

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Alistair Russell (Wain Homes)	Reserved Matters submission for details relating to the development of 46 residential dwellings, including details on layout, design, drainage, engineering details and landscaping. Bordesley Hall, The Holloway, Alvechurch		22/01228/REM

RECOMMENDATION: That the Reserved Matters for layout, scale, appearance and landscaping are granted subject to final satisfactory comments from the Conservation Officer.

Consultations

North Worcestershire Water Management

The proposed development site is situated in the catchment of the Dagnell Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Risk to the site from surface water flooding, based on the EA's flood mapping risk, is indicated on the site but this is minimal. That said correctly designed drainage will mitigate any flood risk from surface water on the site and in the surrounding area.

This site has previously been commented on under planning application 21/00684/HYB. At this time further details were requested and while some of these have been included, and we are in favour of some of the changes made, there are still some further details required.

If permission is granted, the following further details should be provided:

- Details of the permeable pavement construction. Mapping indicates that the underlying subsoil may have impeded drainage. If infiltration is not suitable permeable paving could be undrained and connected into surface water system.
- Clarification of the proposed discharge point of the sites attenuated surface water. The plan identifies that this is into an existing watercourse. There are no records of this watercourse, so this needs to be clarified and downstream connectivity proven. Additionally, if this connection is across third party land, it will require permission from the owner of this land.
- An exceedance route map. Calculations supporting the drainage design have been provided and reviewed. They demonstrate that the proposed drainage system will attenuate surface water runoff up to the 1 in 100-year AEP to Greenfield runoff rates, however flooding on the site has been identified. We therefore require that an exceedance route map be submitted, that identifies where this flooding will go and sit to confirm that it is directed away from buildings.

Highways - Bromsgrove

Object on sustainability grounds.
Sought clarification on internal access road.

Leisure Services

No comments, await details to be submitted in line with the s106 agreement regarding the open space.

Conservation Officer

The conservation officer has noted that the proposed layout includes a row of houses to the southeast of the hall which is likely to extinguish the limited views currently available between the hall and its landscape.

They have also sought clarification on the kitchen garden walls.

Arboricultural Officer

The proposed landscaping scheme contains a suitably varied mixed of planting to give seasonal interest and benefits throughout the year while been appropriately positioned to provide landscaping structure to the development. The volume of planting and grade of stock to be used particularly the tree is pleasing to see and will ensure an immediate landscape structure is achieved.

Community Safety Project Officer Community Safety

The submitted layout proposes a closed cul-de-sac design, this is generally positive from a crime prevention point of view as hostile elements perceive there are reduced avenues of escape and that there is less opportunity for discreet reconnaissance. Such small developments also promote community cohesion so that residents are more likely to be protective, observant and challenging of unrecognised suspicious behaviour.

Within the submitted paperwork the developers does note the below comments in relation to the use of Secure By Design principles

Design streets that accommodate some on-street parking to prevent anti-social parking on footways and allow for trees and planting to reduce the visual impact of parked vehicles whilst having regard for 'secured by design' principles. Anti-social parking on footways will be controlled by adequate on plot parking provided for all dwellings, including visitor spaces. Sufficient surveillance will be provided by all plots following secured by design principles.

Street Lighting Specification, outlines that the street lighting will be in line with those outlining by Secure by design

We would recommend that the developer expands the Secure By Design principles across the whole application and go for Secured by Design Gold or Silver Award in respect of the full development.

Worcestershire CPRE - Peter King

This is a reserved matters application where the outline consent is for up to 46 houses. The present application is for exactly 46 houses. We object to this as we consider that this proposal adversely affects:

- o The openness of the Green Belt

- o The setting of an unlisted heritage asset.

We consider that the proposal would be acceptable if the houses on plots 15-19 and 40-42 were excluded from the proposal.

Bordesley Hall is an unlisted heritage asset. Its ambience was messed up many years ago, when it became a research establishment and had modern buildings built around it, which severely adversely affected its setting. I have been told that a Ministry officer compiling the list of Listed Buildings decided not to include as such, in the hope that omitting it would eventually facilitate the improvement of its setting. In dealing with this application, your council has a unique opportunity to make good the defects of past planning decisions and ensure that the setting of the Hall as a heritage asset is enhanced.

The hall was formerly a country mansion, with landscaped gardens. Much of what was done to the property in the mid-20th century destroyed a great deal of the garden landscape, replacing lawns with car parks. Other than by being surfaced as car parks, the area before the main front of the mansion has not been developed, in the sense that no building has been built on any of it. Thus, the land in front of the house has remained (and remains) open, with no other development between the main front of the hall and the open countryside of the former Bordesley Park.

Contrary to paragraph 5.6 of the applicant's planning statement, while the former car parks are indeed previously developed land, they remain wholly open. It follows that any building on them must adversely affect the openness of the Green Belt, contrary to BDP4.4. In any event, their quotation is from BDP4.4d, when the relevant exception is BDP4.4g, which differs from it in not emphasising economic or community benefits. The test also differs in that BDP4.4g requires the redevelopment not [to] have greater impact on the openness of the Green Belt (BDP4.4g), rather than merely "taking into account the potential impact on the openness ... of the Green Belt" (BDP4.4d).

Similarly, the best external architectural feature of the Hall as a heritage asset is likely to be its main front, which ought to be protected by not having buildings erected in front of it. As indicated above, the deletion of about 8 of the houses from the proposal might well render it acceptable and would enable your council still to be granting permission for "up to 46 houses", by granting full permission for 38.

This will mean that an area of the former front garden will be left undeveloped. We would suggest that this should become public open space, to be used as garden and an equipped play area.

We would further question whether the mix of house sizes is right. My experience in another part of the district is that local need is for smaller houses, whereas the larger ones proposed are likely to be taken up by people moving out of Birmingham and commuting into the city by car. This may be meeting demand, rather than need.

As this is a potentially controversial application in the Green Belt, we would hope that this application will be determined by the Committee and not under delegated powers.

Alvechurch Parish Council

Objection

Whilst APC welcomes the mix of housing with over 50% of the new dwellings being 2/3 bedroom ones, APC wishes to object to this reserved matters application on two specific points.

Layout

- The proposed site and housing layout is too regimented and linear. This site provides a unique opportunity in our Parish to benefit from an imaginative and individual housing development. APC's NP contains policies that seek a high standard of design and this extends to seeking developers being creative and maximise natural features on sites. What is proposed is considered to be a poor design layout which resembles those found as part of large scale urban housing developments.

The 2/3 bedroom dwellings are confined to small plots without any attempt to give them any 'individual' status. An opportunity exists to be creating a 'village type' development centred on Bordesley Hall with properties laid out with their own individual plots and at varying angles resulting in a more interesting overall development.

Appearance/Design

- This is a prestigious site in our Parish. As such, APC expects to see better designs for the proposed dwellings. What is proposed resembles standard house types that major volume housing developers would build throughout the country. This site deserves and requires high quality individual, imaginative and varied designs being proposed and implemented. Again, APC's NP encourages this approach. The proposed house types, and their appearance, are disappointing and cannot be supported by the Parish Council.

- APC considers this site does not require any street lighting. The nearby settlement of Rowney Green does not have street lighting and, as a result, APC seeks to keep this consistency and mitigate any opportunity for light pollution in this elevated part of our Parish.

Public Comments

86 letters sent 14.11.2022 (expired 08.12.2022)

Site notice displayed 23.11.2022 (expired 17.12.2021)

Press notice published 18.11.2022 (expired 05.12.2022)

119 comments have been received objecting to the proposal on the following grounds:

Greenbelt

The development of 46 dwellings will have an impact on the greenbelt.

The development extends beyond the previously developed areas of the site.

Design and Conservation

Too many dwellings proposed – a number of objections have suggested a 25 dwelling maximum

Impact on trees

Impact on the setting of Bordesley Hall
Impact on rural setting
Housing Mix should be for 2/3 bedroom dwellings only
Dwellings should have larger gardens more in keeping with the surrounding area

Highways

Unsustainable location
Lack of public transport
Highway safety into the site and along The Holloway

Other Matters

Impact on local services including schools, Doctors surgeries and village life
Light pollution as the result of the dwellings and proposed street lighting
Impact on amenity because of construction and development
Wildlife impact
Climate Emergency
Drainage

Other matters have been raised but these are not material to the determination of the application and have not been reported.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP3 Future Housing and Employment Development
BDP6 Infrastructure Contributions
BDP7 Housing Mix and Density
BDP12 Sustainable Communities
BDP19 High Quality Design
BDP20 Managing the Historic Environment
BDP21 Natural Environment
BDP24 Green Infrastructure
BDP25 Health and Well Being

Others

ALVNP Alvechurch Neighbourhood Plan
APDS Alvechurch Parish Design Statement
Bromsgrove High Quality Design SPD
NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance

Relevant Planning History

21/00684/HYB	Hybrid application consisting of a full application for the demolition of employment buildings and the conversion of Bordesley Hall into 3 apartments and an outline application (with all matters reserved with the exception of access) for the construction of up to 46 dwellings and all associated works.	Approved	06.10.2022
22/00092/DEM	Prior Notification of proposed demolition of redundant buildings and structures	Prior Approval Required and Granted	09.02.2022
20/00273/CUP RIO	Prior approval for Change of use from offices (Use Class B1(a)) to 54 no. residential apartments (Use Class C3)	Prior Approval Required and Granted	28.04.2020

Assessment of Proposal

The Site and its Surroundings

Bordesley Hall, is a former 18th Century country house. The site formally contained a number of buildings and features which surround the original structure of Bordesley Hall. The buildings which are now been demolished previously accommodated a number of offices and ancillary office accommodation split over various floors. There are also areas of hardstanding, garages, and industrial units as well as associated infrastructure. Access to the site is via The Holloway and Storage Lane, located at the site's northern boundary. Car parking areas are located around the site in various locations which could accommodate more than 130 cars.

The site is within open countryside and is bounded by arable fields to the south. Alvechurch is located within the edge of Redditch located approximately 2 kilometres to the south.

Proposal

A hybrid application consisting of a full application for the demolition of employment buildings and the conversion of Bordesley Hall into 3 apartments and an outline application (with all matters reserved with the exception of access) for the construction of up to 46 dwellings and all associated works, was considered at Planning committee in February 2022 and the This application seeks consent for the remaining 4 Reserved Matters for the erection of 46 dwellings together with associated car parking, landscaping and other infrastructure on the Bordesley Hall site. The developer is Wain Homes.

The principle of the proposed development has been established through the granting of hybrid permission 21/00684/HYB. Therefore, the issues for consideration by Members are limited to matters of the internal vehicular access, layout, scale, appearance, and landscaping. I have therefore attached very little weight to objections raised by residents with regards to the development of this site for housing, traffic, and highway issues external to the site, the impact on infrastructure including schools, doctors and dentists, drainage and flood risk and wildlife issues, as the principle of development on this site has already been established by the hybrid permission.

The application is for the erection of 46 dwellings, which will include a housing mix of 9 x two-bedroom properties, 15 x 3-bed properties, 16 x 4-bed properties and 4 x 5-bed properties and 2 x 6 bed properties. Areas of public open space are to be provided and vehicular access will be from The Holloway (reusing the existing access), as approved at the hybrid stage.

The Reserved Matters to be considered under this application are:

- Layout - the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development. This includes the internal road configuration.
- Scale - the height, width and length of each building proposed within the development in relation to its surroundings;
- Appearance - the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture; and
- Landscaping - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—
 - screening by fences, walls or other means;
 - the planting of trees, hedges, shrubs or grass;
 - the formation of banks, terraces or other earthworks;
 - the laying out or provision of gardens, courts, squares, water features,
 - sculpture or public art; and
 - the provision of other amenity features

For clarity, the matter of external vehicular access has already been determined and approved, thus does not fall to be considered as part of the current application.

Principle

The principle of development has already been established through the grant of hybrid planning permission, which this reserved matters application is made pursuant to. For the avoidance of doubt, access has been approved as the hybrid stage and the matters under consideration as part of this application are layout, scale, appearance, and landscaping.

It should be noted that when the hybrid permission was granted, it was based on the assessment that the development proposed would comply with paragraph 149 g) of the

NPPF and BDP 4g) of the BDP and, as such, does not constitute inappropriate development in the Green Belt.

This was because the proposal involved the demolition of an extensive employment site, which comprises one, two, and three storey buildings as well as areas of parking and hardstanding.

In assessing the impact on openness, it was outlined in the hybrid committee report that "it is noted that including the indicative footprint of residential development on the site would be reduced in comparison to the existing employment use (5800 sqm to 4100 sqm). The overall volume of the buildings on the site will be reduced from 36,400 cubic metres to 28,000 cubic metres, a reduction of 23% (8,400 cubic metres). Replacement of the existing buildings (which range up to 3 storeys in height) with two storey residential. Overall, there would be a reduction in the replacement-built form spread across a similar footprint to the existing development and there would be no greater impact on the openness of the Green Belt".

An important consideration as part of this Reserved Matters application is to ensure that the broad parameters of what would be considered acceptable in terms of the openness of the Green Belt at the hybrid stage are realised at the Reserved Matters stage. To this end, below is a table that offers clarification on the footprint and volume of the built form proposed as part of this application.

Considering the above it is apparent that footprint of the existing buildings is 5800 sqm and it was identified at hybrid stage that a footprint of 4100 sqm was proposed. However, as part of this Reserved Matters application the foot print is less at 3655 sqm. Having regard to the above, it is considered that the impact on the openness of the Green Belt will be improved from the broad parameters identified when the hybrid permission was granted, which is one of the key considerations when assessing the acceptability of this application.

Furthermore, and for the avoidance of doubt, this is not an opportunity to consider whether the principle of development is acceptable, but rather to assess that it complies with the hybrid permission and against the remaining Reserved Matters; namely scale, layout, landscaping, and appearance.

Layout, Scale and Appearance

The development land area is approximately 2.3 hectares in size, with the whole site measuring approximately 5.1 hectares. The proposal is for the erection of some 46 dwellings, with the hybrid approval indicating that up to 46 dwellings could be erected. Access to the site would be from The Holloway, as approved by the hybrid permission. The internal layout of the private road that will serve the development has altered from that indicatively shown at the hybrid stage; however, the layout as proposed is acceptable. Each dwelling would have off-street parking, with a number incorporating parking between houses rather than in front so that vehicles do not dominate the street scene. There are a variety of garages proposed throughout the site.

Each unit would be two-storey in scale, with the primary habitable room windows oriented towards the front and rear. However, there are examples of double aspect properties throughout. Whilst all the dwellings proposed to be erected are two-storey in scale, it is noted that the housing mix is varied and includes smaller units, e.g. 9 x two-bedroom properties, 15 x 3-bed properties (52% in total) as well as what one might consider to be larger family properties, e.g. four and five and six bedroom properties. Having regard to the built form in the area, and the scale of properties proposed to be erected, it is considered that the application as submitted is appropriate in terms of scale and provides an adequate mix of housing as required by Policy BDP8 Housing Mix and Density of the Local Plan. The development will have a density of 21.3 dwellings per hectare (including the three apartments approved under the hybrid).

The size, appearance, and architectural detailing of the dwellings are also considered to be acceptable to ensure the new development will integrate into its setting in accordance with BDP19 and associated SPD design guidance.

Roads and footways are intended to have a tarmac finish. The shared driveways that serve houses fronting onto the green valley are also indicated to have a form of permeable paving. This will contribute positively to the sense of place, and North Worcestershire Water Management has also advised that permeable paving will be beneficial in contributing towards sustainable drainage. Details of the surfacing material have not been provided, this can be addressed by condition.

In submitting the application, the applicant has distinguished between the types of dwellings with 13 differently designed house types. There are subtle differences in architectural details and design between these types of dwellings, though overall, the appearance of the dwellings complements one another while offering variety and interest in the streetscape and will also present a cohesive development, contributing to the sense of place. Following comments from the conservation officer, the Parish Council and the public, the developer has amended the dwelling elevations and materials in a heritage style, adopting an elevational style that is more in keeping with the Rowney Green and the Alvechurch area. These changes reinforce the assessment made in the Planning Statement, that the proposal complies with Policy H4: Housing Design Principles of the ALVNP.

A small materials palette is proposed, featuring brickwork, timber boarding for some units, and slate grey or cottage red roof tiles. The same palette is used throughout on all types of dwellings, and this will help to ensure that the development is well integrated. The material information provided to date appears to be satisfactory.

Overall, the proposed layout, scale and appearance of the development are considered to accord with policy BDP19, Bromsgrove High Quality Design SPD, the ALVNP, and the NPPF.

Landscaping

BDP19 High Quality Design, emphasises the importance of developments being visually attractive because of good design and appropriate landscaping. Therefore, in applying

the provisions of the Development Plan, the Council will require that new development proposals make suitable provisions for high quality hard and soft landscape treatment of space around buildings. Landscape proposals will need to ensure that new development is integrated into, positively contributes to, or enhances the local character of the area and adjoining land. Proposals that make no or inadequate landscape provisions should be refused.

The Council's Tree Officer has confirmed that the quantity and proposed size of trees proposed are satisfactory and will ensure an immediate landscape structure is achieved.

The boundary treatments in the form of post and rail timber fencing, masonry walling, and timber fencing are considered satisfactory.

The proposed open space is spread over two areas of the site, which is satisfactory. A condition is not required regarding this matter, as a detailed scheme (including specifications for laying out the open space) should be submitted and agreed upon prior to the commencement of development as set out by the hybrid permission.

Non-Designated Heritage Assets

The proposed development is located adjacent to Bordesley Hall and within the boundary of its former gardens and associated parkland, which now lie predominantly to the southeast. Both the 18th century Hall and the landscaped park are recorded on the HER, WSM77512 and WSM28813, respectively.

Bordesley Park historically formed an extensive area surrounding the 19th century park which can be traced back possibly as far as the 12th century. The historic development of the park including the granting of the park to the Windsor family for Hewell Grange is detailed in the Heritage Statement. By the 19th century the park was much reduced in size and the tithe map of the 1840s with the house and estate farm sitting in the northwest with extensive parkland to the south-east, including ornamental tree-lines radiating from a central circular tree-line. This arrangement is just about visible in 1904 OS map, although there are also significant field boundaries. The division into various fields is y seen in the 1945 aerial photograph but the remnants of the ornamental trees can also be seen.

None of the structures are listed but the Hall and the remains of the former kitchen garden wall can be considered non designated heritage assets for their architectural and historic interest, indicated by the inclusion on the HER. They provide a tangible link to the historic Bordesley park, as well as evidence of the workings of a landed estate along with the remains of the estate farm.

The scheme has been amended following comments from the Conservation Officer. Updated comments have been sought from the Officer and I will update Members at your Committee on this issue.

Highways and Parking

Many of the representations received have been regarding matters relating to site access, sustainability, and highway safety, including from County Highway themselves.

These matters were addressed by the previous application in granting the Reserved Matter of access at the time of the application. It is not appropriate to seek to reconsider these as part of the current reserved matters application which relates to layout, scale, appearance, and landscaping.

The Highway Authority has been consulted and have sought clarification on a number of matters including internal access, cycle parking and electric vehicle charging points. This clarification has been provided and in relation to internal highways matters it is considered acceptable.

Impact on Residential Amenity

Overall, it is considered that, given the degree of separation, position, and orientation between the proposed dwellings and neighbouring properties, the proposal would not result in harm to the amenity of the occupants of neighbouring properties or future occupants of the proposed dwellings.

In relation to the construction phase of the development, under condition 18 of the hybrid permission, a Construction Environment Management would be required prior to the commencement of the reserved matters.

Other Considerations

It should be noted that concern has been expressed about matters such as drainage issues; however, these matters were considered at the hybrid stage and condition 10 require details of surface water/drainage to be approved through a discharge of condition application. Furthermore, conditions 13 and 14 of the hybrid consent requires a Construction Ecological Management Plan (CEcMP) and a Landscape and Ecological Management Plan (LEcMP) to be submitted to and approved in writing by the Local Planning Authority.

It is noted that the Parish Council and a majority objectors have raised concerns regarding the proposed lighting. Lighting was conditioned as part of the hybrid permission (condition 8 refers). This condition was imposed to ensure that the site is safeguarded from increased light pollution, protect visual amenity, and maintain the existing value of biodiversity on and adjacent to the site. The plan submitted as part to this Reserved Matters application does not fully address this condition and therefore the lighting plan does not form part of the approved plans that are recommended below.

Concerns have been raised regarding the impact of this development on local infrastructure. A Section 106 legal agreement was completed at hybrid stage which will remain pertinent to the application in terms of contributions. Financial contributions have been secured toward education and primary healthcare to mitigate the impact of the development, community transport service and school transport contributions as well as public open space is to be provided on site.

Therefore, whilst concern has been expressed about certain aspects of the development, they are either not under consideration as part of this Reserved Matters application or will require additional information through the discharge of conditions process arising from the hybrid application.

Conclusion

The principle of development is accepted following the grant of hybrid planning permission. This Reserved Matters application will lead to a reduction in built footprint and volume when compared with the site as existing, to increase the openness of the Green Belt, and has been designed in a manner that reflects its rural location. The layout, scale and appearance of properties will also respect the amenity of neighbouring properties adjacent to the application site. Adequate public open space would be provided, and parking provision would be acceptable too. Having regard to the above it is considered that the application complies with policies and is recommended for approval.

RECOMMENDATION: That planning permission be that the Reserved Matters for layout, scale, appearance, and landscaping are granted subject to final satisfactory comments from the Conservation Officer.

Conditions

- 1) The development hereby approved shall be carried out in accordance with the following plans and drawings:

SJD-302-001B - EXISTING SITE LOCATION PLAN
SJD-302-003M - PROPOSED SITE PLAN
SJD-302-100B TYPE F 3B959 PLANNING
SJD-302-1100B TYPE E PLANNING.
SJD-302-1200B ELDERBERRY PLANNING
SJD-302-1300B WILLOW PLANNING
SJD-302-1400B TYPE H 4B1627 PLANNING
SJD-302-200B TYPE D 4B1627 PLANNING
SJD-302-300B LAUREL 3B843 PLANNING
SJD-302-400B TYPE C 5B2249 PLANNING
SJD-302-500B HAWTHORN 4B1112 PLANNING
SJD-302-600B TYPE B 5B3001 PLANNING
SJD-302-700B TYPE G 4B1514 PLANNING
SJD-302-800C TULIPWOOD 2B784 PLANNING
SJD-302-900B TYPE A 6B2731 PLANNING
SJD-302-007G - PROPOSED SITE PLAN - EXTERNAL SURFACE MATERIALS
& BOUNDARIES
SJD-302-008A - PROPOSED CAR BARN DOUBLE FLOOR PLANS &
ELEVATIONS
SJD-302-009B - DOUBLE FLOOR PLANS & ELEVATIONS
SJD-302-010A - PROPOSED GARAGE - TRIPLE FLOOR PLANS &
ELEVATIONS
SJD-302-011A - PROPOSED CAR BARN - SINGLE FLOOR PLANS &
ELEVATIONS
SJD-302-012B - PROPOSED EXTERNAL MATERIALS PALETTE
SJD-302-013 - PROPOSED GATE ELEVATION TO COURTYARD ENTRANCES

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 2) The areas shown for parking and turning on the approved plans shall be laid out and surfaced to the satisfaction of the Local Planning Authority before the relevant dwellings are occupied and shall be permanently set aside and reserved for the purpose.

Reason: In the interests of highway safety.

- 3) The former Kitchen Garden wall as identified within the Heritage Statement by Pegasus Planning (dated December 2022) shall be retained as part of this development. No works or development shall take place above foundation level of any reserved matters until a method statement for the works of repair/maintain the kitchen garden wall has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this non designated heritage asset and to comply with Policy BDP20 of the Bromsgrove District Plan.

Case Officer: Mr Paul Lester Tel: 01527 881323
Email: paul.lester@bromsgroveandredditch.gov.uk