for Bromsgrove District.

Members discussed previous concerns which had been raised in respect of WCC's Local Transport Plan 4 (LTP4) and that the Council had recommended that it was withdrawn as it was not fit for purpose. However, it had gone ahead despite the reservations of its effectiveness for Bromsgrove. It was commented that there was a need for more radical actions to be taken in order for Bromsgrove, in particular, to resolve its congestion problems.

Councillor Colella stressed that residents in Bromsgrove were continually experiencing highways issues. Members discussed that there had not been any investment provided for Bromsgrove in order to alleviate these issues and it was clear that a long term strategy was needed to address this.

As an aside, Councillor C. Bloore advised the Board that WCC was currently carrying out a consultation as part of a Bus Service Scrutiny Review. The Districts had one Member on the review but he encouraged all Members to take part in the consultation.

The Portfolio Holder for Planning and Strategic Housing advised that he had discussed the issues with Worcestershire Highways and also believed that WCC did not fully understand the issues in Bromsgrove. He suggested this should be escalated to the Director of Highways at WCC and agreed to discuss the issues with the Leader of WCC. Members were concerned that if the issues were not addressed quickly, that the situation would get worse for Bromsgrove in the longer term.

Members acknowledged that it was important that the County Council Officers worked with the District Officers to ensure the necessary infrastructure was put in place and a firm commitment in respect of this needed to be made by the County Council.

The Leader confirmed that he had spoken to the Strategic Planning Manager, who had provided him with a list of the areas of concern and he would be meeting with the Leader of WCC as a matter of urgency.

RECOMMENDED that the Issues and Options consultation process be suspended pending receipt of further information from Worcestershire County Council in respect of the future plans in respect of the infrastructure for Bromsgrove District.

60/18

TASK GROUP - VERBAL UPDATE

The Senior Democratic Services Officer (Bromsgrove) informed the Board as there had been no further interest from Members to sit on the Paperless Meetings Task Group, this would be consider by the Corporate Performance Working Group.

Members were informed that the Senior Democratic Services Officer (Redditch) was undertaking a Leadership Course and as part of that course was carrying a project looking at paperless committees across both Councils. The Paperless Task Group terms of reference would be incorporated within that project and She would be liaising with the Working Group and work with them to produce a report, which would be considered at Overview and Scrutiny Board in due course.

61/18

FINANCE AND BUDGET WORKING GROUP - VERBAL UPDATE

The Chairman provided an update in relation to the Finance and Budget Working Group meeting which had taken place on 16th October 2018. He reported that the agenda covered the following items:

- Cost recovery – the Head of Community Services had provided information around cost recovery in respect of the CCTV service and had provided information in respect of the recent contract undertaken to provide this service to Cannock Chase Council.
- Fees and Charges – Head of Environmental Services and the Head of Community Services provided updates to Members.
- Outturn v Budget for Environmental Services – Head of Environmental Services had provided Members with an update in respect of the outturn figure for 2017/18 compared to those for 2018/19.

The Board was advised that the next meeting of the Group was scheduled to take place on 14th November 2018.

62/18

CORPORATE PERFORMANCE WORKING GROUP - VERBAL UPDATE

The Senior Democratic Services Officer (Bromsgrove) provided an update in relation to the Corporate Performance Working Group held on 18th October 2018. The Board was informed that the Head of Environmental Services had attended the meeting and provided an update in relation to the Waste Collection Services. A number of potential recommendations had been discussed and it was anticipated that the Working Group would bring a brief a report to the December Board meeting for Members consideration.

Members were advised that the next meeting of the Corporate Performance Working Group was scheduled to take place on 7th November 2018.

63/18 **WORCESTERSHIRE HEALTH OVERVIEW AND SCRUTINY COMMITTEE - VERBAL UPDATE**

Councillor C. Bloore informed Members that there had not been a meeting since his last update. The presentation in relation to the Worcestershire County Council funding arrangements in respect of Adult Services had been disseminated to Members as previously agreed.

64/18 **CABINET WORK PROGRAMME - 1 NOVEMBER 2018 TO 28 FEBRUARY 2019**

Members were provided the Cabinet Leader's Work Programme from 1ST November, 2018 to 28th February, 2019.

RESOLVED that the Cabinet Leader's Work Programme from 1st November, 2018 to 28th February, 2019 be noted.

65/18 **OVERVIEW AND SCRUTINY BOARD WORK PROGRAMME 2018/19**

The Senior Democratic Services Officer (Bromsgrove) presented the Overview and Scrutiny Board's Work Programme for 2018/19. It was advised that the Transport Review would be considered at the Board in January 2019.

In addition, Councillor C. Bloore expressed an interest in reviewing the work and role in the community of the Bromsgrove Supporting Football Club. As he understood that the club was paying a rental fee to the Council for use of the ground and had invested funds in the ground itself, to support the club's promotion within the league. He suggested that the Council should consider reducing the lease cost to the club (which was confirmed to be £12k annually) this would help the club to improve the facilities and attract more people to the ground.

Members agreed to launch a Short Sharp Review in respect of Bromsgrove Supporting Football Club to review this together with their role within the community. The Senior Democratic Services Officer (Bromsgrove) advised Members that terms of reference for this review would be devised and circulated to Members and nominations sought to take part in this review. The Board also agreed to appoint Councillor Bloore as the Chair of this review.

RESOLVED:

- a) that the Overview and Scrutiny Board's Work Programme for 2018/19 be noted; and
- b) the a Short Sharp Review be established to review the Bromsgrove Sporting Football Club.

66/18

DEVELOPMENT OF THE BURCOT LANE SITE

The Chairman thanked those Officers in attendance and explained to Members that this item would begin in public session, but it was highlighted that should they wish to discuss the financial implications in detail then the Board would need to consider whether it was appropriate to go into private session.

The Chief Executive presented the report which provided Members with an update of the current position regarding the site and the funding application submitted to Homes England. The report also set out the conditions attached to the offer and the officers' suggested preferred option for the site.

The Portfolio Holder for Planning and Strategic Housing advised Members that the report was a live document and that he believed that the proposal set out in option 3 – Housing Company was the best option for the Council as it would help balance out some of the current housing problems in Bromsgrove.

The Strategic Housing Manager provided background information and outlined the key issues whilst reminding Members that at the Cabinet meeting on 6th September 2017 the options available to the Council regarding developing the site at Burcot Lane had been considered. Three options had been proposed with the pros and cons of each being included within the report. The preferred option was that of establishing a housing company to manage the retained housing stock, subject to the business case for this being brought to Cabinet for approval in due course. The Strategic Housing Manager also provided Members with details of the indicative plans for the site together with the breakdown of proposed properties.

The Strategic Housing Manager also highlighted the following:

- A wider development role in the district, together with opportunities for local businesses/constructors
- Projected ongoing revenue stream
- The opportunity for the Council to retain the assets
- The opportunity to take the first steps in helping to rebalance the local housing market
- Identifying other local opportunities for development

It was highlighted that the Local Housing Market currently had approximately 39k properties of which 32,000 were private, 4,000 social housing and 3,000 private rented properties. The Strategic Housing Manager also stated that it was important to explore other models to enable the Council to develop rental properties and understand the market. It was further stated that option 3 identified the model which achieved the most properties for rent and kept outright sales down to a minimum.

Members questioned the viability test and if there was any risks attached to the proposed scheme and what confidence the Council had in this test. It was clarified that a considerable amount of work had been undertaken and it was believed that the scheme was viable and would return a surplus to the Council. In response to a Member question, clarity was sought that a right to buy option was not available in the option 3 model.

Members discussed the reintroduction of a Housing Revenue Account (HRA) and the Leader confirmed that this was not a realistic option and that the introduction of a Housing Company would go some way to addressing the lack of housing that was affordable in the District..

Members questioned whether the option that was proposed within the report was that which had been made in the initial decision. Officers highlighted that the options set out in appendix 4 to the report were not in the correct order and a revised appendix was circulated at the meeting. Clarity was given that option 3 was the Housing Company and option 2 was a partnership with a Registered Provider.

In response to a Member question, the Strategic Housing Manager informed the Board that Homes England had stated in the conditions attached to the grant that it should be spent by March 2021. It was anticipated that the development would commence prior to this date pending Cabinet approval.

The Portfolio Holder for Planning and Strategic Housing confirmed that highways issues had been considered and as the Burcot Site had an existing building on it, that there should be no issues with additional highways reports. However, should the current building be demolished prior to planning permission being sought then this may impact on the highways considerations.

Members were provided with full details in respect of the costs associated with the redevelopment of the site. Officers then responded to a number of questions from Members, which covered the following areas:

- Areas to be covered by the maintenance costs.
- The Council would look to reduce the surplus cost;
- The rent would be increased by 1%.
- The role of the Shareholders Committee and the involvement of Members, in order to ensure that they had an insight into the operation of the Housing Company.
- How it was anticipated that the Housing Company would set the rent for the properties.
- How the rental figures had been calculated – it was highlighted that in the first instance a comparative figure for Redditch had been used.
- It was clarified that the properties would be available for the local people in Bromsgrove.
- The Council would look at other sites within the District for future developments once the Burcot Lane site had been established;

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however it confirmed that it was difficult to identify other areas at this early stage.

- Members expressed their concerns that the project was not sustainably for the Council without multiple sites being identified, as the current development for 61 properties was not sufficient. Members were advised that this was the first step and there was the potential for the project to be successful in the long term. In addition it was confirmed that the current proposals were viable as a stand alone site.
- The Board was informed that other local authorities had had a significant impact on the local market and that local businesses had also benefited from similar developments.
- Members expressed concerns that this project had not been considered in enough detail.
- It was important that long term investment was considered within this project.
- It was suggested that a Committee should be set up to look at the housing needs for Bromsgrove and to ensure that the Housing Company met these needs.

Councillor H. Jones supported the recommendations set out in the report and proposed that the matter be put to the vote without further debate.

On being put to the vote the proposal was lost.

Further debate followed, which included the discussion of a number of areas, including:

- Members suggested that a letting agency be considered as an option, it was noted that this had been a recommendation from an Overview and Scrutiny Task Group investigation previously. The Board was informed that currently there were 50 letting agencies in Bromsgrove and that Council would explore this option in the future.
- Members were informed that Homes England had been satisfied that the Council's application met the necessary criteria.
- The Council was aware of a number of potential sites, although further investigation was required before consideration being given to them.
- Members reiterated the view that the Cabinet should consider exploring working with letting agencies or setting up its own.
- Members suggested that there was a need for a longer term strategic plan to be developed and brought back to the Board for further scrutiny.
- Members expressed concerns that it was unclear as to how this project would be sustainable and requested further clarification in order to understand the longer term implications.

The Portfolio Holder for Planning and Strategic Housing invited Members of the Board to the Cabinet meeting due to take place on Wednesday 31st October, 2018 when the matter would be considered. He also requested

that, should Members have any further questions that they email him prior to that meeting.

The Leader informed Members that a business plan of the Housing Company would be shared with the Board at an early stage. The Board was further informed that the scrutiny of the Housing Company would be reviewed by the Finance and Budget Working Group.

RECOMMENDED:

- a) that further work be carried out to explore the options available to the housing company to allow it to act as a letting agent; and
- b) that the housing company's overarching principle be to provide "affordable" rental accommodation for local people.

(During consideration of this item Members discussed matters that necessitated the disclosure of exempt information. It was therefore agreed to exclude the press and public prior to any debate on the grounds that information would be revealed relating to financial and business affairs. However, there is nothing exempt in this record of the proceedings.)

67/18

IN HOUSE MANAGEMENT OF BROMSGROVE MARKET - VERBAL UPDATE

Councillor K. May, Deputy Leader and Portfolio Holder for Economic Development, the Town Centre and Strategic Partnerships provided an update in respect of the Bromsgrove market. She reminded the Board that in May, 2018 the Council agreed that the management and operation of Bromsgrove Town Centre Outdoor Market to be brought back 'in-house'.

Councillor May informed Members of the events which had taken place in recent weeks. She expressed her gratitude to the Head of Leisure and Cultural Services and his team for their hard work and commitment and welcomed the new Market Manager.

The Head of Leisure Cultural Services advised Members that positive feedback had been received from market traders. He further advised that a business plan would be devised to review the current market provision as the Council was committed to investing in the Town Centre market.

A further update would be provided in January, 2019.

(During consideration of this item Members discussed matters that necessitated the disclosure of exempt information. It was therefore agreed to exclude the press and public prior to any debate on the grounds that information would be revealed relating to financial and business affairs. However, there is nothing exempt in this record of the proceedings.)

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The meeting closed at 8.40 p.m.

Chairman

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Adoption of revised Dodford Conservation Area Boundaries, Appraisal and Management Plan

Relevant Portfolio Holder	Cllr Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Ward(s) Affected	Perryfields
Ward Councillor(s) Consulted	Yes
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 A draft Conservation Area Appraisal has been prepared for the Conservation Area in Dodford. 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 Plan provides a strategy for the management of the conservation area in a way that will protect and enhance its character and appearance.
- 1.3 The conservation area appraisal identified the need for two boundary changes.
- 1.4 Having obtained the Cabinet members' support for the draft appraisal, management plan and boundary extension, full consultation with local residents and other interested parties was carried out between Monday 25th June 2018 and Sunday 30th September 2018.
- 1.5 A broad range of views were expressed in respect of the contents of the appraisal and management plan.

2. RECOMMENDATIONS

- 2.1 That the Cabinet approves the Dodford Conservation Area Appraisal and Management plan and endorses its contents as a material consideration for planning purposes.
- 2.2 That Cabinet approves the designation of the area to the south of Woodlands Road (Woodlands Road Extension) to be added to the Dodford Conservation Area as outlined in this report.

- 2.3 The Cabinet approves the designation of the area along the southern stretch of Priory Road (Priory Road Extension) to be added to the Dodford Conservation Area as outlined in this report

3. **KEY ISSUES**

Financial Implications

- 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.

Service / Operational Implications

- 3.3 Guidance in relation to the designation, preservation and enhancement of conservation areas are contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (PPG) as outlined in the Character Appraisal and Management Plan.

The NPPF states that

186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

The PPG states that

Local planning authorities need to ensure that the area has sufficient special architectural or historic interest to justify its designation as a conservation area.

- 3.4 The architectural and historic significance of the area, including the additions and proposals for managing them, are set out in the Appraisal and Management plan, as stated above.

- 3.5 Designation of conservation areas have planning consequences, some of which are outlined in the Appraisal and Management Plan, which include controls over trees in the area, more restrictions on permitted development rights and advertisements rights, and the duty to pay attention to the historic and archaeological significance of the area when considering the grant of planning permission and the duty to formulate proposals to enhance and preserve the conservation areas
- 3.6 There is no statutory procedure for the designation, appraisal and management of conservation areas. 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 Historic England, the Secretary of State for Digital, Culture, Media and Sport and the relevant Land Registries. There is no statutory right of appeal against Conservation Area designation.
- 3.7 The proposed appraisal and management plan and the designation do not engage the Human Rights Act 1998 in a way which is contrary to the law. Although the proposed boundary changes include some residential properties, the process is considered necessary and proportionate to protect the historic environment, in the public interest.
- 3.8 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.
- 3.9 The residents of the Conservation Area (CA) including those in the proposed extensions were notified of the Consultation exercise in writing, as well as a number of other interested parties including the Parish Council and Historic England. The letter provided information on how to view copies of the Appraisal, details of the two consultation events, as well as how to contact the Conservation Officer to discuss the document or seek further information. It came to our attention that not all residents had received the original notification letter, so all residents were re-notified and the extension period extended from the 3rd August to 30th September having commenced on 25th June.
- 3.10 Two consultation events were held at the Village Hall in Dodford, and were attended by 21 members of the public.
- 3.11 Responses were received from 20 households (some responses were sent in by couples, other households sent in separate responses expressing individual views) as well as from Historic England, the Parish Council and The Victorian Society.

- 3.12 The comments together with a response from the Conservation Officer where appropriate, are tabulated in Appendix 2. The majority of comments received were in respect of the proposed boundary changes and the Article 4 Direction.
- 3.13 Where an opinion was expressed in respect of the extension to the CA at the southern end of Woodland Road, there was support. This is an area which had been part of the original Chartist ownership, but was disposed of in an auction in September 1850. It was left out of the CA when it was originally designated, and is now included for the sake of completeness.
- 3.14 The other proposed extension, is along Priory Road from the existing boundary to the junction with Fockbury Road, to include Dodford Primary School, the neighbouring School House, as well as other properties of architectural and historic interest including Dodford Lodge and Little Dodford Farm. The latter partly pre-dates the Chartists, although there are some Victorian farm buildings. The other properties largely date from the later part of the 19th century.
- 3.15 There were mixed views on this proposal with some respondents in support and others objecting. The main reasons for objecting can be summarised as follows;
1. There is no reason to include this area because it is adequately protected by existing planning legislation and has not suffered from the issues identified in the Appraisal which detract from the character of the existing CA. (See response in 3.16 below)
 2. The Conservation Appraisal and Management Plan (CAAMP) of 2014 excluded this area, nothing has changed and this area was not part of the original Chartist settlement, including this area will degrade the CA, and maybe the Church and Tower House which were not part of the Chartist Settlement, should be removed from the existing CA. (see response in paragraphs in 3.17 to 3.20 below)
 3. If this stretch of Priory Road is to be included why have the fields to the south west been left out? (see response in 3.21 below)
- 3.16 Reviewing the boundary of a conservation area is part of the appraisal process. (see the guidance provided in Conservation Area Designation. Appraisal and Management, Historic England Advice Note 1). Further areas can be included if it is considered that they are sufficient special interest in relation to the rest of the conservation area to warrant inclusion. These areas should not be excluded for the reason that the extra controls which are perceived to come with designation are not required.
- 3.17 The 2014 Appraisal did reach the conclusion that this stretch of Priory Road should not be included. During the consultation process comments were submitted asking for this conclusion to be reconsidered. There being a general feeling from some respondents that the Victorian buildings along this stretch of the road comprised interesting examples of late Victorian architecture, by notable local architects, which were as much part of the history of the Village as the later

Church. In light of these comments it was recommended to Cabinet that the boundary be re-examined.

- 3.18 There is no doubt that there are a number of buildings of historical and architectural interest along the southern stretch of Priory Road. These buildings relate to pre-Chartist development and post Chartist development. The CA currently contains buildings which are pre and post Chartists. It is considered that a lack of significance was attached to these properties in terms of the character of the CA when the boundary was last considered. The southern stretch of Priory Road was solely excluded from the CA because the buildings along here were not part of the original Chartist settlement. The post Chartist buildings along this road including the Church and the Old Vicarage, which are both early 20th century, and within the CA, illustrate the later development of the settlement, and like other non-Chartist buildings contribute to the later history of the village.

One of the buildings along the southern stretch is Dodford First School, which although not constructed exclusively for the inhabitants of the Chartist Settlement, clearly served this community and is therefore strongly linked to it.

For these reasons it is considered this stretch of Priory Road does contribute to the character and special interest of Dodford CA and the boundary should therefore be extended to include this section.

- 3.19 The Church and Tower House (originally the vicarage) have been included within the CA since it was designated. Their inclusion from the outset acknowledged the importance of the buildings to the later development of the settlement, and they clearly contribute to the character and special interest of the settlement. The Tower House is not a listed building and has no statutory protection, except for the protection it gains from being located within a CA.

- 3.20 The Historic Areas Adviser at Historic England has supported both boundary changes stating 'A number of conservation area boundary changes are suggested which are well evidenced after thoughtful analysis and these are also supported by Historic England.'

- 3.21 In terms of the fields to the south west of Priory Road they would form part of the rural setting of the CA if this stretch of Priory Road is included. Historic England in the guidance on conservation areas, (Conservation Area Designation. Appraisal and Management, Historic England Advice Note 1) make the point in paragraph 12 that 'Conservation area designation is not generally an appropriate means of protecting the wider landscape'.

If a development proposal ever came forward in respect of these fields the impact on the setting of the conservation Area would be considered as part of any decision making process. Location in a CA does not prevent future development.

- 3.22 Concerns have also been raised by a number of respondents in respect of the potential introduction of Article 4 Directions. The Appraisal has identified a number of threats to the character of the CA, including; loss of historic detailing,

quality of new development; and unsympathetic boundary treatments. Most of these threats to the character have come about as owners are allowed to alter their properties due to existing Permitted Development Rights (PD Rights). The Management Plan has therefore suggested exploring the option of withdrawing some of these rights by introducing Article 4 Directions. Notably changing windows and doors in historic buildings only and erecting fencing and gates adjacent to the highway. This would mean that new applications for such works would require planning permission via a planning application, for which there is no fee, so that their impact on the character of the Conservation Area could be considered.

A further Article 4 could also be introduced to remove PD Rights in respect of outbuildings and rear extensions, which due to some of the original cottages being small but located on relatively large plots have the potential to overwhelm the original buildings and detract from the character of the CA. This type of Article 4 would require the approval of the Secretary of State, and a large body of supporting evidence would be required to substantiate the need for this. It would have to be clearly demonstrated that these PD Rights were resulting in development which neither preserved nor enhanced the character or appearance of the CA.

The Management Plan is only asking for these courses of action to be explored further, and not to pursue at this stage. Detailed evidence would need to be assembled to justify the need for Article 4 Directions, particularly in respect of the second type, and there would then have to be further public consultation, when the need and benefits could be fully explained.

Customer / Equalities and Diversity Implications

- 3.23 The Strategic Planning team has carried out a public consultation exercise to gather views on the draft appraisal, management plan and boundary changes in respect of the Dodford Conservation Area. Consultation letters were sent to every resident who currently lives in each of the conservation areas and where applicable the proposed extension, informing them of the dates for the public consultation events, how to access the documents on line and how to obtain further information. Hard copies were made available at the consultation events and at the Parkside. The deadline for comments was Sunday 30th September. The public consultation has been carried out in line with current legislation and adopted standards contained in the Bromsgrove District Council Statement of Community Involvement. The result of this consultation can be seen in Appendix 2.

4. RISK MANAGEMENT

- 4.1 There are no associated risks with this report

5. APPENDICES

Appendix 1 - Dodford Conservation Area Appraisal and Management Plan
Appendix 2 – Dodford CAAMP Consultation Comments

6. BACKGROUND PAPERS

<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management/>

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DODFORD

CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

DECEMBER 2018



BROMSGROVE
DISTRICT COUNCIL

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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



PART 1

CHARACTER APPRAISAL



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, with a further review in 2014. The draft appraisals produced have formed 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 Historic England, the Historic England Advice Note 1 (HEAN1), Conservation Area Designation, Appraisal and Management.

1.4 The last draft appraisal was originally prepared and consulted upon during the summer of 2014. A revision to the boundary was also proposed at this time. In light of the comments received a number of amendments were made. A further review of the boundary and the Conservation Area was carried out between December 2017 and March 2018, which has resulted in this document.



1.5 Public consultation with local residents was carried out between Monday 25th June and Sunday 30th September, this included two consultation sessions held at the village hall in Dodford.

2.0 PLANNING POLICY FRAMEWORK

2.1 Conservation area designation introduces controls over the ways owners can alter or develop their properties. The controls in conservation areas include the following;

2.2 The requirement in legislation and national planning policies to preserve and/or enhance - 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.

2.3 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.

2.4 The National Planning Policy Framework (NPPF) introduced in 2012 and revised in July 2018, has replaced previous Government guidance, and is supported by further guidance in the National Planning Policy Guidance document (NPPG). The NPPF does, however maintain the importance placed on conserving and enhancing the Historic Environment as well as providing advice for conservation areas. Specific advice on the historic environment is now found in Section 16, although references to the historic environment appear throughout the document.





2.5 Local planning policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area - The Bromsgrove District Plan (adopted in January 2017) contains a series of specific policies relating to the historic environment (see Appendix 4). These policies help guide the Local Planning Authority when assessing planning applications, to ensure that new developments and alterations preserve or enhance the character or appearance of Conservation Areas.

2.6 Control over demolition of unlisted buildings. 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.

2.7 Control over works to trees. 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.

2.8 Fewer types of advertisements which can be displayed with deemed consent.

2.9 Restriction on the types of development which can be carried out without the need for planning permission (permitted development rights), these include the enlargement of a dwelling house, the rendering of properties, and the installation of antennae and satellite dishes.



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 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 importance in terms of social history. 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. Michael Foot, during a tour of Rosedene in 2001 stated that 'Chartism was a basic building block of the Labour Party'.

3.3 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.

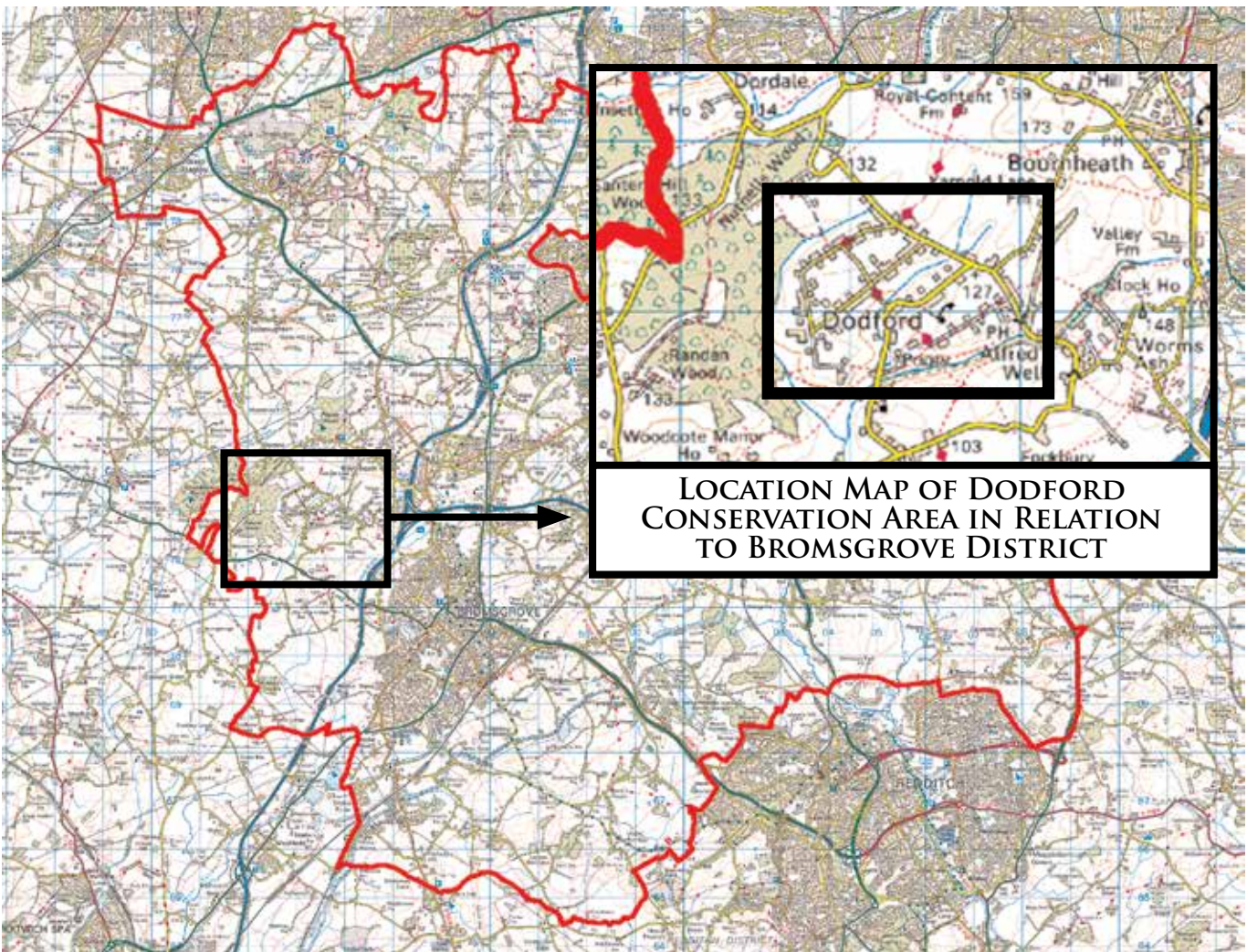


4.0 ASSESSMENT OF SPECIAL INTEREST

4.1 General Character, Location and Uses

4.1.1 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.

4.1.2 The Conservation 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.



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4.1.3 The Conservation Area covers the original Chartist Settlement and extends south west along Priory Road to include The Priory and the early Twentieth Century Church, of the Holy Trinity and St Mary. It is still a relatively isolated rural settlement, detached from Bromsgrove itself, the roads approaching the village remaining sparsely developed.

4.1.4 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 there are views north and north west across the conservation area towards Nutnells Wood, which is ancient woodland. Nutnells Wood 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.

4.1.5 Dodford is currently a residential commuter village, having been in established residential use since the 19th century with associated agricultural uses, before this the area was largely arable with few buildings. 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.



4.1.6 There is currently a light industrial use in Woodland Road where buildings on what was originally a farm are now being used for manufacturing.

4.1.7 The Conservation Area sits within a number of larger areas designated by various agencies including;

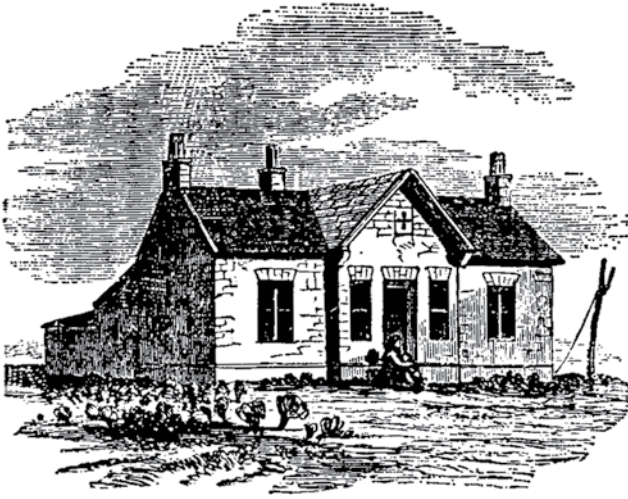
- Natural England Landscape Area - Arden
- Natural England Natural Area - Midlands plateau
- Landscape Character Assessment Area - Principal timbered farmlands

4.2 Historic Development and Archaeology

4.2.1 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. Faint traces of ridge and furrow survive within the Conservation Area attesting to the agricultural nature of the landscape within the medieval and post medieval periods. 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.



4.2.2 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

4.2.3 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.

4.2.4 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.

4.2.5 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.



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



4.2.6 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. 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. Building commenced in 1848, and most of the cottages were occupied on 2nd July 1849. In addition two houses were also built, Fern Villa, Priory Road and Priory Cottage, Rose Lane. These would appear to have been constructed by the same builder, as much of the joinery detailing matches that found in the cottages. Great Meadow, Victoria Road was constructed before the land purchase, and was therefore purchased with the land by O'Connor but then immediately resold.



4.2.7 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 and 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 and was a building block of the Labour Party.

4.2.8 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 of 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 1979), 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.



4.2.9 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. They were designed by Arthur Bartlett, a London architect, who had been articulated to Sir Reginald Blomfield, in an Arts and Crafts style with some exceptional detailing. Nikolaus Pevsner in 'Buildings of England: Worcestershire', describes the Church as 'The best church of its date in the county'.

4.3 Key Views and Setting

4.3.1 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. Despite being located approximately a mile to the west of the M5 Junction with the M42, Dodford sits within an isolated rural position. There are no views of the motorway network, and no indication of their proximity. The settlement is largely surrounded by agricultural land with Nutnalls Wood to the North/north west. It is approached via narrow country lanes.

4.3.2 There are limited views into the conservation area, views only unfolding as the settlement is approached along Priors Road from the south west and along Warbage Lane from the north west and south east. This underpins the isolated feel that the settlement has.

4.3.3 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 St Bartholomew's, Tardebigge and the Malvern Hills, to the south west, on a clear day.

4.3.4 The views out of the Conservation Area and across it emphasise the isolation of the settlement with distant views of the Church spires and the Malvern Hills. From the junction at Woodland Road and Church Road there are fleeting views of traffic moving on the Kidderminster Road to the south west.

4.3.5 The heavily wooded area along the south east and north west boundaries frames views across the landscape, and this relationship between the village and the wider landscape is important to the setting of the Conservation Area.



4.4 Architectural Character and Key Buildings



4.4.1 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

4.4.2 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. These rooms were originally utility rather than residential. 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.



4.4.3 There are varying degrees of alterations and extensions, and unfortunately only a few of the Chartist cottages retain a discernible amount 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 an poor conservatory attached to the front elevation. 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.



4.4.4 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

4.4.5 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., 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 3 shows the age of the various buildings within the Dodford Conservation Area, and which of these have Chartist connections or origins.

Ecclesiastical Buildings

4.4.6 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. There are the possible remains of fishponds and building platforms to the south west of Waterfalls Farm. These are likely to be associated with the medieval priory and while not included in the Scheduled Monument area, should be recognised as a heritage assets. 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 monasteries. 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. It has been suggested that Fergus O'Connor lived at the Priory during the summer of 1848, although this is disputed.





4.4.7 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.



4.4.8 The current village hall built in 1979, 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.

4.5 Materials and Construction

Walls and roofs



4.5.1 The Chartist cottages are constructed from locally made bricks laid 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-chartist 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, concrete tiles and manmade slates. Many properties have rendered elevations. This inconsistent palette of materials does not reflect the historical context of Chartist Cottages in Dodford and has undermined the appearance of some parts of the Conservation Area.



4.5.2 As noted above the Priory is constructed in a variety of materials including red/orange brick, red/brown clay tiles, sandstone blocks, in addition the the timber framed wing. The Church and Vicarage are predominantly constructed in rendered brickwork with stone and brick dressings respectively. These buildings are separate to the Chartist Cottages, and are viewed in a different context, being different to the cottages not just in terms of materials but also in scale. The non chartist 19th century buildings are constructed in similar materials to the cottages, and although some are two storey they are of a domestic scale.



Windows and Doors



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

Rainwater Goods

4.5.4 Rainwater goods are generally upvc in various styles.

4.6 Public Realm and Green Spaces

4.6.1 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. On Priory Road, there is a footpath to the south side between Church Road and Warbage Lane with granite sett kerbs, although stretches of the kerbs have been replaced with concrete kerbs as a result of damage due to heavy lorries using Priory Road. The footpath runs along the northern side between Church Road and Little Dodford Farm and is a mixture of granite setts and concrete kerbs. At Little Dodford Farm the footpath switches to the otherside of the road and runs to Fockbury Road.

4.6.2 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, and enhances the setting of the listed building. There is a public right of way which runs from the south east end of Woodland Road, across Priory Road and then in an easterly direction towards Niblett's Hill, and the boundary of the Conservation Area. This is likely to have been a more significant routeway prior to the Chartist development.

4.7 Important Trees, Hedges and Boundary Treatments

4.7.1 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.

4.7.2 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.





4.7.3 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 close boarded fences and conifer hedges have been introduced in places which do not reflect the rural character of the area. In addition farm style gates have been replaced with more elaborate solid wood gates or metal gates, which also detract from the rural nature of the area, being more suburban in appearance.

4.7.4 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.

5 SUMMARY OF ISSUES

5.1 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

5.2 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

5.3 Dodford has a number of historic buildings, and 11 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 addition of these assets to the local list would reinforce their importance.

The quality of new development within the Conservation Area

5.4 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, but have not required planning permission because they amount to permitted development as defined in the General Permitted Development Order.

Boundary Treatments

5.5 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 PROPOSED BOUNDARY CHANGES

6.1 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 1.

6.2 The extension of the Conservation Area along Priory Road to include Dodford Primary school (constructed in 1877 to designs by the architect FJ Yates, following the 1877 Education Act) has been reconsidered. It was initially ruled out at the time of the previous draft Appraisal in 2014 on the basis that although there were clearly buildings of interest along this stretch of Priory Road, they were not part of the original chartist settlement. There was much support, however, at the last public consultation to include the section of Priory Road from the existing boundary up to the junction with Fockbury Road to include the school.





6.3 In addition to the school, on this stretch of Priory Road, there is also the neighbouring school house by the Bromsgrove architect, John Cotton (1882); Dodford Lodge, a substantial brick farmhouse of 1881, also by John Cotton; and the Little Dodford Farm complex which includes a partly timber framed farmhouse in addition to a complex of Victorian farm buildings located on both sides of the road but now converted to residential use. It has also been recently noted that approaching Priory Road from the west along Fockbury Road there are views of the Church tower immediately to the left of Dodford Lodge, visually connecting the existing Conservation Area with this stretch of Priory Road.



6.4 The existing Conservation Area predominantly covers the Chartist Settlement, although it does include buildings which fall outside the original settlement, The Priory and the Church of Holy Trinity and St Mary. The school although not constructed exclusively for the settlement was located to allow children within the settlement to benefit and was designed by a significant Worcestershire school architect. On this basis and combined with the fact that there are other buildings of architectural and historic interest on this section of Priory Road, notably the School House, Dodford Lodge and the Little Dodford Farm Complex and the visual link of the Church to the southerly part of Priory Road, it has been decided to extend the boundary of the Conservation Area to include this section of the road.



6.5 These boundary changes are more clearly shown on Map 1. Although not all the properties are worthy of inclusion, it is bad practice to weave the boundary around individual buildings, and all conservation areas include buildings of varying quality including Dodford Conservation Area.

7 MANAGEMENT AND ENHANCEMENT PROPOSALS

7.1 Attached to this document is a 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.

- 7.2** 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 PUBLIC CONSULTATION

8.1 Public consultation was carried out between Monday 25th June 2018 and Sunday 30th September 2018.

PART 2 MANAGEMENT PLAN

1.0 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 (Date 2018) 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 NPPG, and the most recent guidance from Historic England, 'Conservation Area Designation, Appraisal and Management', Advice Note 1 (2016).

1.2 Public Consultation

Public Consultation was carried out between Monday 25th June 2018 and Sunday 30th September 2018.

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.



2.0 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 Plan 2011 - 2030 (Adopted in January 2017). The historic environment policies are detailed in Appendix 4.

2.2 This policy framework, along with national policy guidance contained in the National Planning Policy Framework (NPPF) July 2018 and National Planning Policy Guidance (NPPG) will be used to further the preservation and enhancement of the character of the Conservation Area.



3.0 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



4.0 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 Issues

- 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

- Undertake a photographic survey of all the properties in the Conservation Area from the road and other public vantage points. 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 Local Heritage List

4.3.1 Issues

- Dodford has a number of historic buildings, and 11 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.

4.3.2 Proposed Action

- Work with the local residents and other interested parties to identify candidates for addition to the local list. A list of potential candidates has been identified in the character appraisal, see Appendix 3

4.4 The quality of new development within the Conservation Area

4.4.1 Issues

- 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 cottages have also been unsympathetic in terms of their scale and design, but have not required planning permission because they amount to permitted development as defined in the General Permitted Development Order (GDPO).

4.4.2 Proposed Action

- New proposals should be assessed in accordance with the guidance in the NPPF, guidance produced by Historic England 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 notable views should be encouraged.
- The possibility of introducing an Article 4 to control permitted development rights in relation to rear extensions and outbuildings could be investigated. As this would require the approval of the Secretary of State, a substantial amount of evidence would be required to substantiate the need for this.



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

4.5.1 Issues

- 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



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.

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
Gra-Ange, Priory Road
Sun Valley, 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

Appendix 1 continued

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
Bevington, Warbage Lane
Lawnswood, Warbage Lane
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

Appendix 1 continued

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
Tanglewood, Woodland Road

APPENDIX 2

Properties within the proposed extended Conservation Area

Barn, Woodland Road

West Lea, Woodland Road

School House Private Day Nursery, Priory Road

Dodford First School, Priory Road

Chelwood, Priory Road

Dodford Lodge, Priory Road

Little Dodford Farm, Priory Road

Meadow Bank, Priory Road

Hay Barn, Priory Road

Little Dodford Barn, Priory Road

Little Dodford Stables, Priory Road

The Byre, Priory Road

APPENDIX 3

Potential candidates for the Local Heritage list

The CAAMP has identified the following properties as possibly meeting the criteria for the Local Heritage List. Their final inclusion on the list will be determined by a separate process.

Priory Road

Dodford First School

Dodford Lodge

Little Dodford Farmhouse

The Old Vicarage (Tower House)

Sumac

Victoria Road/Church Road

Greenfield

Woodland Road

Trefoil Court

Whinfield Road

Sundays Hill

Orchard Cottage

Dodford Inn (original building)

Warbage Lane

Bridge

The Old Baptist Chapel (Chapel gate)

APPENDIX 4

Bromsgrove District Plan 2011 - 2030 Historic Environment Policies

BDP20.1 The District Council advocates a holistic approach to the proactive management of the historic environment which encompasses all heritage assets recognised as being of significance for their historic, archaeological, architectural or artistic interest.

BDP20.2 The District Council will support development proposals which sustain and enhance the significance of heritage assets including their setting. This includes:

- a. Designated heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens.
- b. Non-designated heritage assets including (but not limited to) those identified on the local list and assets recorded in the Historic Environment Record.
- c. The historic landscape of the District, including locally distinctive settlement patterns, field systems, woodlands and historic farmsteads.
- d. Designed landscapes, including parks and gardens, cemeteries, churchyards, public parks and urban open spaces.
- e. Archaeological remains of all periods from the earliest human habitation to modern times.
- f. Historic transportation networks and infrastructure including roads, trackways, canals and railways.

BDP20.3 Development affecting heritage assets, including alterations or additions as well as development within the setting of heritage assets, should not have a detrimental impact on the character, appearance or significance of the heritage asset or heritage assets.

BDP20.4 Applications to alter, extend, or change the use of heritage assets will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation whilst preserving or enhancing its significance and setting.

BDP20.5 In considering applications regard will be paid to the desirability of securing the retention, restoration, maintenance and continued use of heritage assets, for example, the District Council will support the sensitive reuse of redundant historic buildings, and will encourage proposals which provide for a sustainable future for heritage assets, particularly those at risk.

Appendix 4 continued

BDP20.6 Any proposal which will result in substantial harm or loss of a designated heritage asset will be resisted unless a clear and convincing justification or a substantial public benefit can be identified in accordance with current legislation and national policy.

BDP20.7 Consideration will be given to the designation of new conservation areas. In order to define and protect the special character of conservation areas, the District Council will produce and regularly review character appraisals and management plans for designated conservation areas, and where necessary introduce Article 4 Directions based on an assessment of local identity and uniqueness.

BDP20.8 Where a detailed Conservation Area Appraisal Management Plan has been adopted, it will be a material consideration in determining applications for development within that conservation area.

BDP20.9 Development within or adjacent to a conservation area should preserve or enhance the character or appearance of the area.

BDP20.10 The demolition of buildings or the removal of trees and other landscape features which make a positive contribution to an area's character or appearance will be resisted.

BDP20.11 Outline planning permission will not be granted for development within Conservation Areas unless supported by detailed proposals showing siting, design, external appearance and the relationship with adjacent properties.

BDP20.12 The District Council will update the current draft local heritage list and formally adopt it. It would include all heritage assets recognised as being of local importance, including those which are locally distinctive such as nailers cottages, assets associated with the scythe industry and assets associated with the use of the Worcester and Birmingham canal which runs the length of the District, to name but a few.

BDP20.13 The District Council will support development that:

- i. Retains Heritage assets on the local list.
- ii. Involves sympathetic alterations and extensions to heritage assets on the local list.
- iii. Does not have a detrimental impact on the setting or context of heritage assets on the local list.

Appendix 4 continued

BDP20.14 In considering applications that directly or indirectly affect locally listed buildings, a balanced judgement will be applied having regard to the scale of any harm or loss as a result of proposed development and the significance of the locally listed building.

BDP20.15 The District Council will encourage opportunities to develop Green Infrastructure networks that can enhance the amenity value of the historic environment (refer to BDP24 Green infrastructure).

BDP20.16 The District Council will promote a positive interaction between historic sites and places and high quality modern developments which allows for evolution and positive change whilst preserving and respecting the significance and setting of existing heritage assets.

BDP20.17 Applications likely to affect the significance of known or potential heritage assets or their setting should demonstrate an understanding of their significance in sufficient detail to assess the potential impacts. This should be informed by available evidence and, where appropriate, further information to establish significance of known or potential heritage assets.

BDP20.18 Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record.

BDP20.19 The District Council will continue to undertake studies to inform local decision making and support the future growth of the Worcestershire Historic Environment Record. They will also encourage Neighbourhoods to address issues of character, heritage and design in their Neighbourhood Plans.

BDP20.20 The District Council will embrace opportunities to mitigate the effects of climate change by seeking the reuse of historic buildings and where appropriate their modification to reduce carbon emissions and secure sustainable development without harming the significance of the heritage asset or its setting.

APPENDIX 5


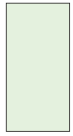
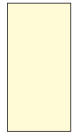
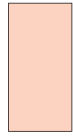
Glossary

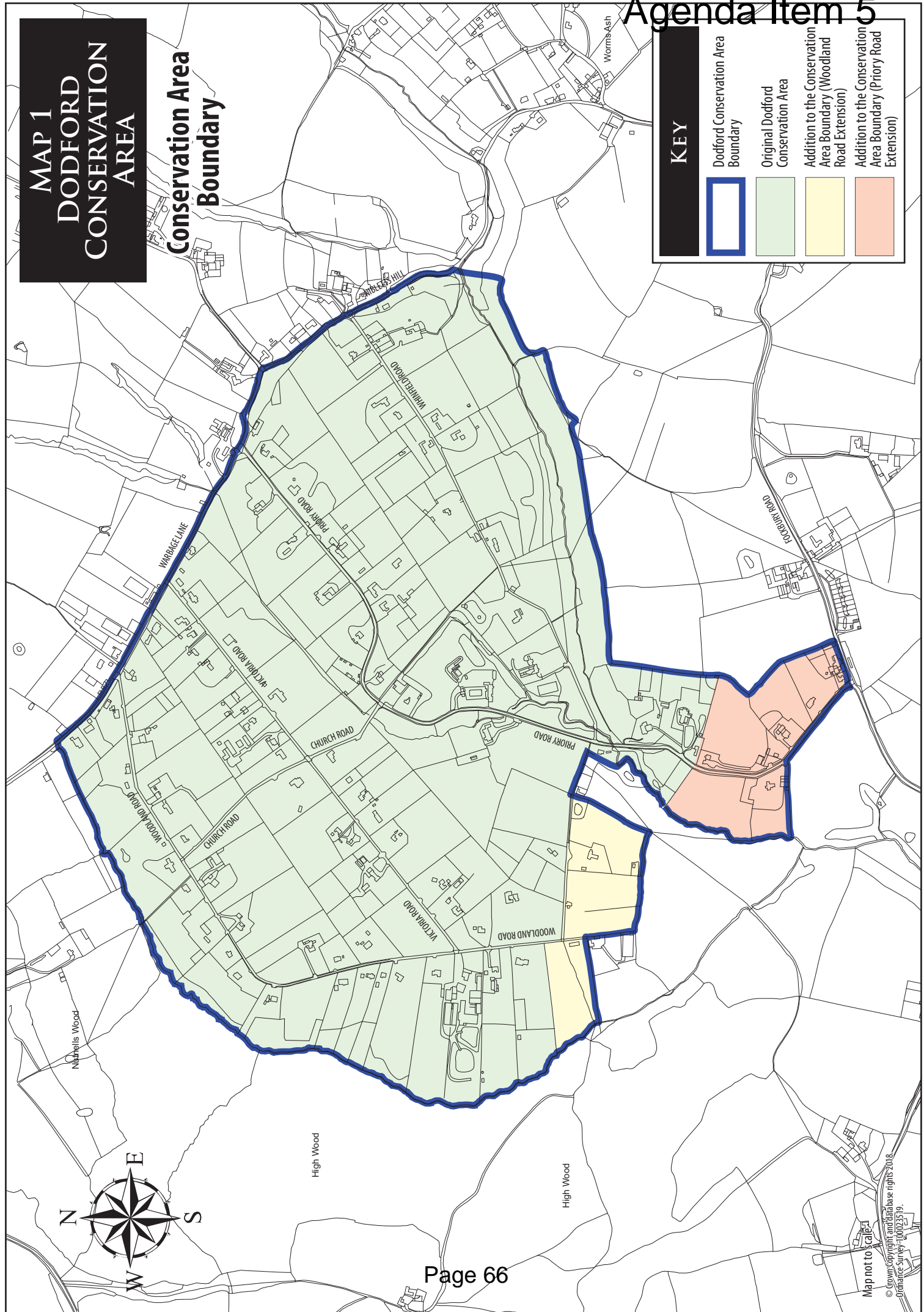
Article 4 direction	Removal of permitted development rights so that planning permission is required for external alterations to a building
Arts and Craft	Late 19th architectural and design style that took influences from medieval crafts and motifs
Ashlar	Dressed, cut, squared and finished stonework
Casement	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 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

MAP 1 DODFORD CONSERVATION AREA

Conservation Area Boundary

KEY

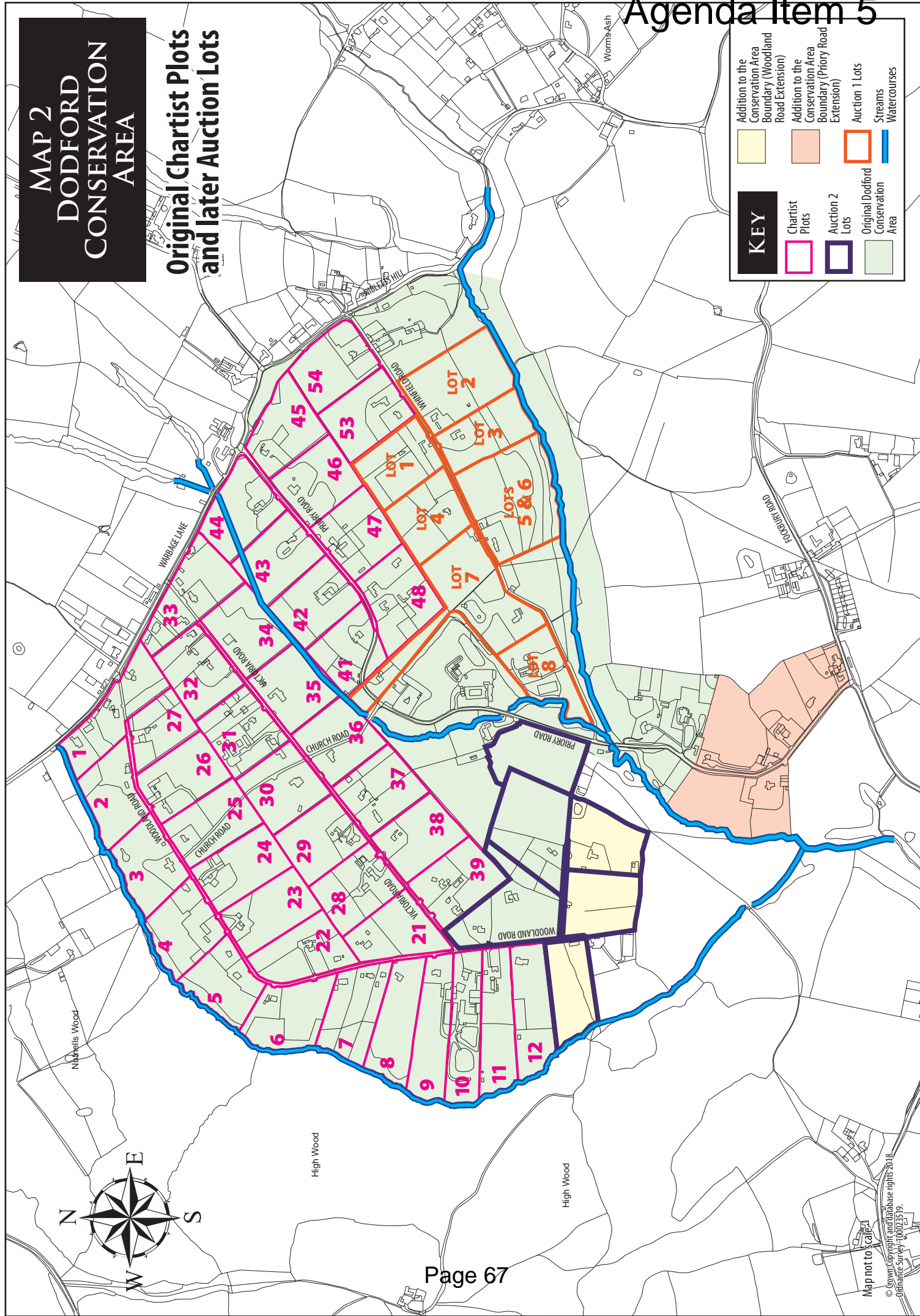
-  Dodford Conservation Area Boundary
-  Original Dodford Conservation Area
-  Addition to the Conservation Area Boundary (Woodland Road Extension)
-  Addition to the Conservation Area Boundary (Priory Road Extension)



Map not to scale
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 Ordnance Survey 100025191

**MAP 2
DODFORD
CONSERVATION
AREA**

**Original Chartist Plots
and later Auction Lots**



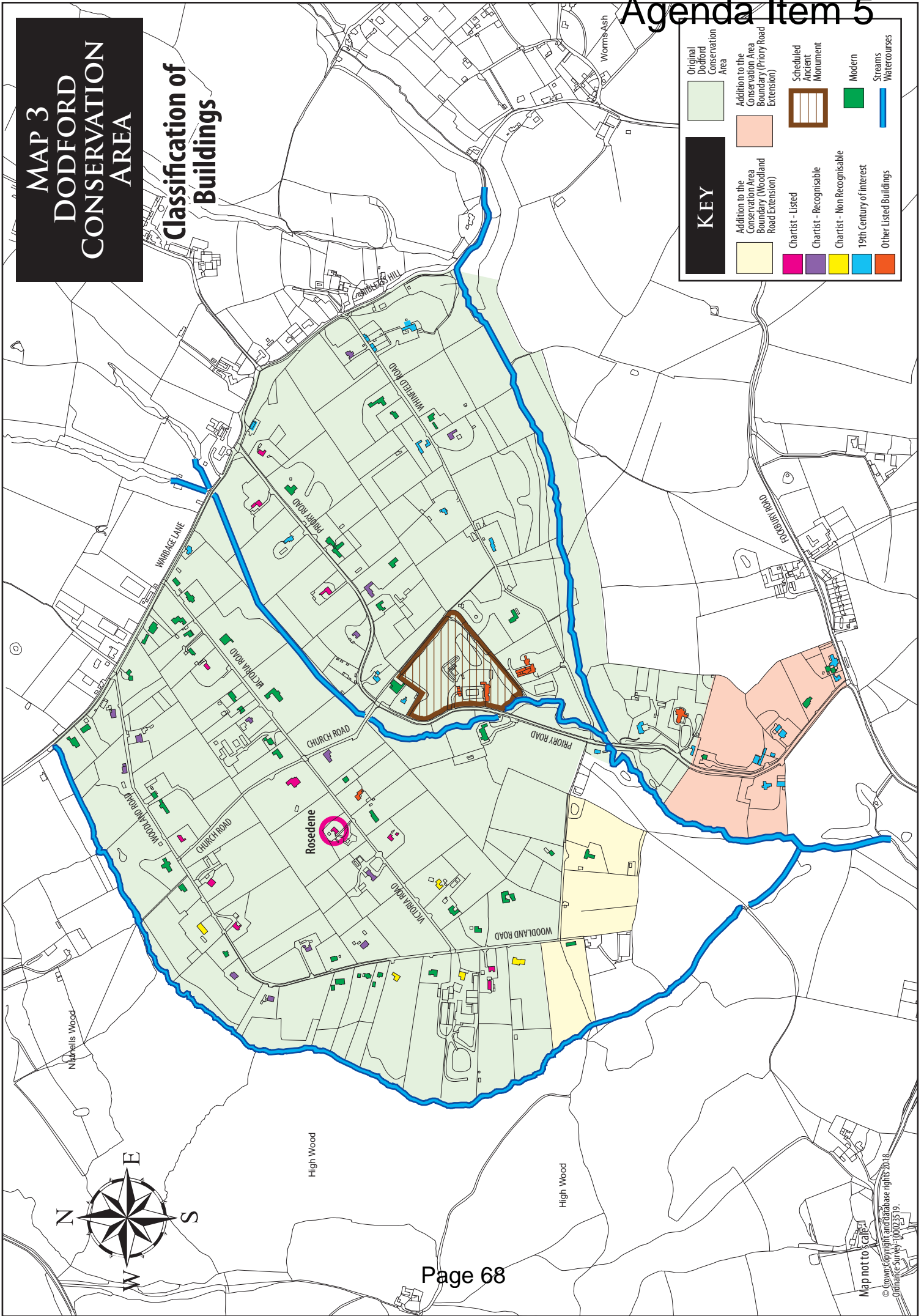
KEY

	Addition to the Conservation Area Boundary (Woodland Road Extension)		Auction 1 Lots
	Chartist Plots		Streams
	Auction 2 Lots		Watercourses
	Original Dodford Conservation Area		

Map not to scale
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Ordnance Survey 100023519

**MAP 3
DODFORD
CONSERVATION
AREA**

**Classification of
Buildings**



KEY

- Original Dodford Conservation Area
- Addition to the Conservation Area Boundary (Priory Road Extension)
- Chartist - Listed
- Chartist - Recognisable
- Chartist - Non Recognisable
- 19th Century of Interest
- Other Listed Buildings
- Scheduled Ancient Monument
- Modern
- Streams Watercourses

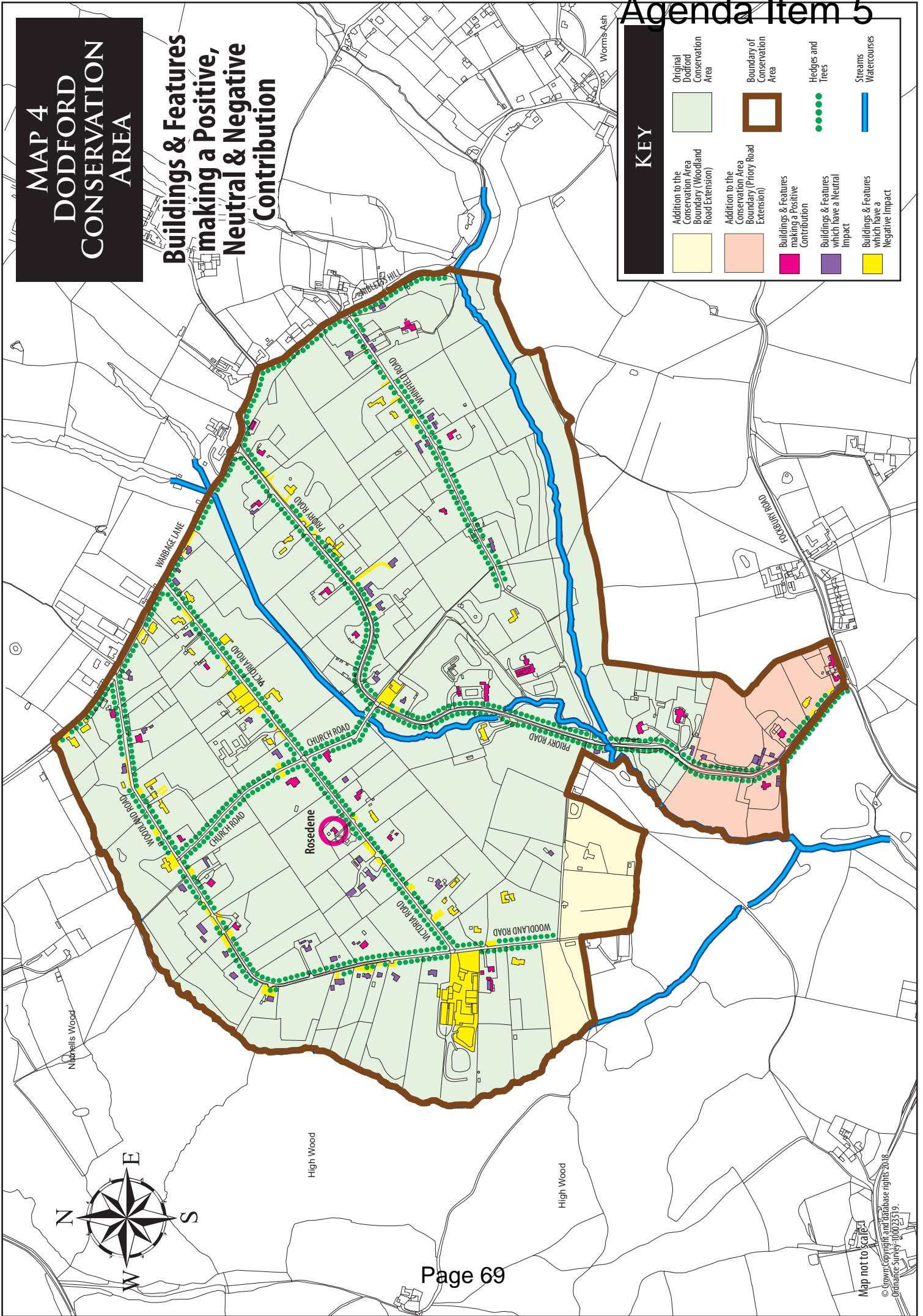


**MAP 4
DODFORD
CONSERVATION
AREA**

**Buildings & Features
making a Positive,
Neutral & Negative
Contribution**

KEY

	Original Dodford Conservation Area		Boundary of Conservation Area		Hedges and Trees		Streams Watercourses
	Addition to the Conservation Area Boundary (Woodland Road Extension)		Addition to the Conservation Area Boundary (Priory Road Extension)		Buildings & Features making a Positive Contribution		Buildings & Features which have a Neutral Impact
	Buildings & Features making a Negative Impact		Buildings & Features which have a Negative Impact				

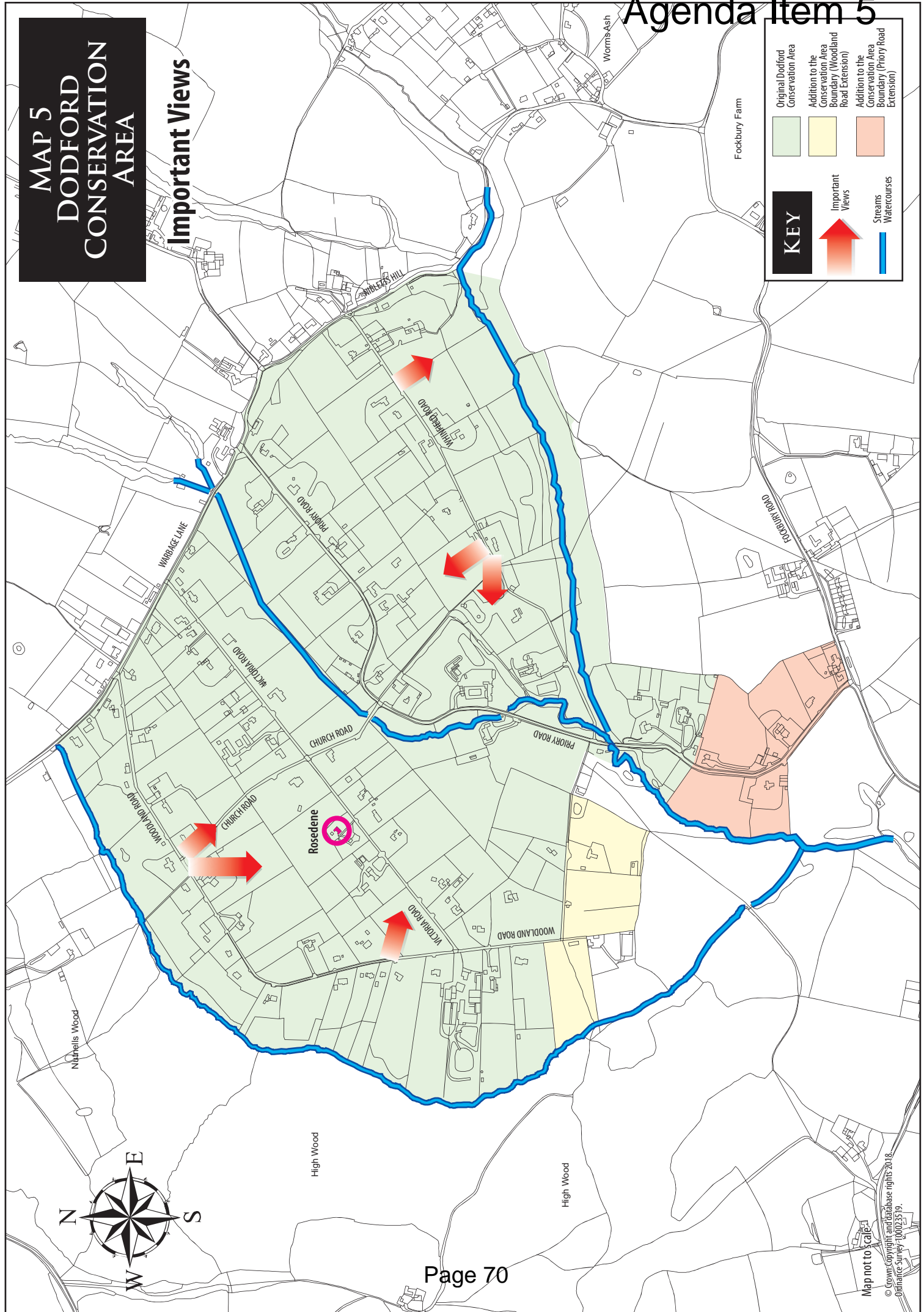


MAP 5 DODFORD CONSERVATION AREA

Important Views

KEY

- Original Dodford Conservation Area
- Addition to the Conservation Area Boundary (Woodland Road Extension)
- Addition to the Conservation Area Boundary (Priory Road Extension)
- Important Views
- Streams Watercourses





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another language or format, please contact us to
discuss how we can best meet your needs**

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**BROMSGROVE DISTRICT
COUNCIL**

HEAD OF
PLANNING AND REGENERATION
THE COUNCIL HOUSE,
PARKSIDE, PARK STREET,
BROMSGROVE B61 8DA

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**APPENDIX 2
Dodford CAAMP Consultation Comments**

Reference No	Name	Response	Officer response
1	DJ and PA Barford	We strongly support the extension of the conservation area in Dodford as proposed in the draft plan	Noted
2		We also support most of the management proposals including the inclusion of our cottage, "Greenfields", in the local heritage list	Noted. The list of potential candidates for the Local Heritage detailed in the CAAMP are only suggestions and they will still have to be benchmarked against the criteria in the Local Heritage List Strategy before being formally included within the list.
Page 73		<p>Have concerns regarding the article 4 in the respect of windows.</p> <p>Consider that design of upvc windows and doors is indistinguishable from wood at a distance. It is the design of windows that is important not the material.</p> <p>The cost of maintaining wooden windows makes them an impractical choice.</p>	<p>The detailing of upvc windows is not as good as the detailing on timber windows. Glazing bars are often more chunky. Would agree that the design of the windows is important but this is rarely replicated well in upvc.</p> <p>Although there is a cost associated with maintaining timber windows, in terms of both time and money, upvc is not maintenance free and does not last for ever.</p> <p>The Conservation Area Appraisal and Management Plan (CAAMP) is only proposing to investigate the possibility of introducing an Article 4. If it was decided to pursue this course of action there would be a separate consultation process.</p>

Reference No	Name	Response	Officer response
4	Derek Edward Davis	<p>I am opposed to the proposed boundary changes. Dodford Conservation Area was designated to preserve as far as possible the remaining features of the Chartist settlement developed by Feargus O'Connor and his National Land Company. The Conservation Area includes most of the Great Dodford Estate which he purchased for his scheme except for the following areas.</p> <p>Three small parcels of land on the North East boundary which I assume were included so that Warbage Lane and Niblett's Hill make a clear boundary.</p> <p>To the South the steep and wooded southerly side of Dodford Dingle is included and forms a natural visual edge to the area.</p> <p>It also includes the parish church and its curtilage probably because of its outstanding quality in the 'Arts and Crafts' style, although as it is Listed its curtilage would be protected. Oddly some parcels of land on the South side at the end of Woodland road were not included.</p>	<p>The Chartist settlement was the primary reason for the Conservation designation but from the start it has included the group of ecclesiastical buildings to the south of the settlement. The Priory pre dates the Chartists and is listed Grade II*, the Church of Holy Trinity and St Mary dates from 1908 and is also listed Grade II*. The neighbouring property, The Tower House, originally the vicarage, now a private house by the same architect and also Arts and Crafts in design, is unlisted. These buildings are strongly connected with the development of the settlement, and considering the historical and architectural interest and connection with the settlement it would seem reasonable to maintain their inclusion within the boundary.</p> <p>I am unclear as to the areas on the north east boundary referred to here. The boundary of the Conservation Area (CA) in this location follows the boundary of the plots, as detailed on Map 2.</p> <p>Some Auction lots at the southern end of Woodland Road were excluded and these are now proposed for inclusion.</p>
5		<p>It is my belief that as the Conservation Area was created for Historical reasons rather than outstanding Visual quality any extension beyond the Historic area would reduce its significance.</p>	<p>The CA already includes non chartist buildings but buildings connected to the settlement and its historic development. Reviewing the boundary of the CA forms part of the Appraisal This follows best practice guidance provided by Historic England. Including other buildings connected to the settlement is not unreasonable.</p>
6	Judy and Tony Grove	<p>We believe there is no special reason to include Priory Road properties in the conservation area as Priory Road has been adequately controlled by regulations to produce a greatly improved environment.</p>	<p>Reviewing a boundary of a conservation area is part of the appraisal process. Further areas maybe suggested for inclusion if it is considered that they are of sufficient special interest in relation to the rest of the conservation area to warrant inclusion.</p> <p>The additional planning controls that come about as a result of designation are there to preserve that special interest.</p>
7		<p>The summary of issues (Page 22 para 3.2.1. Dodford Conservation Area Appraisal 2018) are listed as problems in the existing Dodford Conservation area. None of the issues relate to the proposed extension to Priory Road properties all of which have been improved</p>	<p>See response 6 regarding why additional areas may be included within a conservation area. It is possible that the problems highlighted on page 22, are not as significant along this stretch of Priory Road, as they maybe within parts of the existing Conservation Area.</p>

Reference No	Name	Response	Officer response
8		<p>The Dodford Conservation Area Appraisal 2014 stated that you recommended that Priory Road to the School House should NOT be included in the Dodford Conservation Area. You noted that it did NOT form part of the original Dodford Chartist settlement 'and therefore this area did NOT contribute to the special character of the conservation area' (Page 14 para 6.0 Dodford Conservation Area Appraisal 2014) and would NOT be included.</p> <p>There was much support by residents for no boundary change.</p>	<p>A number of people who made comments following the last consultation suggested that the Conservation Area should be extended to include the southern end of Priory Road, There was a general feeling that there were buildings of architectural and historic interest along this stretch of the road which related to the later Victorian development of the settlement. In light of these comments it was recommended to Cabinet that the boundary to the Conservation Area was re-examined. The proposed boundary changes and reasons for them are set out in section 6 on pages 18 and 19 of the CAAMP.</p> <p>There is no doubt that there are a number of buildings of historical and architectural interest along the southern stretch of Priory Road. These buildings relate to pre-Chartist and post Chartist development. The CA currently contains buildings which are pre and post Chartists. It is considered that a lack of significance was attached to these properties in terms of the character of the CA when the boundary was last considered in 2014. The post Chartist buildings along this road including the Church and the Old Vicarage, which are both early 20th century, and within the CA, illustrate the later development of the settlement, and like other non-Chartist buildings contribute to the later history of the village. The earlier buildings illustrate the pre- Chartist history. For these reasons it is now considered this stretch of Priory Road contributes to the character and special interest of Dodford CA and the boundary should therefore be extended to include this section.</p>
10		<p>You acknowledge that the facts regarding the extension of the conservation area along Priory Road to include the Primary School have not changed 'and were NOT part of the original chartist settlement' (Page 18 para 6 Dodford Conservation Area Appraisal 2018) and therefore do NOT contribute to the special character of the conservation area</p>	<p>See comment in 8 above</p>
10		<p>The present conservation area boundary has existed for many years and is fully accepted by the community without problem. There is no special reason for change.</p> <p>There is still much support for no boundary change.</p>	<p>See comment at 8 above</p> <p>There have been comments for and against</p>

Reference No	Name	Response	Officer response
11		<p>There was much support by residents for your recommendation of 'no boundary change in Priory Road.' When it became public knowledge you and the Council do not appear to have taken into account that the local residents did not have to confirm their support for your recommendation in writing.</p> <p>There is no special reason to extend the original conservation area which has been accepted for many years by the community. It will degrade and devalue the original Chartist conservation area. There may be a case for the removal of the Church from the Conservation area and continue listing separately to include The Tower House as well.</p>	<p>We responded to comments received</p> <p>Please see response to 8 above. These buildings have been included within the CA since it was designated and contribute to the character and special interest of the settlement, even though are part of the post Chartist history. The Tower House, or old vicarage is not a listed building and has no statutory protection, except for the protection it gains from being located within a CA.</p>
Page 76		<p>The 'Locally Listable Heritage Buildings' has only just been activated therefore is not a problem as stated in the Appraisal 2018. Three buildings within the proposed Priory Road area are separately listed which will reinforce regulations and ensure the maintenance of high standards in the area.</p>	<p>In terms of Local Listing the appraisal is acknowledging that in addition to the listed properties within the CA there are a number of other properties of local importance. In advance of the Local Heritage List the appraisal has suggested some properties which may qualify for the list. These buildings will not have the protection that statutory listed buildings have. The fact that they are on a Local Heritage List, or are considered to be a non-designated heritage asset, would be a consideration in the planning process.</p>

Reference No	Name	Response	Officer response
13	Richard H Lambert	<p>I am against the proposal because it would bring my house into the conservation area for no compelling reason.</p> <ol style="list-style-type: none"> 1. My house is a modern conversion of a Victorian farm building of no particular architectural merit. 2. Being within the area is likely to add to costs of insurance and possibly increase restrictions on minor changes we may wish to make to our property in future, yet it has no connection with the Chartist settlement other than proximity. 3. Drawing the boundary to the West of my house, rather than the East would not result in a zig-zag, since mine is the last house on the South side of Priory Road. Just as in Warbage Lane, there could be Conservation area on one side of the road but not the other. 	<p>Please see the comments in 8 above</p> <p>The Victorian farm buildings contribute to our understanding of the later development of Dodford in this area. They may not have the same level of architectural importance as the Church for example, but they are still of historic interest.</p> <p>The claim regarding the cost of insurance has not been substantiated.</p> <p>The permitted development rights have been removed from this barn conversion so the level of restriction on future changes is higher than with buildings within conservation areas.</p> <p>This property has been identified as having a neutral impact on the CA, and forms a group with the main farmhouse, and therefore contributes to the character of the CA as part of the farmstead, so should therefore be included. The buildings on the north west side of Warbage Lane are all modern bungalows and make no contribution to the character of the CA, and hence the decision to draw the boundary down the middle of the road.</p> <p>This property has been identified as having a neutral impact on the CA, and forms a group with the main farmhouse, and therefore contributes to the character of the CA as part of the farmstead, so should therefore be included. The buildings on the north west side of Warbage Lane are all modern bungalows and make no contribution to the character of the CA, and hence the decision to draw the boundary down the middle of the road.</p>
14		<p>4 It was suggested to me in the consultation with the Conservation Officer that “there is support for this boundary change”. If that is the case, I suspect that support comes from those for whom the extension has no consequence, in which case, why wouldn’t they support it? I propose that greater weight should be given to the views of those directly affected by such a change (those in Little Dodford), than those for whom the change has no impact.</p>	<p>There is support for the boundary change from people who considered that this section of the road contributes to the special interest of the Conservation Area.</p> <p>Please see the response at 8 above</p>

Reference No	Name	Response	Officer response
15		<p>If the proposal is to go ahead, then I cannot see the logic of excluding the field (directly opposite School House) between my house and Fockbury Road. While that field is presently Green Belt, that could change and development there would adversely affect the sightlines of School House. Some time ago there was a proposal to create a car park on that field, opposite the school, but at that time it was rejected. If such a car park were to be proposed again and for it to be useful for after-school clubs, late pick-ups from nursery, etc, no doubt lighting poles would be incorporated. This would have a very negative impact on the surroundings of the school.</p> <p>Including that field within the conservation area would prevent such effects.</p>	<p>These field would form part of the rural setting of the CA if this stretch of Priory Road is included. Historic England in the guidance on Conservation Areas (Conservation Area Designation. Appraisal and Management, Historic England Advice Note 1) make the point in paragraph 12 that 'Conservation area designation is not generally an appropriate means of protecting the wider landscape'.</p> <p>If a planning application ever came forward in respect of these fields the impact on the setting of the CA would be considered as part of the decision making process. Location in a CA does not prevent future development.</p>

Reference No	Name	Response	Officer response
16	Ian Fitzpatrick	<p>I refer to the proposals to extend the conversation area to include the school, nursery and other properties along Priory Road.</p> <p>Chelwood in Priory Road, is a modern detached bungalow, of no particular architectural merit.</p> <p>There is insufficient information to decide whether this will be good for the area and why a number of local people are in support of it. Therefore, I CANNOT at this stage, support the proposal.</p> <p>My reasons are as follows:</p> <p>1, no one seems to be able to tell me if this will increase the value of my property or devalue it,</p> <p>2, the proposed changes ignore the field opposite, currently green belt, but if built on would spoil, the beautiful views from the school, school house and other properties along Priory Road. Please explain the reasons for its exclusion.</p> <p>3, our property includes UPVC windows and is gated, which goes against the physical landscape the plan purports to be protecting. Please confirm that there will be no retrospective action?</p>	<p>See 8 above in respect of comments raised in respect of the 2014 Appraisal</p> <p>A number of things can influence property values, so it is difficult to pin down the impact of various different factors. Research by the LSE, available at https://historicengland.org.uk/research/current/social-and-economic-research/value-and-impact-of-heritage/value-conservation-areas/, suggests that properties in conservations areas more than hold their value.</p> <p>Mr Fitzpatrick has been supplied with a link to this report</p> <p>See response 15 above</p> <p>No retrospective action can be taken. Without an Article 4 Direction permitted development rights in respect of changes to windows and doors would remain. And even if an Article 4 direction was in place it would only apply to future changes and could not be retrospectively applied.</p>
		<p>4, no one I have spoken to, who is affected by the proposals, seems in favour of making these changes although I understand that the Council are on record as saying it meets with local approval?</p>	<p>The Council have not said that these proposals meet with local approval. A number of comments were made in respect of a previous appraisal, see 8 above, which asked for the decision to exclude the southern section of Priory Road from the CA to be reviewed, as it was considered that this section did contribute to the character of the CA.</p>

Reference No	Name	Response	Officer response
17	Peter Boland Historic Areas Adviser Historic England	Historic England recognize that the local planning authority is responsible for conservation area designation but make the following observations. The Appraisal follows a format that is fully in line with national guidance and there is a clear articulation of the conservation areas special interest and a succinct and insightful analysis as to how this currently contributes to the areas character and appearance. Both positive aspects of the conservation area and a range of negative changes to its condition are carefully itemized and clear prescriptions for management are suggested.	Comments noted and welcome
18		Historic England supports the making of an Article 4 Direction as being the only realistic way to control damaging future incremental changes	Comments noted and welcome
19		A number of conservation area boundary changes are suggested which are well evidenced after thoughtful analysis and these are also supported by Historic England.	Comments noted and welcome
20	Julia Sen	None of the problems referenced in the Dodford Conservation Area Appraisal 2018 (p22: 3.2.1) relate to the proposed extension to Priory Road properties. Furthermore, this area was not part of the original Chartist settlement and therefore had no influence on the character of the conservation area, which I understand was your conclusion following the last appraisal in 2014 (p14: 6.0). I am unclear as to why this exercise is being repeated so soon without any apparent necessity Wishes to object to the boundary change	See response to 8 above

Reference No	Name	Response	Officer response
21	C Thomas	Any restrictions, etc, placed on alterations to properties within the Conservation area ought to be reasonable and fair. Consistency in decisions in planning would ensure fairness. Common sense also ought to prevail at the end of the day, though. Also, if any property were to break the rules of the conservation area, they should be seen to be enforced and not drag on for years with no clear result. These indecisions, or long-drawn out processes adds fuel to those within the area to consider breaking the rules. It is important to set any rules down clearly in writing so that everyone knows exactly what is allowed, at the moment it's very difficult for people to work them out easily or understand why.	Noted BDC Action - Draft an information sheet for residents explaining the planning restrictions in the Conservation Area and sign post them to further advice
22	Page 81	In respect of the boundary changes, whilst it is a good thing to protect this area, it ought not to penalise those being drawn into the area of conservation. That is, current permitted planning may become planning required and therefore a charge may now be incurred by those wishing to alter properties sympathetically. Consistency is paramount in planning decisions.	This is only likely happen if an Article 4 Direction was introduced. This would be subject to a separate consultation process. Restrictions applied as a result of designation are minimal see section 2 of the CAAMP. Planning applications required as a result of an Article 4 do not incur a fee
23	Derek Clark Girl Guiding	The Property Committee of Girl Guiding Birmingham have viewed the associated documents and are content with the Conservation Area Appraisal and Management Plan, Local Heritage List	Comments Noted and welcomed
24		No comments in respect of the boundary changes	Noted

Reference No	Name	Response	Officer response
25	Tim Bridges Caseworker Birmingham and West Midlands The Victorian Society	Thank you for consulting the Victorian Society. We are very pleased to see this excellent and thorough Appraisal and Management Plan which we trust will significantly assist in preserving and enhancing the distinctive character of this village, unique in Worcestershire.	Comments noted and welcomed
26		We welcome and support the proposed addition of the two portions of land to the conservation area as set out in the appraisal, noting particularly the inclusion of the school and school house from our period of interest. It also makes great sense to include the further units of Chartist interest within the conservation area.	Comments noted and welcomed
7 page 82	Janet Plaister	I am at a loss to know why the above is being extended. The original Chartist village is of historical interest and should be preserved, however, other than the school, I cannot see why it would be of any benefit to extend the Area. I live on the curtilage of the proposed extension and I own the dingle, which is already in the conservation area. My family have lived in Dodford for over 100 years and appreciate the historical value of the area, but I believe an appraisal was done in 2014 and they were not in favour of such an extension. Perhaps you could explain why this is now necessary after such a short time?	See response to 8 above

Reference No	Name	Response	Officer response
28	Richard Evans	The tall hedges and wooded nature of the village play a large part in its character, as do the large plots of land for the dwellings, and you acknowledge this. The adjacent woods - including High Wood and Nutnells Wood - must be protected from simply felling without replanting and I therefore urge you to oppose the 8-year management plan as recently presented by the woods owners. The current form of the woods is beautiful all year, changing with the seasons, and folk visit from miles around, especially to see the bluebells when in blossom. Wide rides and increased light dramatically alter woodlands and natural regeneration will not occur for hundreds of years	On the basis that the works to the trees in Nutnells Wood is not a planning matter, they would be beyond the remit of the Conservation Officer. I understand the Local Authority tree officers are dealing with this matter.
29	Page 83	Maps 1 and 2 of the May 2018 document graphically compliment the text. This text implies your ideal Dodford would simply be the original Chartist dwellings, unmodified since being built, in their original plots, comprising Greater Dodford. The classification of buildings and features as to making a positive contribution, or having a neutral or negative impact shows most buildings in the village have a negative impact!	The document attempts to describe where we are today. Conservation is about the management of change rather than taking buildings back to some ideal past. It is recognised that buildings have to be updated to allow for modern living. Sympathetic extensions have to be balanced against losing the character of what we are trying to protect. Map 3 shows that the vast majority of buildings a have a positive or neutral impact on the character of the CA.
30		Map 2 shows clearly how the Chartist village boundaries were formed from lanes to the northeast, Warbage Lane and Nibbletts Hill, and by two streams, one to the west/northwest and one to the south. These form a rather triangular shape. A third stream roughly follows the course of Priory Road and joins the southerly stream near Rose Lane. The westerly and southern streams converge close to the rear of Little Dodford Farm and north of this confluence is a white zone which should also be included in the conservation area if Little Dodford is to be. The wooded valley from Alfred's Well along the stream to Rose Lane, on both its steep banks, must stay in the conservation area.	It was considered that the stream formed a defined boundary at this point There are no plans to amend the boundary in this area

Reference No	Name	Response	Officer response
31		<p>I note that neither the Church nor the Tower House were part of the original Chartist village. As a consequence, regarding the Conservation Area boundaries I propose either the Church, the Tower House and Vicarage Lodge are removed from the Conservation area, Little Dodford is left out of the area, and the area simply extended to incorporate the three properties at the south end of Woodland Road or the conservation area is extended to include what you propose plus the white area on Map 2 between the two boundary streams.</p> <p>I favour the former as it conforms better to Greater Dodford, the <i>raison d'être</i> for any conservation area in this locality.</p>	See response to 4 and 8 above
Page 84		<p>Regarding Section 4, erosion of historic features and details, your comment on the use of UPVC double glazed windows and frames is only partly right. Whilst traditional wooden frames usually look better than plastic ones some carefully designed UPVC frames are very aesthetic. The thermal quality of double, or even triple, glazed windows is superior to single glazing. Wooden frames need costly, regular maintenance and are not good in our temperate climate. Many people want the durability of UPVC and most new/modern houses have plastic windows, weather boards and doors. Wood is a renewable resource; UPVC is an indestructible plastic with negative environmental impacts as have wood preservatives and paints.</p>	<p>I would agree that there are some expensive upvc windows that replicate historic casement windows reasonably well. They are rarely installed, and most upvc windows are poor quality in terms of historic detailing. Timber windows can be double glazed.</p> <p>Comments in respect of the environmental impacts of upvc are noted</p>

Reference No	Name	Response	Officer response
33		<p>Regarding 4.5.1 There is a longstanding problem of speeding traffic in the village, both motorised vehicles and groups of inconsiderate cyclists, especially along Priory Road. Entrance splays enhance vision and room for vehicles exiting gateways and give road and pavement users better warning of such movements. Entrance splays make our village safer especially when hedges are overgrown towards the end of summer. I fully agree with your comments on gates <i>per se</i>.</p>	<p>It is agreed that entrance splays aid traffic safety, however some thoughts needs to be given to their design, particularly surface materials, in a rural area.</p>
34	Page 85	<p>Despite a recent upgrade of internet facilities Dodford is still poorly serviced by internet speed and 4G telephone connectivity. Businesses and house sales have suffered. The village is at risk of again becoming a technological backwater in these respects and section 2.7 should be changed to allow the installation of ordinary, domestic antennae and satellite dishes without any need for approval. Tall, unsightly masts, or excessively large antennae and dishes, should require permission.</p>	<p>The restrictions on antennae and satellite dishes are national restrictions and require planning applications to be made. Planning permission should be achievable for a thoughtfully located satellite dish.</p>

Reference No	Name	Response	Officer response
35	Kay Stone Dodford Parish Council	<p>The purpose of any Conservation Area is to retain the best characteristics of the location being considered, an aspiration to which the Council is firmly committed. Evidence suggests that the Conservation label adds to the standing of a locality, with improvement to self-image, civic pride, and probably house prices too.</p> <p>Where Dodford is concerned, we do not see 'Conservation' as meaning stasis, but rather a means of retaining and strengthening the best aspects of this beautiful village of significant historical importance (being one of only five Chartist settlements in the Country), without restricting (appropriate) development, and without the divisiveness that may so easily be engendered in situations where arbitrary geographical boundaries are created.</p> <p>Thus, whilst the Parish Council acknowledges some residents' misgivings about changes to the Conservation Area, we believe that the essence of the village would be better conserved by the extension of the Conservation Area to the whole of Greater Dodford. Such a move would allow the size and shape of the conservation area to be defined more naturally by green fields rather than by streets that create artificial boundaries between those who are 'in' and those who are 'out'.</p>	<p>Noted</p> <p>Noted</p> <p>Noted and agreed</p>

Reference No	Name	Response	Officer response
36	Mrs Ann Sargison	<p>We are opposed to the extension of the conservation area to include Priory Road. As with the 2014 proposal, this stretch of land and buildings is not linked to, or connected with the Chartist Movement.</p> <p>Current regulations are entirely sufficient to protect and prevent undesirable new buildings being erected and those buildings which have been converted to residential dwellings, in the past have done so under the scrutiny of the local council. We feel this is unnecessary and indeed detrimental to us personally and is more likely to put off future purchasers. We have every intention of preserving our property in the style in keeping with its age.</p>	<p>See response to point 8</p> <p>Planning legislation does protect against unsympathetic new buildings within CAs. However existing buildings can be altered unsympathetically without planning permission being required, and hence the suggestion that an Article 4 Direction might be implemented.</p>

Reference No	Name	Response	Officer response
37	Peter Smith	<p>I would begin by saying that I recognise the need for rules and legislation to ensure our society works smoothly, fairly , ethically and we do not fall into anarchy, but I believe there should be as light a touch as possible from the state/local authority. I feel we should be looking to reduce red tape and bureaucracy where possible and not add to the existing burden and taxpayer costs.</p> <p>Materials and Construction:</p> <p>The plan recognises that many Chartist properties have been modernised over the past 150+ years, for better or worse and are now unrecognisable as Chartist cottages. So choice of window is perhaps immaterial. Building materials and practices have changed considerably since the Chartists and often for the better.</p> <p>There is certainly an argument for conserving what historical features remain of the original Chartist buildings but talk of “reinstatement of historic detailing” is ridiculous and unnecessary on a modernised property.</p>	<p>In terms of windows it is the detailing and resulting character that we are attempting to protect, and this is best achieved with timber windows. Such a level of protection would only come about via an Article 4 Direction and at present we are trying to gain the views of residents on such a measure. If it was decided to pursue this course of action there would have to be a separate consultation process, it would only apply to historic properties. Likewise the reinstatement of historic detailing would be encouraged where the opportunity arises, for example if major works were being proposed.</p>

Reference No	Name	Response	Officer response
38		There seems to be a desire that all properties should have wooden 5 bar gates as that was the case in the past, but I have no issues with other gate styles and have never felt it detracted from the village. Many people are also security conscious and would not feel as safe or secure with a low-lying wooden gate. Conservation efforts should be concentrated where we can “conserve” and not try to restore some supposed Victorian rural idyll	The proposal in respect of gates has arisen due to the installation of gates more suitable in a suburban environment, and which detract from the character of a rural CA. Conservation is about managing change rather than preventing change.
39		Photographic Survey of all properties, “aid future enforcement situations”. I have nothing to hide but I find this idea an invasion of privacy and too much like “Big Brother” (Orwell not Channel 5). I am not sure how you would plan to do this and under what legal framework but I suspect you will find a lot of resistance. This seems like a step too far.	A photographic survey would provide a baseline record so that changes to the CA can be monitored and enforcement action taken if required. The survey is carried out from the road, or other public vantage points, no one will be entering on to private properties <u>BDC Action</u> - Amend section 5 of the Management Plan to clarify this point.

Reference No	Name	Response	Officer response
40		<p>I am against any introduction of Article 4 restrictions to permitted development. There is already restrictive legislation for permitted development which covers conservation areas and there are enforcement procedures for any breaches of the legislation so no more is required.</p> <p>Removal of permitted development rights leads to detailed scrutiny of the most minor “development” at increased costs in time and money for both the Landowner and Taxpayer. This can lead to unsatisfactory and arbitrary decisions as evidenced by a recent local application for a greenhouse which was refused. Permitted development rights had been previously removed from the property so a planning application was required. Even though it was acknowledged as being modest, in keeping with the conservation area, and would have normally qualified as permitted development it was refused. So, is this what we can expect by introduction of Article 4 restrictions? We should also not ignore the additional cost burden of regulation that this will inevitably place on the council, and no doubt increases to our council Taxes.</p>	<p>At present there are minimal restrictions on development in CAs as outlined in section 2 of the CAAMP</p> <p>The removal of permitted development rights would result in planning applications being required for alterations which have the potential to impact on the character of the CA. The LA would work with applicants to find sympathetic solutions. The recent application in respect of the greenhouse was refused due to impact on the greenbelt and not the CA</p> <p>Local authorities are required to formulate proposals to protect conservation areas, and Article 4 Directions are, as noted by Historic England in their comments at 15 above, ‘as being the only realistic way to control damaging future incremental changes’.</p>
41		<p>Conservation Area Boundary</p> <p>As stated in the Plan the Chartist Settlement is the primary reason for the Conservation area to exist and as such I feel that the boundary should be as per the original settlement. Any expansion outside this area is unnecessary and confusing. The Chartist settlement is the USP of Dodford which should be celebrated and not diluted by expansion and the very real danger of a gradual but steady creep outwards with each successive review of the plan every 4 years.</p>	<p>See response to 8 above</p> <p>The boundary has been further reviewed in light of comments received at the time of the last consultation</p>

Reference No	Name	Response	Officer response
42	Alwyn Rea	Found draft document both accurate and comprehensive in regard to detailed character appraisal and historical descriptions. Sets out both attractive and less desirable changes.	Noted
43		Proposed boundary change Conservation Area does not have to be confined to the original Chartist settlement, although opportunity has been taken to incorporate Chartist properties currently not included. Was some public support in 2014 for extending boundary to include the whole of Priory Road, beyond Church to include school and school house together with other interesting buildings that add to overall character and attractiveness of the village.	Noted and agreed
44		Management proposals Proposals are realistic and likely to provide a basis for the continued future monitoring of the area's character. Welcome the photographic survey and initiative to reinstate historic detailing especially in the case of Chartist cottages. Article 4 designation would assist the retention of the village's character.	Noted
45		Local Heritage List Inclusion on this list falls short of formal listing and accompanying restrictions. There are a number of buildings that add character to Dodford and this exercise should identify them. Suggests school, school house, and former Baptist Chapel	Noted
46		Proposed Action Assessment of new planning proposals in accordance with the NPPF welcome and documents proposals should materially assist residents and planners in considering possible changes. Existence of appraisal gives wider publicity to the need to preserve what we have .does not seek to prevent change, but provide a framework that should achieve that	Noted

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Reference No	Name	Response	Officer response
47	Louise Walters	Does not agree with continued legislation and tighter controls, when planning and conservation officers cannot apply common sense to simple proposals. Planning decisions made and advice given is often conflicting for different residents. On that basis more stringent controls would not benefit community. Object to paying council tax to pay for management plans like this one . Revenue should be spent on care in the community for the elderly.	Legislation is prepared by national Government, and gives local authorities the power to introduce more stringent controls in CAs if required. The preparation of a CAAMP is an essential part of this process to identify whether such controls are justified. The Council has a statutory duty to formulate and prepare proposals for the preservation and enhancement of its CAs. The preparation of a conservation appraisal informs this process, and policies are detailed in the management plan see section 2 of the CAAMP, page 4
48		Little point in extending the boundary where the Chartist cottages never existed	See response to point 8 above
49	Ken Wiencek	I am against any further incursions into permitted development rights. Would like to see the conservation district de- certified as common sense no longer seems to apply to planning decisions	Noted Noted
50		Boundary Changes Unless everyone in the new boundary desires the change then it is not acceptable.	Noted
51	ZG & EM Michaliewicz	Received consultation letter of 31st July enclosing the earlier consultation letter of 19 th June so missed the two consultation events at the Village Hall. Other residents did not receive the letters so are changes being brought in without regard to residents views.	Letter of 19 th June was sent to all residents only two were returned by the post office, and copies were delivered by hand to those addresses, which did not include Camp Hill. When the Conservation Officer was notified that some residents had not received the letter, the second letter was sent out. Both letters contained contact details for the Conservation Officer so that residents could contact her directly to discuss the contents of the CAAMP, and the consultation period was extended from 3 rd August until 30 th September.

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Reference No	Name	Response	Officer response
52		<p>Article 4 Introduction of the Article 4 for the whole of Dodford is unreasonable and unjustified. Majority of properties are not Chartist but modern, of variable design, age and materials, so the introduction of the Article 4 would prevent unreasonable alterations or additions.</p>	<p>At this stage it is proposed to investigate the possibility of introducing an Article 4 direction to control alterations to windows and doors, on historic buildings only. See section 4.2.2 Of the Management Plan</p> <p>In addition the CAAMP has highlighted that there have been some large extensions to smaller cottages and outbuildings constructed within gardens which have been unsympathetic in terms of their scale and design, but have not required planning permission because the works amount to permitted development See section 4.4 of the Management Plan. These permitted development rights could be withdrawn, see section 4.4.2, however as this would require the approval of the Secretary of State, a substantial amount of evidence would be required to substantiate the need for this. Withdrawing permitted development rights does not mean that works are not allowed only that a planning application is required, and the impact of any scheme on the character of the CA could be assessed.</p>
53 Page 93		<p>Our property is not a Chartist property, but a recent application for a minor extension was objected to on the grounds that it was not Chartist and it would make it even less Chartist if the extension was built even though it was not visible. Suggests future alterations would be objected to on similar grounds, and a smaller chance of obtaining planning permission. PD rights were also withdrawn making future alterations or enhancements more costly. So neighbours could also have these costs.</p>	<p>Difficult to comment on individual applications, although it is noted that consent was granted for an extension to this property in 2015.</p> <p>Proposals for extensions are consider in light of the character of the CA, and the statutory test is whether or not the proposal will 'preserve or enhance the character or appearance of the CA'.</p> <p>There is no fee in respect of Planning applications which result from the removal of PD rights due to an Article 4.</p>
54		<p>Gates and boundary treatments Appraisal deems some as in appropriate, this is subjective. Hedges are maintained, metal and timber gates enhance the CA. Introducing an Article 4 would limit future choice for residents and has no real bearing on the Chartist cottages. Extensive hedging means that gates, fences and other boundary treatments only represent a small fraction of the boundary treatments and have little or no impact on the overall look of the CA.</p>	<p>Agree that the majority of hedges are well maintained, and they are major part of the character of the CA. Fences and inappropriate hedges made from conifers etc stand out. This is a rural area and the use of more suburban style gates therefore jar with the character. See section 4.5 of the Management Plan. The Article 4 Direction if implemented in respect of gates would not stop new gates being installed but would require a planning application for gates allowing any proposals to be assessed in light of their impact on the character of the CA.</p>

Reference No	Name	Response	Officer response
55		Is photographic survey really necessary for unlisted buildings? Object to officials coming onto our property to do this.	A Photographic survey provides a baseline record so that changes to the CA can be monitored and enforcement action taken if required. The survey is carried out from the road, or other public vantage points, no one will be entering on to private properties BDC Action - Amend section 5 of the Management Plan to clarify this point.
56	Peter Foster	Quality of New Development (Section 5 of the Appraisal and 4.4 of the Management plan Consider an Article 4 unnecessary, prohibitive in terms of the modest development which takes place in Dodford. Aim of CA is to protect and enhance appearance of Chartist village road scene and other viewpoints . Only rear extensions allowed as PD, for unlisted properties, extensions to side and front and enhanced rear extensions require planning permission. Suggests that development is suitably controlled and restricted.	In terms of extensions in conservation areas permitted development rights only apply to extensions to the rear and not the side or front of properties. There is a view that due to the modest nature of the original cottages, existing PD rights in effect allow extensions that overwhelm the original buildings. As noted above to restrict this particular permitted development would require the approval of the Secretary of State, so we would need substantial evidence to substantiate the need for this.
57		Replacement of traditional boundary treatments with suburban style fences and gates (Section 5 of the Appraisal and 4.5 of the Management plan) Article 4 unnecessary , majority of gates and boundaries appropriate for properties within the greenbelt and CA. Boundaries are well kept and add to unique appearance of Chartist village.l	Would agree that the majority of boundaries and gates are appropriate, but the few that are suburban detract from the character and appearance of the CA. These cannot be controlled and hence the suggestion that the Article 4 is introduced which would require a planning application to be made to introduce new gates or fences instead of hedges. There would be no fee for such an application and it would allow the character of the CA to be protected, especially as the consultee rightly points out the historic boundary treatments, the hedges are a unique feature of the CA.
58		Monitoring (section 5 of the draft management plan) Objects to having property photographed in detail, it would be an invasion of privacy. Photographs should just be from road. Satellite images are available.	No mention is made in section 5 of photographing properties in detail, or coming onto properties to take photographs. It was only ever intended to take photographs of properties from the road or other public vantage points. BDC Action - Clarify in Section 5 of the Management Plan that the photographic survey will only been from Road etc.

Reference No	Name	Response	Officer response
59		<p>Maintaining the rural/chartist appearance of Dodford is very important.</p> <p>By introducing an Article 4 and conducting photographic property surveys, the area will become a less desirable place to live.</p> <p>Permission for very minor changes to a property will have to be sought increasing the cost and time spent on planning applications.</p> <p>Could result in less maintenance and improvement works being carried out . Reasonable changes to properties and boundaries should be made allowed without the need to consult BDC.</p>	<p>Agreed, however introducing an Article 4 would help to maintain the character and appearance of the CA. The CAAMP has identified that there has been a degree of erosion of original character. Maintaining the rural/chartist character will continue to make it a desirable place to live.</p> <p>Very minor changes and basic maintenance would not require planning permission and as noted above if planning permission is required due to the Article 4 there is no fee.</p> <p>'Reasonable' changes are hard to define but the replacement of hedges with close boarded fencing and suburban gates would erode the character of Dodford, and cannot currently be controlled.</p> <p>Potential BDC Action - The Management Plan suggests investigating the possibility of an Article 4 to reduce some permitted development rights. Before the introduction of an Article 4 definitive proposals would have to be drawn up supported by a robust justification and there would have to be a period of further consultation.</p>
60	Martin Foster	<p>Quality of New Development (Section 5 of the Appraisal and 4.4 of the Management plan)</p> <p>Consider an Article 4 unnecessary, prohibitive in terms of the modest development which takes place in Dodford. Aim of CA is to protect and enhance appearance of Chartist village road scene and other viewpoints . Only rear extensions allowed as PD, for unlisted properties, extensions to side and front and enhanced rear extensions require planning permission. Suggests that development is suitably controlled and restricted.</p>	<p>In terms of extensions in conservation areas permitted development rights only apply to extensions to the rear and not the side or front of properties. There is a view that due to the modest nature of the original cottages,t existing PD rights in effect allow extensions that overwhelm the original buildings. As noted above to restrict this particular permitted development would require the approval of the Secretary of State, so we would need substantial evidence to substantiate the need for this.</p>
61		<p>Replacement of traditional boundary treatments with suburban style fences and gates (Section 5 of the Appraisal and 4.5 of the Management plan)</p> <p>Article 4 unnecessary ,, majority of gates and boundaries appropriate for properties within the greenbelt and CA.</p> <p>Boundaries are well kept and add to unique appearance of Chartist village</p>	<p>Would agree that the majority of boundaries and gates are appropriate, but the few that are suburban detract from the character and appearance of the CA. These cannot be controlled and hence the suggestion that the Article 4 is introduced which would require a planning application to be made to introduce new gates or fences instead of hedges. There would be no fee for such an application and it would allow the character of the CA to be protected, especially as the consultee rightly points out the historic boundary treatments, the hedges are a unique feature of the CA</p>
62		<p>Monitoring (section 5 of the draft management plan)</p> <p>Objects to having property photographed in detail, it would be an invasion of privacy. Photographs should just be from road. Satellite images are available</p>	<p>No mention is made in section 5 of photographing properties in detail, or coming onto properties to take photographs. It was only ever intended to take photographs of properties from the road or other public vantage points.</p> <p>BDC Action - Clarify in Section 5 of the Management Plan that the photographic survey will only been from Road etc.</p>

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67		Maintaining the rural/chartist appearance of Dodford is very important. By introducing an Article 4 and conducting photographic property surveys, the area will become a less desirable place to live. Permission for very minor changes to a property will have to be sought increasing the cost and time spent on planning applications. Could result in less maintenance and improvement works being carried out . Reasonable changes to properties and boundaries should be made allowed without the need to consult BDC	Agreed, however introducing an Article 4 would help to maintain the character and appearance of the CA. The CAAMP has identified that there has been a degree of erosion of original character. Maintaining the rural/chartist character will continue to make it a desirable place to live. Very minor changes and basic maintenance would not require planning permission and as noted above if planning permission is required due to the Article 4 there is no fee. 'Reasonable' changes are hard to define but the replacement of hedges with close boarded fencing and suburban gates would erode the character of Dodford, and cannot currently be controlled. Potential BDC Action - The Management Plan suggests investigating the possibility of an Article 4 to reduce some permitted development rights. Before the introduction of an Article 4 definitive proposals would have to be drawn up supported by a robust justification and there would have to be a period of further consultation.
68	Keith Foster	Quality of New Development (Section 5 of the Appraisal and 4.4 of the Management plan Consider an Article 4 unnecessary, prohibitive in terms of the modest development which takes place in Dodford.Aim of CA is to protect and enhance appearance of Chartist village road scene and other viewpoints . Only rear extensions allowed as PD, for unlisted properties, extensions to side and front and enhanced rear extensions require planning permission. Suggests that development is suitably controlled and restricted.	In terms of extensions in conservation areas permitted development rights only apply to extensions to the rear and not the side or front of properties. There is a view that due to the modest nature of the original cottages, existing PD rights in effect allow extensions that overwhelm the original buildings. As noted above to restrict this particular permitted development would require the approval of the Secretary of State, so we would need substantial evidence to substantiate the need for this.

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Page 98		Maintaining the rural/chartist appearance of Dodford is very important. By introducing an Article 4 and conducting photographic property surveys, the area will become a less desirable place to live. Permission for very minor changes to a property will have to be sought increasing the cost and time spent on planning applications. Could result in less maintenance and improvement works being carried out . Reasonable changes to properties and boundaries should be made allowed without the need to consult BDC	Agreed, however introducing an Article 4 would help to maintain the character and appearance of the CA. The CAAMP has identified that there has been a degree of erosion of original character. Maintaining the rural/chartist character will continue to make it a desirable place to live. Very minor changes and basic maintenance would not require planning permission and as noted above if planning permission is required due to the Article 4 there is no fee. 'Reasonable' changes are hard to define but the replacement of hedges with close boarded fencing and suburban gates would erode the character of Dodford, and cannot currently be controlled. <u>Potential BDC Action</u> - The Management Plan suggests investigating the possibility of an Article 4 to reduce some permitted development rights. Before the introduction of an Article 4 definitive proposals would have to be drawn up supported by a robust justification and there would have to be a period of further consultation.

Reference No	Name	Response	Officer response
72	Rory Lydon	I am making the comments as a resident of Dodford for 15 years , and lived locally for further 12 years . I support the extension of the conservation area as I am of the opinion it is necessary for the Protection of this area of Dodford to prevent unsympathetic changes to the historical properties.	Noted Noted and agreed
73		The Photographic Survey coupled with an Aerial Photographic Survey of the Village would provide the council with a record of development , both official and unofficial ,and assist the council in Monitoring the Conservation Area .	Noted and agreed
74		A conservation area only goes part of the way , Ideally Dodford needs an Article 4 Direction to control Alterations to Properties , and changes to Traditional Boundary Treatments as the removal of hedges , and replacement by Suburban Fences / railings would terminally affect the area .	Noted and agreed

Reference No	Name	Response	Officer response
75		Permitted Developments Rights were not really intended for areas like Dodford , where one can build a Building up to 4 m Tall , and half the area behind the dwelling ... That could be a building 100m Sq or several on a Dodford 4 acre plot The Only way to protect the openness of Dodford is to Remove PD rights for Outbuildings	Although this is factually correct, to withdraw these particular permitted development rights would require the approval of the Secretary of State. We would therefore have to substantiate that these PD rights have caused harm to the character of the Dodford CA BDC Action - Identify how many extensions and outbuildings have been constructed as a result of these rights, and asses their impact on the character of the CA, and whether or not an Article 4 should be introduced to restrict these rights.
76	Penny Lydon	The detailed report highlights areas that are of concern to me, a Dodford resident for 15years. Until recently there has been a static population, majority of houses have not changed hands for many years, has resulted in little development/modernisation. Now a large number of houses under new ownership, may now undergo some type of "improvement" in the eyes of their new owners but maybe not from a conservation area perspective. The implementation of an Article 4 direction would halt further erosion of historical detail and may put right the wrongs that have already taken place.	An Article 4 would help reduce the erosion of character as planning permission would be required for works which are currently covered by permitted development rights.
77		One of Dodford's distinguishing features are the native hedges surrounding the individual plots, removal of these would immediately change the character of Dodford from rural to suburban, if an Article 4 Direction protects these then it should be implemented.	The Article 4 could not be used to prevent the removal of hedges. It could be used to withdraw the permitted development rights in respect of fences, requiring a planning application to be made if an owner wanted to replace a hedge with a fence.
78		The erection of outbuildings under the current PD rights is also controversial. Dodford Plots are too large for this allowing buildings to be erected without any thought to maintaining the openness of the plots. I support the investigation into an Article 4 Direction for the removal of PD rights for outbuildings.	Noted

Reference No	Name	Response	Officer response
79		<p>I support the proposal to change the boundary of the conservation area as it will include interesting historical buildings that are linked to the existing conservation area. I would also like see the re introduction of the original area names of Great Dodford and Little Dodford. These are present on historical maps and older generations still refer to the areas by these names. We receive some utility bills addressed Great Dodford</p>	<p>Noted and agreed</p> <p>This could be investigated, but it is not clear that this would something the Local Authority could introduce.</p>

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Response of BDC on Wyre Forest Local Plan Pre-Submission Version

Relevant Portfolio Holder	Councillor Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Wards Affected	All Wards
Ward Councillor Consulted	Yes
Non-Key Decision	Yes

1. SUMMARY OF PROPOSALS

- 1.1 Wyre Forest District Council (WFDC) have published the Wyre Forest Local Plan Review pre submission plan (WFLP), the representation period on this plan and its supporting evidence is taking place between 1st November and 17th December.
- 1.2 It is requested that the objection as summarised below and included in full at appendix A, is submitted to WFDC as BDC's formal response to the pre submission plan. Due to the deadline of the representations period, the initial response will have to be submitted as an officer response.

2. RECOMMENDATION

Cabinet is asked to RESOLVE

- 2.1 **to endorse the officer response to the Wyre Forest Local Plan Review Pre submission plan (as attached at Appendix A) in order for it to be submitted before the end of the representation period.**

Cabinet is asked to RECOMMEND to Council that

- 2.2 **the officer response to the Wyre Forest Local Plan Review Pre submission plan, be approved by Council as its formal response, and that it is confirmed with Wyre Forest District Council as such.**
- 2.3 **Delegated Authority is given to the Head of Planning and Regeneration to ensure that BDC is represented at the Examination in Public element of the Wyre Forest Local Plan review.**

3. KEY ISSUES

Financial Implications

- 3.1 There are no direct financial implications associated with this report.

Legal Implications

- 3.2 WFDC has published its pre submission plan in accordance with Regulation 19 of the Town & Country Planning (Local Planning) (England) Regulations 2012.
- 3.3 It is important that the Bromsgrove District Council submit a representation at this stage as this is the last opportunity to respond to the plan before the Examination in Public. Not responding at this stage would end BDC's ability to influence the content of the WFLP.

Service / Operational Implications

Summary of Response - Wyre Forest Local Plan pre-submission

- 3.4 The WFLP is in effect the final draft version of the plan and that which WFDC will be submitting to the Secretary of State to undergo Examination in Public.
- 3.5 BDC has responded to previous versions of the WFLP, most notably at preferred option stage in August 2017. At that stage the Council expressed concerns that the transport implications of the proposed development sites in Wyre Forest were not able to be quantified; and therefore mitigation strategies not properly identified.
- 3.6 Within the WFLP the focus for major new development remains predominantly to the north and east of Kidderminster, and adjacent to transport routes that flow towards Bromsgrove. The concerns expressed at the preferred option stage largely remain, the transport evidence that supports the plan has not advanced significantly, with the only substantive addition being a modelling report which shows where the impact of development is predicted to be.
- 3.7 Whilst this modelling work is to be welcomed, in isolation it does not provide the evidence that BDC stressed was needed in previous responses. Of particular concern is the outcome of the model which shows additional congestion on the routes into Bromsgrove and most notably through Hagley. Bypasses are suggested to alleviate this congestion although no evidence is presented on the rationale for way

a bypass is the correct solution. Without this supporting evidence the ability of the plan to actually deliver the mitigation is questioned. Therefore there is a very real danger that the effect of the modelling i.e. further congestion in Bromsgrove District becomes the reality.

Customer / Equalities and Diversity Implications

3.8 There are no Customer / Equalities and Diversity Implications associated with this report.

4. RISK MANAGEMENT

4.1 The risks associated with not submitting a representation is that BDCs views will not be taken into account by the inspector examining the WFLP.

5. APPENDICES

Appendix A – BDC response to WFLP

6. BACKGROUND PAPERS

- WFLP Pre submission Document
- WFLP Infrastructure Delivery Plan
- WFLP evidence base

AUTHOR OF REPORT

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Strategic Planning and Conservation Manager

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Wyre Forest Local Plan Pre-Submission response

4. Do you consider the Local Plan is:

4.1 Legally Compliant	Yes
4.2 Sound	No
4.3 Complies with the Duty to co-operate	Yes

5. If you do not consider the Local Plan is sound, please specify on what grounds

Positively Prepared	Yes
Justified	No
Effective	No
Consistent with National Policy	No

6. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to co-operate. Please be as precise as possible.

6.1 It is the view of Bromsgrove District Council (BDC) that unfortunately The Wyre Forest Local Plan (WFLP) is unsound, BDC do not consider that the plan is Justified, Effective, or Consistent with National Policy.

6.2 The objection focuses on Policy 12 - Strategic Infrastructure and Policy 13 - Transport and Accessibility in Wyre Forest and the evidence base which purports supports them, most notable the Infrastructure Delivery plan (IDP) and the Transport Modelling Report (TMR).

6.3 Para 16 of the NPPF requires that plans should:
b) be prepared positively, in a way that is aspirational but deliverable;
d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;

Policy 12 is a generic policy for the requirement of infrastructure to support the plan, and Policy 13 begins to provide more detail on what infrastructure is required. It is the view of BDC that policies 12 and 13 fail to satisfy b) and d) of the above policy. For the reasons expanded on in the paragraphs 6.6 to 6.19 below concerning the evidence base, BDC fail to see how the infrastructure requirements are **deliverable**. BDC also fails to see and how the policy is **clear and unambiguous** on what infrastructure is required, and when and how it is to be delivered. Of particular concern in relation to the clarity of the policy are the inconsistencies between the IDP requirements and the requirements in the policy.

6.4 Para 20 of the NPPF states

Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

It is BDCs view that the concerns expressed about the evidence at para's 6.6 to 6.19 identifies that the WFLP and its evidence base does not at this stage clearly identify in a robust manner the infrastructure required or the impacts of the infrastructure, and therefore the plan is inconsistent with the requirements of para 20 of the NPPF.

6.5 Para 104 of the NPPF states Planning policies should:

b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;

c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;

It is BDCs view that in relation to b) and c) above that issues identified with the evidence base at paras 6.6 to 6.19 below shows, that there is not robust evidence which has allowed for any routes to be identified and protected for the bypasses in relation to Hagley and Mustow Green. And that lack of robust evidence, which also include un-costed schemes in the IDP, does not allow for a sufficient strategy for investment in infrastructure to be developed and aligned, therefore the WFLP is not consistent with the requirements of para 104 of the NPPF.

6.6 Paras 6.3 to 6.5 above show how the policies in the WFLP are inconsistent with the requirements of the NPPF, BDCs soundness concerns are also related to the ability of the WFLP to be judged as being justified and effective, this primary concern relates to the evidence base supporting Policies 12 and 13.

6.7 It appears from the published evidence base the main supporting evidence for the transport and infrastructure policies in the WFLP are the IDP and the TMR. Reference is made in both May 2017 and October 2018 versions of the IDP to a transport evidence paper. It has been confirmed by Wyre Forest District Council (WFDC) that there is no transport evidence paper. The May 2017 IDP also states

It should also be noted that local impacts of individual potential development sites can be more easily identified; however, the cumulative impact of development on both the local and wider strategic network is difficult to quantify without undertaking modelling. As detailed above, the WFTM will be used to fully assess all development sites, both individually and cumulatively, to ensure a robust assessment of the likely transport related infrastructure is identified and all appropriate multimodal infrastructure identified to support the preferred option.

For the reasons expanded on below BDC, do not consider that this stated intention of the previous version of the IDP has been undertaken.

6.8 The WFLP contains development allocations across the District, there are some significant allocations to the eastern and north eastern side of Kidderminster. These sites have been in the public domain for a considerable period of time and were part of the preferred options presented by WFDC. BDC responded to the preferred option plan, expressing concern about the possible implications of development in these locations on transport infrastructure in Bromsgrove. At the time BDCs concern was the lack of evidence to allow BDC to make an informed decision on the implications for the district. Sadly little work appears to have been done to strengthen the evidence base and therefore BDCs concern remains.

6.8 turning specifically to the Transport Modelling Report (TMR) BDC has concerns that

- a) The Wyre Forest Transport model is a multi-modal model but only the highway assignment model has been used.
- b) There is a mis-match between the development assumptions in the Wyre Forest Local Plan Review (2016-2036) – Transport Modelling Report and the Wyre Forest District Council IDP.
- c) A simplistic approach to trip generation has been adopted. A single rate assumed for all residential development and a single rate assumed for all job / employment types.
- d) It is not clear whether there has been any optimisation of the highway network in the future year network.
- e) There is no definition provided of “capacity” or “congestion”.
- f) In the Appendix, information on housing is not provided for mixed use development. Housing capacity is provided for residential areas, but the number of jobs assumed for employment is not provided.

6.9 In relation to the Wyre Forest District Council IDP, the following observations are made.

- a) There is a mis-match between the development assumptions in the Wyre Forest Local Plan Review (2016-2036) – Transport Modelling Report and the Wyre Forest District Council IDP.
- b) No reference to modelling 5 years ahead, albeit the IDP refers to national guidance that states that the IDP should be clear for at least 5 years ahead
- c) There is reference to options consultation but no reference to modelling of options.

- d) The document states that where the deliverability of critical infrastructure is uncertain alternative strategies should be assessed. It is not clear if the testing of alternative strategies has been undertaken in the (highway) modelling.
- e) There is no definition provided of “capacity” or “congestion”, so it is not clear how infrastructure needs have been identified.
- f) Not clear how network capacity has been maximised albeit the document states that there is a need to demonstrate that capacity has been maximised.
- g) Not clear on how infrastructure needs have been identified as there is no reference provided to an appraisal or sifting process or definition of need.

6.10 The reason why these elements are a concern and lead to a conclusion of unsoundness relates to the identification of additional congestion on the A456 through Hagley in Bromsgrove. Also the identification of additional congestion on the A448 at Mustow Green which the main route between Bromsgrove and Kidderminster is a similar concern. Both these locations have now been identified as requiring bypasses. It must be stated that in principle BDC does not necessarily object to these bypass proposals, providing they are underpinned by robust evidence of need and more importantly delivery. But for BDC to get to this position it needs to be clear that these proposals are the correct form of mitigation when considered against other options in these locations, and it needs to be clear what the wider cumulative impacts of these proposals are on transport infrastructure. This is important because once the need for them is robustly established; it needs to be clear how these and other proposals will be funded and delivered in a coordinated way. The WFLP requires infrastructure to align with allocated development as they progress to provide the correct mitigation, although it does appear no actual phasing appears in the plan. BDC is unable to establish that a robust process has been undertaken in identifying these schemes as the correct schemes. BDC is also unable to form any view based on the evidence of the likelihood of these scheme being enable or delivered by the WFLP

6.11 In more detail BDC cannot understand the assessment process that has been undertaken to determine the bypass is needed. The adopted Local Transport Plan 4 LTP4 highlights that a review of the junctions in Hagley should take place, to be funded by developers and the LTP. Notwithstanding the technical concerns highlighted at para 6.8 above, the results of the TMR appears to show further congestion in Hagley. The LTP4 junction review requirement appears to have now been superseded by a bypass, there appears to be no evidence to support the need other than the model report. The IDP states *‘Using this information WCC have been able to undertake an assessment of the probable impact on the local and wider network and produce a list of the infrastructure required to support the level of growth. This assessment has been undertaken using the Wyre Forest Transport Model (WFTM).’* The TMR does not mention the mitigation required, it simply shows where the network is affected by development, there are no other published reports referencing the WFTM. Therefore trying to work out how all the schemes have been assessed as being the required, and appropriate mitigation for the level of impact is impossible to do based on the published evidence. The same applies to the Mustow

green scenario where a junction enhancement scheme has been replaced with a bypass. Policy 13 of the WFLP still refers to a junction enhancement scheme, this is the inconsistency referred to at para 6.3 above.

6.12 It is a fact that the IDP schemes haven't been modelled for their impact, as they are not referenced in the TMR. So it is unclear not only what impact a Hagley bypass will have in reducing congestion in Hagley but it is not clear what impact a Hagley bypass might have on other locations, these impacts maybe both positive and negative. The same can be said for the bypass around Mustow Green. For example the Mustow Green Scheme might have an impact on Bromsgrove Town if it increases the volumes which are able to use the A448. Similarly the enhancement scheme on the A450 corridor might have an impact on Hagley if it improves the attractiveness of this route, how would / has that then be factored into the bypass proposals at Hagley. It is accepted that transport planning / modelling is not an exact science, and there will always be impacts of schemes which will not be able to be quantified. In this instance again appears to be is no work which attempts to identify how all these transport schemes work together to mitigate the cumulative impacts of all the developments in Wyre Forest. For these reasons alone BDC does not feel that the WFLP is sound, as key proposals required both within the district but also outside are not robustly justified.

6.13 It could be seen as strange that BDC are objecting to a plan which on the face of it is providing a solution to a known issue; congestion in Hagley. The robust justification for a scheme is directly related to the ability to implement the required scheme. Therefore BDC cannot support the plan if, the need for the scheme is not justified to the extent that its ability to be implemented becomes clear and deliverable.

6.14 The Hagley bypass scheme as identified in the IDP does not have a cost associated with it, the Mustow Green bypass scheme has a £12 million cost associated with it. Neither scheme as far as BDC can ascertain has got a plan which shows the alignment of the road or any technical considerations. Purely by looking at a map, a bypass around Mustow Green would appear to be a shorter piece of road than a bypass around Hagley. Therefore we can only assume that the Hagley scheme will be in excess of £12 million, this is a significant amount of funding which does not have any certainty at this stage. BDC acknowledge that this is a very crude assumption to make on cost, and there are many issues such as underground services etc which can significantly affect the final amount. It is also accepted that as the detail of schemes are worked up more detailed cost estimates can be made. It appears the costs that have been used to inform the viability work, which is part of the evidence base to the plan, are not reflective of or have been informed by these schemes. The approach in the viability work is to use a typical infrastructure cost. However in this instance this typical cost cannot account for all the typical or abnormal costs, as so many of them are yet to be identified.

6.15 It is noted at para 12.3 of the WFLP that

The Council will consider wider infrastructure funding streams as part of the Local Plan Review process and in due course will consider the introduction of a Community Infrastructure Levy in conjunction with the latest Planning Obligations SPD, as adopted by the Council in September 2016.

6.16 BDC do not understand why the consideration of infrastructure funding streams would be left for a plan review to decide. This wording appears verbatim in the preferred option version of the plan and therefore maybe a drafting error. If this is the case then it would suggest that this plan should have considered the funding streams. BDC cannot see where this has been done with any rigour. If a CIL is the mechanism to fund the plans infrastructure, then it would need to be clearly timetabled, and then progressed in line with that timetable to ensure the benefits of having a CIL are realised from all the development in the plan. This would appear to be key for WFDC so many infrastructure schemes have been identified. The Local Development Scheme states that the position on a CIL will be considered alongside the preparation of the pre-submission plan. There is no timetable for the production of a CIL and the WFLP does not clarify the position on CIL. The inconsistent costing information and complete lack of costing in relation to the Hagley bypass, and an uncertain policy regime about infrastructure delivery casts doubt on the funding of a bypass for Hagley.

6.17 The IDP has a lot of high cost schemes in it, and a lot of possibly expensive schemes which have yet to be costed, including the Hagley bypass. If the evidence isn't robust to support the specific requirement for these schemes as a result of development, the likelihood of them being funded by developers or other mechanisms such as Central Government or LEP money is uncertain. Where there are lots of competing schemes it is expected that funding normally be directed at those which provide the greatest direct benefit, such as enabling housing development or providing for economic activity. From the information provided BDC has no way of understanding how much development from specific allocations impacts on Hagley to justify the bypass. This lack of information then makes it impossible to understand the likely level of developer contribution, and therefore if not fully developer funded the likely amount of other funding required. Without being able to understand how much housing and economic development proposals such as the bypass enable, it is impossible to form a view on the likely applicability to the funding streams that are available to infrastructure providers.

6.18 It is accepted that funding regimes are not fixed, and change as government policy is amended, meaning different levels of finance become available. With that in mind BDC accepts that it is not possible to have complete certainty on these issues at this stage in the planning process. But without being able to quantify the impact of individual developments on the scheme being tabled as mitigation, and then being able to quantify the impact of the mitigation even at a basic level BDC fails to see

how the plan can be seen as justified, and therefore also effective if the required funding for the mitigation remains such an unresolved issue.

6.19 In Conclusion it is regrettable that BDC has to object to the plan, but unless the mitigation required supporting the plan cannot be robustly evidenced, which in turn secures the ability for it to be delivered, it is the view of BDC that the plan is unsound as it is not justified, effective, and consistent with national policy.

7. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the Matter you have identified at 6 above where this relates to soundness. (NB Please note that any non-compliance with the Duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

7.1 BDC consider that the wording of policies 12 and 13 could be amended to strengthen them and provide more clarity in relation to the mitigation required. But as the fundamental issue is with the evidence which underpins these policies without a more robust evidence base BDC do not consider this plan can be made sound with simple policy wording changes.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

~~No I do not wish to participate at the oral examination.~~
Yes I would like to participate at the oral examination.

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To hopefully aid the inspectors understanding of the particular local circumstances specific to the objections raised.

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Finance Monitoring Quarter 2 2018/19

Relevant Portfolio Holder	Councillor Brian Cooper, Portfolio Holder for Finance and Enabling Services
Relevant Head of Service	Jayne Pickering, Executive Director Finance and Corporate Resources
Non-Key Decision	

1. Purpose and Summary

To report to Cabinet on the Council's financial position for Revenue and Capital for the financial year April 2018 – September 2018.

2. Recommendations

The Cabinet is asked to

RESOLVE

2.1 That Cabinet note the current financial positions for the period April – September 2018 as detailed in the report.

2.2 Approve the virement within the service of Planning and Regeneration from Economic Development to the Business Centres Management budget of £23k required to meet the Shared service agreement with NWEDR.

That Cabinet recommend to Council

2.3 Approval of an increase in the 2018-19 Revenue Budget of £59k for the Bromsgrove District Heating feasibility study. This is to be funded by a Government Heat Network Development Unit Grant (£40k), NWEDR (£5k) and Worcestershire LEP (£14k).

3. Revenue budgets

3.1 This report provides details of the financial performance of the Council. The purpose of this report is to ensure officers and members have the relevant information necessary to consider the overall financial position of the Council. The report reflects the finances across all of the Strategic Purposes to enable Members to be aware of the level of funding attributed to each area and how this compares to budget. The summary at 3.4 shows the financial position for revenue funding for the year April – September 2018.

3.2 Financial reports are sent to budget holders on a monthly basis. As part of this process a detailed review is undertaken with support from the finance team to ensure that all issues are considered and significant savings or cost pressures are addressed. This report aims to focus on the key variances from budgets to ensure that these are addressed appropriately during the year.

3.4 The £10.988m original budget as included in the table below is made up of the budget approved in February 2018 of £10.583m which is then adjusted to reflect the transfers from reserves of £327k along with the community group funding £79k.

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In addition, the Latest Budget 2018/19 of £11.248m includes a net transfer from reserves of £262k which is shown in appendix 1 (Appendix 1 also includes a transfer to reserves of -£562k from corporate financing).

**Revenue Budget summary
Financial Year 2018/19 – Overall Council**

Please note figures have been rounded

Strategic Purpose	Original Budget 2018/19 £'000	Revised budget 2018/19 £'000	Budget to date 2018/19 £'000	Actuals 2018/19 £'000	Variance 2018/19 £'000	Projected outturn 2018/19 £'000	Projected Variance 2018/19 £'000
Keep my place safe and looking good	4,406	4,532	1,804	1,752	-52	4,410	-122
Help me run a successful business	-559	-582	-208	-215	-6	-619	-37
Help me be financially independent	154	99	234	252	17	143	44
Help me to live my life independently	-8	-8	-126	-143	-17	-40	-32
Help me find somewhere to live in my locality	725	804	374	353	-21	779	-25
Provide Good things for me to see, do and visit	660	759	399	393	-6	760	1
Enable others to work/do what they need to do (to meet their purpose)	5,609	5,646	2,751	2,796	48	5,832	186
Total	10,988	11,250	5,228	5,188	-41	11,264	13
Corporate Financing	-10,988	-11,250	-14,195	-14,687	-492	-11,860	-609
Grand Total	0	0	-8,966	-9,499	-533	-596	-596

Financial Commentary:

There are a number of variances across the strategic purposes. The summary above shows the overall position for the Council and the main variations are as a result of:

Keep my place safe and looking good

These budgets include those relating mainly to environmental services, planning, lifeline, CCTV and other activities to deliver against the purpose to ensuring an area is both safe and attractive for the community.

Having reviewed the variance position, the below explains the variances:

- It is projected that Bereavement services will receive additional income by the end of 2018/19 of **£87k** due to the rolling out of a new service offering reserved graves, which is expected to be achievable.
- Core Waste have received additional income and it is projected to be **£63k** at the end of the financial year due to a new trade recycling service. The income budget will be reviewed for 2019/20 once service is established and resource implications have been fully reviewed.
- There is a small underspend within Depot services due to a budgeted for staff vacancy which is hoped to be filled by the end of 2018/19 **£26k**.
- A projected shortfall in planning application income of **£164k**. There have been a low number of applications approved in 2018/19 and also major applications on strategic sites have been delayed due to highway considerations.
- Engineering services have some small underspends on repairs and maintenance of vehicles and other general supplies along with salary savings while the service area is under review **£26k**
- There are savings within strategic planning due to salary vacancies **£60k**.
- Trees and woodland management also have some salary savings while the services is under review **£31k**

Help me run a successful business

The budgets within the strategic purpose include economic development, car parking, all licenses and costs associated with the town and other centres within the District.

- There are no individual variances in the quarter 2 to report.

Help me be financially independent

The strategic purpose includes all costs relating to the support of benefits and the administration and delivery of Council Tax services in the District.

- The variance projected of **£44k** mainly relates to additional resources required in Revenues and Benefits teams whilst facing ongoing changes.

Help me to live my life independently

There are a number of budgets relating to the delivery of the strategic purpose including; Lifeline, Community Transport and Disabled facilities grants.

- There has been additional income received within the Lifeline service due a new contract that has been procured with Cannock Chase District Council. This will be reflected in 2019/20 budgets.

Help me find somewhere to live in my locality

The costs associated with homeless prevention, housing strategy and land charges are all included in the strategic purpose.

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- To date additional land charge income has been received due to a larger number of search applications. The increase is therefore reflected in the projected outturn along with other general supplies and services savings.

-

Provide Good things for me to see, do and visit

The majority of budgets within this purpose relate to Leisure and Culture services.

- Whilst within this strategic purpose that there is not a significant variance projected there is a slight shortfall in income within Business Development. This is due to a low interest this year on Christmas lights sponsorship. This is offset against savings on general supplies within sports services.

Enable others to work/do what they need to do (to meet their purpose)

All support services and corporate overheads are held within the enabling purpose. These include; IT, HR, Finance, Management team and other support costs.

- Accounts and Financial Management have a saving which is due to vacant posts **£29k**
- There are a number of unallocated savings that sit within the corporate / enabling service **£211k** at quarter 2. It is anticipated that these will be offset by service savings during the year as detailed with savings monitoring at point 4 below.
- There is a projected underspend of **£58k** within Customer Services centre due to a one off business rate refund and salary vacancies.
- There are other salary vacancies within Equalities & Policy, Financial support, ICT and Legal Services projected **£172k** by the end of 2018/19.

Corporate Financing

- The variance shown is due to a grant received for section 31. Section 31 Grant compensates the Council for an element of mandatory business rates reliefs and the cap on inflationary increases on the business rates multiplier. For 2018/19 the council did not budget for section 31 grant due to uncertainty around the amount to be received when budgets were set. Going forward due to the recent revaluation of business rates there are potential costs which may arise, as such it is proposed that 50% of the section 31 grant received is transferred into a specific reserve to support any future potential business rates pressures.

3.5 The request for approval of an increased budget **£59k** at 2.3 above is for a district heating feasibility study. District heating is a system for distributing heat generated in a centralised location for residential and commercial heating requirements. District heating plants can sometimes provide higher efficiencies and better pollution control than localised boilers while significantly reducing carbon emissions.

4. Savings Monitoring

4.1 The medium term financial plan included £580k of savings identified to be delivered during 2018/19. The breakdowns of these savings are attached at appendix 2. To quarter 2 £293k has been realised against the budgeted April to September savings of £295k. In addition, there are £454k of unidentified savings for 2018/19, which sit within the corporate / enabling service as highlighted in the table above. To date a projection for year-end 2018/19 £371k has been identified against these unidentified savings. These savings will be offset against the unidentified savings for quarter 3.

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5. Cash Management

5.1 The financial position in relation to borrowing at the start of the financial year and year to date positions are shown in the table below:

Date	£m	Position
As at 31 st March 2018 (Actual)	13.0	Borrowing
As at 30 th September 2018	5.0	Borrowing

Borrowing

Outstanding as at the 30th September 2018 are £5m in short term borrowing with associated borrowing costs within the quarter of £1k.

An interest payable budget has been set of £71k for 2018/19 due to expenditure relating to current capital projects.

Investments

At 30th September 2018 there were nil investments held.

6. Capital Budgets

<p>Capital Budget summary Financial Year 2018/19 – Overall Council</p>
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Please note figures have been rounded

Strategic Purpose	Original Budget 2018/19	Revised budget 2018/19	Budget to date 2018/19	Actuals 2018/19	Variance 2018/19	Projected outturn 2018/19	Projected Variance 2018/19
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Keep my place safe and looking good	2,238	2,238	1,269	1,165	-104	2,001	-237
Help me be financially independent	6	6	3	1	-2	1	-5
Help me to live my life independently	1,257	1,257	884	768	-115	776	-481
Provide good things for me to see, do and visit	566	566	283	268	-15	506	-60
Enable others to work/do what they need to do (to meet their purpose)	96	96	48	25	-23	96	0
Totals	4,163	4,163	2,487	2,227	-259	3,380	-783

Finance commentary:

Keep my place safe and looking good

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The variance for quarter 2 mainly relates to the Infrastructure works at the Bromsgrove depot budget. It is unlikely this budget will be spent this financial due to the detailed design required for the works to be undertaken and therefore it will requested to carry forward the budget into next financial year 2019/20.

Help me be Financially independent

The variance relates to funding originated from a grant obtained from the government by Warmer Worcestershire via WCC to be spent on Park Homes insulation within the Bromsgrove District however there are currently no suitable projects to spend this grant therefore officers request that the budget is retained until suitable projects are available.

Help me to live my life independently

The underspend projected relates to a number of projects firstly the Energy Efficiency installations. This fund has been unable to be spent this year due to the need to procure the energy advice service prior to restarting the Bromsgrove Energy Efficiency Fund. The energy advice service will be procured with a 3 year contract April 2019 - March 2022. There is a underspend showing on discretionary home repairs assistance which is due to a Lack of applications being received despite advertising. There will be a request to carry forward an underspend on the disabled facilities grants due to delays in referrals from occupational therapists.

Provide Good things for me to see, do and visit

The project within this strategic purpose, providing £62k towards refurbishment of the Barnt Green Millennium Park - Toilets, remains under review by the Parish Council and it is likely it will be requested to be carried forward into the 2019/20 budget.

Enable others to work/do what they need to do (to meet their purpose)

There are no significant individual variances in the quarter 2 to report. It is projected that all schemes will be completed by the end of the financial year 2018/19.

7. Earmarked Reserves

7.1 The position as at 30th September 2018/19 is shown in Appendix 1.

8. General Fund Balances

8.1 The General Fund Balance as at the 31th March 2018 is £4.789m. A balanced budget was approved in February 2018 to include identified savings which have been built into individual budget allocations. This also included a planned use of balances for 2018/19 of £9k.

9. Legal Implications

9.1 No Legal implications have been identified.

10. Service/Operational Implications

10.1 Managers meet with finance officers on a monthly basis to consider the current financial position and to ensure actions are in place to mitigate any overspends.

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11. Risk Management

11.1 The report includes the risks associated with the delivery of the savings within the efficiency plan.

APPENDICES

Appendix 1 - Earmarked Reserves 2018/19

Appendix 2 - Savings Monitoring 2018/19

AUTHOR OF REPORT

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FINANCIAL RESERVES STATEMENT 2018/19

Appendix 1

Please note these figures have been rounded

Description	Balance b/fwd 1/4/2018	Budgeted Release 2018/19	Revised balance b/fwd 1/4/2018	Transfers in existing reserve 2018/19	Transfers out existing reserve 2018/19	New Reserve 2018/19	C/fwd 31/3/2019	Comment
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
Building Control	-7	0	-7	0	0	0	-7	To Fund the mobile working project
Building Control Partnership	-57	0	-57	0	0	-12	-69	Partnership income has to be reinvested in the service behalf of the shared service
Business Transformation	-11	0	-11	0	0	0	-11	Towards organisational development following the staff survey
Commercialism	-41	0	-41	3	0	0	-38	To help fund costs in relation to commercialism projects
Community Safety	-30	0	-30	30	0	0	0	Grant funding received to fund associated community projects
Community Services	-40	0	-40	0	0	0	-40	To help towards a district network feasibility study
Economic Regeneration	-501	0	-501	0	0	0	-501	To fund the Economic Development opportunities across the District
Election Services	-98	0	-98	9	-11	0	-100	To support the delivery of individual electoral registration and to set aside a reserve for potential refunds to government
Environmental Services	-13	0	-13	0	0	0	-13	To help towards the unauthorised trespass prevention scheme, Tree works, and single use plastic project within the district
Financial Services	-813	0	-813	0	-37	-581	-1,431	The reserve includes the small business rate relief grant that will offset the costs in future years. In addition a number of reserves / grants have been set aside to support residents through the changes to welfare reform
Housing Schemes	-450	0	-450	119	0	0	-330	To support the feasibility and implementation of housing schemes across the district
ICT/Systems	-122	0	-122	10	0	0	-112	To provide for replacement ICT systems
Leisure/Community Safety	-277	0	-277	167	0	0	-110	Grant received and reserves set aside to support a number of leisure and well being schemes across the District
Litigation Reserve	-5	0	-5	0	0	0	-5	To provide funding for any potential legal challenges
Local Development Framework	-142	0	-142	0	0	0	-142	To fund the costs associated with the Core Strategy
Local Neighbourhood Partnerships	-16	0	-16	0	0	0	-16	Grant received in relation to liveability schemes
Other	-90	21	-69	0	0	0	-69	To support apprentices, set up costs and other general reserves
Regulatory Services (Partner Share)	-42	0	-42	0	0	0	-42	BDC Share of WRS grant related reserves
Replacement Reserve	-339	325	-14	0	0	0	-14	To fund replacement vehicles and plant
Shared Services Agenda incl Joint CE	-311	0	-311	0	0	0	-311	To fund potential redundancy and other shared costs
Grand Total	-3,405	346	-3,059	338	-48	-593	-3,362	

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BROMSGROVE - SAVINGS & ADDITIONAL INCOME FROM 18-19 BUDGET ROUND

Department	Description of saving	2018-19 £'000	Comments	Quarter 2			
				On target Y/N	Additional (add to to in yr savings) £'000	below target Y/N	Pressure £'000
Business Transformation	Annual Revenue Budget Saving	-123	Saving from efficiencies and contract reviews	Y			
Community Services	accommodation charges	-12	Already included in support recharges	Y			
Community Services	telephone charges	-6	Savings from new contract	Y			
Community Services	staff savings from reduced mileage and reduced hours	-3	Savings from staff member reducing working hours	Y			
Community Services	removal of budget historical DFG monies	-7	Review of budget efficiencies	Y			
Community Services	accommodation charges	-12	Already included in support recharges	Y			
Community Services	various	-28	Review of budget efficiencies	Y			
Corporate Resources	Reduction in External Audit Costs	-16	Reduced as per new contract arrangements	Y			
Corporate Resources	Appeals in Asset of Community	-20	Savings to be offered, subject to any future appeals to be drawn down from balances	Y			
Customer Access & Financial Support	Reduction in Hrs	-5	Savings from staff member reducing working hours	Y			
Environmental Services	Utilities	-36	More efficient lighting and boiler	Y			
Environmental Services	Maintenance	-9	Saving on Depot Maintenance	Y			
Environmental Services	Additional Garden Waste income	-54	Price increase to £45 in 18/19	Y			
Environmental Services	Fuel and Veh R&M	-117	Fuel and R&M due more efficient working lower fuel costs.	Y			
Environmental Services	Domestic Bin Replacements	-53	Revenue saving achieved by moving replacement of bins to capital.	Y			
Environmental Services	Trade Bin Replacements	-10	Revenue saving achieved by moving replacement of bins to capital.	Y			
Environmental Services	Garden Waste Bin Replacements	-3	Revenue saving achieved by moving replacement of bins to capital.	Y			
Leisure & Cultural Services	Efficiency Saving	-5	Review of budget efficiencies	Y			
Leisure & Cultural Services	Savings on accomodation costs	-8	Review of budget efficiencies	Y			
Leisure & Cultural Services	NNDR on George House	-18	Savings following demolition of building	Y			
Leisure & Cultural Services	R & M for Parkside Building	-25	This saving relates to the repairs and maintenance of the building that are less than initially. This will be used to offset the income pressure against Parkside Hall which has been difficult to achieve but additional marketing will aim to mitigate the shortfall	Y			
Planning & Regeneration	Additional cross boundary partnership working	-2	Additional income generated following marketing of service.	N		Y	2
Planning & Regeneration	Reduction in car mileage costs	-8	Review of budget efficiencies	Y			
		-580			0		2

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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