



Application reference 22/01228/REM

Proposal : Reserved matters submission for details relating to the development of 46 residential dwellings giving details on layout, design, drainage, engineering details and landscaping at Bordesley Hall, The Holloway, Alvechurch.

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This further note from the Rowney Green Association (RGA) relating to the planning application for Bordesley Hall is prompted by the officer's report to the March 2023 meeting of the Bromsgrove Council Planning Committee.

That report gives little weight to various points of objections raised by a hundred plus Rowney Green residents and the RGA because "The principle of the development on this site has already been established by the hybrid permission". However, many residents and the RGA did not object to the principle of development at the Bordesley Hall site, given it was understood to be within the National Planning Policy (NPPF) framework providing for a brown field site/previously developed land in the green belt to be exempt from the usual green belt planning restrictions. What particularly concerns residents and the Association is the size/scale of development in the current proposal where hybrid permission for up to 46 dwellings becomes an application for 46 dwellings.

We contend that the Planning Committee has not yet gone beyond the principle of development at Bordesley Hall to consider how large/substantial this development should be. It is to encourage necessary BDC planning committee debate that much comment from Rowney Green people referred to a desirable reduction in the number and mix of types of properties at the Hall. (This is a point made similarly by Dr King of CPRE and mentioned in the Committee report, where he suggests "your council (could) still to be granting permission for up to 46 houses by granting full permission for 38."

The current shortage of available development sites in Bromsgrove District and the slowing down of the District Plan review and eventual adoption of a new Plan, lessens the early availability of any newly released land from the green belt for housing development. Accordingly, brown field or previously developed land as it becomes (often opportunistically) available will be very attractive for maximum utilisation for new dwellings. This is the case with Bordesley Hall.

We recognise that Bromsgrove Council has obligations to increase the availability of development land and the number of houses to be built, and is currently lagging behind these expectations. The presumption in favour of development in the NPPF does not mean that either the Bromsgrove existing District plan and the Alvechurch neighbourhood plan, the strategic documents which should guide planning developments, can be wholly set aside. Important in these plans are aspects of the sustainability principle and the application of the district settlement hierarchy. We would expect more weight to be given to these considerations in the case of a 46 dwellings planning application than is found in the Committee report.

As a Council with a commitment to the golden thread of sustainability, the Planning Committee surely is concerned with not just the details of a new housing application, Reserved matters or otherwise, but with the scale of the current Bordesley Hall application. More particularly is its future fit as a new very, large community in Alvechurch Parish which arguably is in an unsustainable location, does not accord with the settlement hierarchy and provides a significant minority of larger dwellings (not sought in the District plan) which inevitably mean more car journeys to the outlying services in Redditch and Alvechurch by the larger families in residence.

In short, the views of the RGA and RGA residents on the need to limit the number of new dwellings, by addressing the appropriate figure up to 46 at Bordesley Hall, are concerned with reducing the challenge to key strategic criteria relating to a better-planned Bromsgrove.

We hope that the Planning Committee also will be minded to address this matter of more than an application for 46 dwellings and examine the scale of the actual new community it wants to support at the Bordesley Hall location.

Rowney Green Association

March 2023