

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Wain Homes	<p>Reserved matters application for details relating to the development of 43 dwellings, associated parking, roads and footpaths, areas of open space, drainage infrastructure, plant, landscaping and associated works.</p> <p>Bordesley Hall, The Holloway, Alvechurch, Worcestershire, B48 7QA</p>		24/00554/REM

**RECOMMENDATION:** That the Reserved Matters for Layout, Scale, Appearance and Landscaping be **APPROVED** subject to conditions.

### **Consultations**

#### **Worcestershire Highways - Bromsgrove**

Object on sustainability grounds.  
Sought clarification on internal access road.  
Seeking contributions regarding highways matters.

#### Recommended Conditions

Pedestrian visibility splays – internal vehicular accesses  
Cycle parking (Condition 16 of Hybrid Permission)  
Conformity with Submitted Details  
Residential Travel Plan (Plan Absent or Not Approved) (Condition 16 of Hybrid Permission)  
Construction Environmental Management Plan (Condition 18 of Hybrid Permission)

#### **Conservation Officer**

The main differences between the applications would appear to be a revision to the proposed layout. This will lead to domestic gardens being located closer to the north-east of the Hall including some ancillary buildings. The omission of houses to the east of the Hall and revised house designs for the new build.

The revised layout removing the development to the east is welcomed as this will help to maintain the views of the south-east elevation which has historically remained open and will therefore allow for the longstanding connection between the landscape and the Hall to continue. However, it would be preferred if the house and garage (Plot 26) that is proposed to be located facing the entrance to the Hall could be relocated as this will detract from the view from the Hall towards the wider landscape, and will detract from the setting of the hall, harming the significance of the non-designated heritage asset as a historic hall with landscaped pleasure grounds.

There is no objection to the gardens to the north-east being positioned marginally closer to the Hall, however the siting of the garage to plot 13 so close to the Hall will detract from views of the south-east elevation of the Hall and will again harm the significance of the building.

In terms of the proposed design of the new houses although there is some variety in respect of height the design is rather repetitive and again like the last scheme typical of the volume house builder, being generic rather than picking up on local character. The choice of grey slate roof tiles is particularly unsuitable in a county where the prevalent roofing material is brown to red clay tiles.

Finally, again the remaining walls of the walled garden do not appear on the proposed plans and no mention could be found regarding future repairs or maintenance in the documents submitted. The kitchen garden walls are considered non designated heritage assets and as we said in earlier comments proposals for their retention, restoration, and future use should be provided.

Although the proposed layout is an improvement on the previous scheme, it is still considered that significance of the non-designated heritage assets will be harmed and the proposals do not comply with Paragraph 203 of the NPPF and Policy section BDP20 of the Bromsgrove District Plan. They also contradict the guidance of Paragraph 4.3.1-3 of BDC's High Quality Design SPD. However, paragraph 208 of the NPPF, as noted above, requires a balanced judgement taking account of the scale of harm and significance of the assets when determining the application.

### **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.

This site has previously been commented on under planning application 21/00684/HYB in June 2021. Then again under planning application 22/01228/REM in December 2022. While some additional details have now been provided, there are still some further details required. This can be submitted to discharge condition 20 of the hybrid permission.

### **Leisure Services**

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

### **Ecology**

No objection

They confirm that Landscape and Ecological Management Plan (LEMP) is in scope for this development and establishes sufficient species enhancement and monitoring. The lighting strategy is considered acceptable and in line with relevant guidance. The development should comply with the working methods and protection measures outlined in the Construction Ecological Management Plan (CEMP).

### **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.

### **Alvechurch Parish Council**

- Despite the detailed discussions with the developer, we are very disappointed with the current plan submitted for approval. APC is very disappointed that the mix of house types present in previous applications with 50% of dwellings being 2 or 3 bedroom starter homes or downsizing opportunities has been abandoned in favour of larger buildings. APCs neighborhood plan specifically highlights that smaller dwellings are required in our parish not larger ones.
- To say that the site layout is prosaic is an understatement. Indeed, it is a missed opportunity.
- Whilst the developer has been exempt from providing affordable homes, which is clearly an economic bonus for them, the result is common place and what is an exceptional site bearing in mind the refurbishment of Bordesley Hall, the location, and the mature trees that provide an attractive setting has deliberately not been exploited.
- In order to achieve a reasonable Biodiversity Net Gain APC would like to see every new dwelling fitted with a swift brick, house martin nest box or bat roosting box from construction onwards.
- The standard pattern book of developers house elevations repeat standard elevational design of window types, porches, tile hanging, etc, provides very little variation, and fails to contribute to the expected quality development that the developer has boasted of.
- The Developer maintains that the elevational treatment is inspired by the existing housing in the main village. This comparison is ridiculous when every house elevation is quite different.
- A typical example is the split semi-detached houses on Street Scene CC, which look not only incongruous, but very badly handled on the sloping road frontage, and this is emphasised by the unfortunate, clumsy, mis-shapen three storey arrangement.
- Furthermore, there is not the slightest gesture between the standard speculative house types and Bordesley Hall which is rendered. Although the house plans are reasonable, the elevations are mediocre, to say the least.
- The juxtapositions of smaller houses with tandem parking is also disappointing, when a little more skill could've been used to avoid the impression of urban development in a semi-rural location and clearly there is the space available to avoid this. Separation of individual driveways would improve the layout with visually separation by the use of planting.
- It is hoped that the gated proposals will be dropped, and the policy of access for Rowley Green residents to be able to walk through the site to walk through the site as previously discussed will be reinstated. Clearly, vehicles could be controlled if that issue is still pursued while still providing permanent pedestrian access.
- Adding a development such as this to an existing settlement, and then separating it clearly fails healthy social planning, and splits the residents occupying the new housing at the outset.
- The Developer should look at the success of Bournville Village with its houses of various sizes, and estate design linked by connecting foot paths and open spaces that have stood the test of time.

## **Publicity**

184 letters sent 10.06.2024 (expired 04.07.2024)  
Site notice displayed 10.06.2024 (expired 04.07.2024)  
Press notice published 14.06.2024 (expired 01.07.2024)

Re-consultation 30.09.2024 (expired 24.10.2024)

5 objections (including an objection from Rowney Green Residents Association) have been received objecting to the proposal on the following grounds:

### **Highways**

- Unsustainable location
- Lack of public transport
- Highway safety and condition into the site and along The Holloway
- Construction Management Plan

### **Ecology and Tress**

- Biodiversity net gain and lighting
- Impact on trees

### **Other matters**

- Boundary fencing
- Impact on local services including schools, Doctors surgeries and village life
- Garden Wall

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 (2023)  
NPPG National Planning Practice Guidance

### **Relevant Planning History**

22/01228/REM	Reserved matters submission for details relating to the development of 46 residential dwellings, including details on layout, design, drainage, engineering details and landscaping.	Approved	09.03.2023
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 several 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 were 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.

The site is within open countryside (but within the defined Green Belt) 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. A Reserved Matters application was subsequently approved in March 2023 for 46 dwellings. Due to changes to the scheme this has resulted in the requirement to submit a new Reserved Matters application.

This new Reserved Matters application seeks consent for the remaining 4 Reserved Matters for the erection of 43 dwellings together with associated car parking, landscaping and other infrastructure on the Bordesley Hall site. The developer remains 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.

The application is for the erection of 43 dwellings, which will include a housing mix of 13 x 3-bed properties, 19 x 4-bed properties and 11 x 5-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.

Due to vacant building credit established in the hybrid planning consent the affordable housing is at a zero contribution.

## **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 154 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.

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 footprint of approximately 2885 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 43 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. The scheme also incorporates 11 visitor spaces.

Most of the dwellings 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. It is noted that the housing mix is varied and includes 3 bedroom properties as well as what one might consider to be larger family properties, e.g. four and five 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 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.

In submitting the application, the applicant has distinguished between the types of dwellings with 10 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.

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 will be subject to final discharge of condition under the hybrid permission.

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 evident 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.

In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 203 of the NPPF). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (the more important the asset, the greater the weight should be).

In relation to the impact on the non-designated heritage assets. NDHA's are on the lowest rung of the hierarchy of heritage assets; they do not have statutory protection however, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, as outlined in

Paragraph 203 of the NPPF. The NPPF does not seek to prescribe how that balance should be undertaken or what weight should be given to any matter.

To that end, the balanced judgement under Paragraph 203 needs to consider the benefits against the impact on the non-designed heritage assets identified by the Conservation Officer. This will ensure that this element is retained, and further details regarding repair and future maintenance have been submitted to and approved by the Local Planning Authority, in conjunction with the Council's Conservation Officer.

The benefits of the proposed redevelopment are substantial (and have remained considerable since the approval of the hybrid scheme). The reuse of a previously developed site, the removal of dilapidated buildings that are no longer viable for employment use, and the retention and conversion of Bordesley Hall itself. Furthermore, it is noted that the proposed scheme makes efficient use of land and contributes to the housing supply within the District, for which there is a recognised shortfall and one that has increased since the 2022 consideration at planning committee (from 4.6 years to 3.67 years now). The proposal would also give rise to employment during the construction of the proposed scheme as well as economic and social benefits arising from its contribution to the area from the local spend of its occupiers. The proposal therefore contributes to public benefits that deliver economic, social, or environmental progress as identified within the NPPF. Overall, the objection from the Conservation Officer is not considered sufficient to warrant the refusal of this Reserved Matters application. The proposed development is acceptable when a balanced judgement is made in accordance with paragraph 203 of the NPPF and Policy BDP20.

## **Highways and Parking**

A number of representations have been in relation to site access, sustainability, highway safety and contributions, 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 (21/00684/HYB). 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 several matters including internal access. The applicant has highlighted that highways concerns (existing vehicular access and location) are not applicable to this application since the principles have already been established through the hybrid planning permission and in addition a previous reserved matters approval. The applicant has confirmed the existing highways context is to remain unaltered by this application, only matters of internal layout are being considered. Highways have noted the applicant's justification and have provided a response regarding the vehicular access later within these comments.

It is noted this revised scheme provides a betterment to the previous scheme with regards to the internal layout.

- Car parking and cycle parking has been provided in accordance with WCC car parking standards.
- The private drive is now increased to 4.1m width; therefore, passing bays are not required at 25m intervals.

- Internal visibility splays recommended have now been provided.
- Internal tracking of vehicles has been provided which is deemed to be acceptable.
- Additional pedestrian crossing points have now been added as requested.

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.

### **Ecology**

Section 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. As well as promoting the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.

In line with Policy 16 appropriate mitigation measures must be implemented to ensure protection of the natural environment, with benefits from development to biodiversity captured.

Biodiversity Net Gain (BNG) has become mandatory for major applications submitted as of 12th February 2024. However, Reserved Matters applications such as this are exempt as the outline application was submitted prior to the February 2024 commencement date.

The outline application (the hybrid scheme) was submitted prior to this date and is therefore not subject to mandatory BNG, which would require a minimum 10% biodiversity gain required calculated using the Biodiversity Metric and approval of a biodiversity gain plan.

Conditions 13 Construction Ecological Management Plan (CEMP), Condition 14 Landscape and Ecological Management Plan (LEMP) and Condition 8 Lighting of the hybrid permission ensures that appropriate mitigation measures will be implemented to ensure protection of the natural environment.

These have been reviewed by the Councils appointed Ecological Consultant and no objection are noted and the reports and accompanying plans are considered well-presented and give a clear explanation of likely impacts on ecological features and of proposed mitigation measures.

It is noted that the Parish Council and 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. Following review of this information alongside the supporting ecology information, the proposed lighting is acceptable.

## **Other Considerations**

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.

Inevitably, and as with any construction operation, there may be some inconvenience and potentially some disturbance to residents in the locality. However, such inconvenience or disturbance would be short-lived and for the duration of the works only, and so it would not amount to a sustainable reason for refusing planning permission. A condition is already required that any works to be carried out in accordance with a Construction Management Plan. When operational, the development would not give rise to any amenity issues.

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 previous site, 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 are acceptable. Adequate public open space would be provided, and parking provision would be acceptable. Having regard to the above it is considered that the application complies with policies and is recommended for approval.

**RECOMMENDATION:** That the Reserved Matters for Layout, Scale, Appearance and Landscaping be **APPROVED** subject to conditions.

## **Conditions**

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

Location Plan 100  
Site Layout 101 Rev A  
Boundary Treatments Plan 103 Rev A  
Refuse Strategy Plan 104 Rev A  
Parking Plan 105 Rev A

Hard Surface Materials 107 Rev B  
House Type Pack 301-320 Rev A (302 Aracia)  
FFLS For Planning 0511 P04 (Overall Plan) P03 (Sheets 1-6)  
Planting Plan Schedule and Specification PP01CLFA Rev P10  
Lighting Plan WLC1064-LC-AC-001 R0

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

- 2) Prior to first occupation of the development a method statement for the works to repair/maintain the kitchen garden wall former Kitchen Garden wall as identified within the Heritage Statement by Pegasus Planning (dated 15/05/2024) shall have 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 prior to the first occupation of the development and shall thereafter be retained as such.

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.

- 3) The development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway / edge of carriageway shall be provided on both sides of the access. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

Reason: In the interests of highway safety.

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