

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr P Bubb	Erection of up to 5 dwellings Land at Dagnell End Road, Redditch	02.06.2026	26/00446/PIP

Councillor A Bailes has requested that this application be considered by Planning Committee rather than being determined under delegated powers.

RECOMMENDATION: That the planning in principle stage be **GRANTED**

Consultations

Worcestershire Highways - Bromsgrove

- No objection.
- WCCHA comment the site is located on the B4101 Dagnell End Road on the outskirts of Redditch and it is noted that the application for the proposed residential development has been made in accordance with the Town and Country Planning (Permission in Principle) Order 2018 (amended).
- At the 'in principle' stage, the scope of considerations is limited to location, land use and amount of development.
- All other matter including access, are considered as part of a subsequent technical details consent application, should permission in principle be granted.

North Worcestershire Water Management

- The proposed development site is situated within the catchment of the River Arrow. The site comprises an area of 0.3 ha, with current land use noted as paddock land. The site falls within Flood Zone 1 and it is not considered that there is any significant fluvial flood risk to the site. The EA's flood mapping indicates that there is no immediate surface water flood risk to the site, however there is a medium risk of flooding to the southeast and southwest of the site. Additionally, records show that flooding has been reported along Dagnell End Road previously. For this reason, a detailed drainage strategy must be submitted at the technical matters stage of application to ensure flood risk is not created or exacerbated to the site or surrounding area.
- Soilscales (accessible at: <https://www.landis.org.uk/soilscales/>) indicates that the underlying soil is likely to be loamy and clayey, meaning that the site could be seasonally wet with impeded drainage. If a soakaway is proposed a porosity test would be needed to determine if this is suitable. If not suitable, other options may need to be considered. Based on Severn Trent Water records, there are no nearby public sewers to connect to. An alternative option could be to discharge to the waterbody to the south of the site. But as this appears to be outside of the ownership boundary identified within the application, connecting to this waterbody will require landowner permission and an easement across third party land. Where surface water runoff cannot be kept on site an appropriate level of attenuation should be included. It would be required that surface water runoff from the site is restricted to greenfield runoff rates up to the 1 in 100 return period, including an additional 40% allowance for climate change, which should be supported by calculations.

- While in principle I have no issues with the proposed development from a flood risk perspective, no drainage details have been provided with this application. I would therefore suggest the applicant at the technical matters stage of the application include a comprehensive drainage strategy to avoid the need for conditions. This should be in the form of a drainage plan and should include the means to manage surface water from the site appropriately. It should identify where surface water will be discharged to, as well as detailing the extent of any new buildings and any new hard standing and what materials will be used to finish these areas.

Alvechurch Parish Council – consulted 29 April 2026.

Publicity

11 letters sent 29.04.2026 (expired 23.05.2026)

No representations received to date.

Councillor A Bailes

- Has called in the application for the reasons that the site is in a rural location and setting, and was rejected through the Local Plan site selection process.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP2 Settlement Hierarchy

BDP4 Green Belt

BDP12 Sustainable Communities

BDP16 Sustainable Transport

Others

National Planning Policy Framework (2024)

Alvechurch Neighbourhood Plan

National Planning Practice Guidance

Relevant Planning History

No relevant planning history.

Assessment of Proposal

The Site

The site comprises a field measuring 0.3 hectares and is located within the Green Belt, outside the Alvechurch Village settlement as defined on the Bromsgrove District Plan Policies Map.

There is a sporadic run of development on Dagnell End Road, approximately 257 metres to the west. On the other side of Dagnell End Road opposite the site entrance is The Abbey Hotel, and to the west of the Abbey Hotel lies a parcel of land which was subject of an allowed appeal for 214 homes and supporting infrastructure (Appeal Ref: APP/Q1825/W/24/3350905).

To the north of the application site lies open fields, an access track lies immediately adjacent to the application site to the east, with open fields beyond that. Having regard to the modest scale and location of the existing development, the site has a predominately open and rural character.

Proposal

The application relates to a Permission in Principle for up to 5 no. dwellings.

Permission in Principle (PiP) is a specific planning consent route in England designed primarily for small-scale, housing-led developments. It separates the consideration of whether a site is suitable for development in principle from the technical details of the proposed buildings.

The (PiP) process is an alternative to the traditional outline planning application route and involves two stages:

1. **Permission in Principle (PiP) Stage:** The Local Planning Authority assesses the site's suitability based only on three core factors:
 - Location;
 - Land Use
 - Amount of development (e.g. number of dwellings)
2. **Technical Details Consent (TDC) Stage:** The second stage where the detailed development proposals are assessed. The new process was introduced in June 2018 and was intended to speed up and simplify the planning process for small housing developments.

If a PiP is granted, a subsequent application for Technical Details Consent must be submitted and approved before any development can begin. This stage involves the detailed design aspects, such as appearance, layout, landscaping, and access, and requires full architectural plans and supporting technical documents. The TDC stage is similar to a Reserved Matters application or a full planning application.

Assessment of Proposal

The main issue is whether the site is suitable for residential development, having regard to its location, proposed land use and the amount of development as highlighted above.

5 Year Land Supply Position

5 Year Land Supply Position The Council cannot currently demonstrate a five-year housing land supply (5YHLS) and therefore regard should be had to paragraph 11(d) and footnote 8 of the National Planning Policy Framework (NPPF) which together state that for applications providing housing, where the Council cannot demonstrate a 5YHLS, the policies which are most important for determining the application are considered out-of-date and planning permission should be granted unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Location

In respect of Green Belt policy, it has been established through case law that the list of exceptions for 'appropriate development' set out in Policy BDP4 of the Bromsgrove District Plan (BDP) and the National Planning Policy Framework (the Framework) amounts to a closed list. Thereby, proposals not included on the list are regarded as 'prima facie' inappropriate development. The Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

The site is located within the Green Belt, on the edge of Redditch which is considered a Large Built Up Urban Area (LBUA) and a Town. The site lies within the Green Belt and the proposal does not comprise one of the closed list of exceptions at paragraph 154 of the NPPF and Policy BDP4 of the Bromsgrove District Plan.

The applicant has submitted a Grey Belt Assessment as part of the application.

Paragraph 155 of the Framework states that: the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all of the following apply:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a demonstrable unmet need for the type of development proposed;
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
- d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157.

Grey Belt is defined within Annex 2 of the NPPF as follows:

Grey Belt: For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

Paragraph 143 of the NPPF sets out that the Green Belt serves five purposes which are listed below:

- a. to check the unrestricted sprawl of large built-up areas;
- b. to prevent neighbouring towns merging into one another;
- c. to assist in safeguarding the countryside from encroachment;
- d. to preserve the setting and special character of historic towns; and
- e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Other than types of development listed as exceptions within the Framework, development within the Green Belt is generally regarded as “inappropriate development”, which is by definition harmful to the Green Belt and should not be approved except in very special circumstances.

Further exceptions to inappropriate development are set out in paragraph 155 of the Framework, where homes, commercial and other development should also not be regarded as inappropriate where it would utilise grey belt, subject to specific criteria.

Does Green Belt land on the site strongly contribute to Green Belt purposes a), b) or d)?

a) To check the unrestricted sprawl of large built-up areas; the proposal does not strongly contribute to the unrestricted sprawl of large built-up areas of Redditch due to the fact the site has physical features in reasonable proximity that could restrict and contain development, and the proposal would not result in an incongruous pattern of development. This is due to the existing development to the west and the road to the east. These features mean the site only makes a moderate contribution to checking unrestricted sprawl as the site is partially enclosed by existing development, such that new development would not result in an incongruous pattern of development and there also being subject to other urbanising influences. Therefore this site only makes a moderate contribution to checking the unrestricted sprawl of a large built-up urban area.

b) To prevent neighbouring towns from merging into one another; the site does not strongly or moderately contribute to preventing neighbouring towns from merging into one another because the nearest town is Bromsgrove, which sits to the northwest of Redditch, this site is on the northern edge of Redditch so therefore in relation to Bromsgrove this site does form part of a gap between towns. The nearest town to the north of Redditch is Birmingham, this site forms only a very small part of this gap and makes no contribution to visual separation. Therefore, the site makes a weak contribution to this purpose.

d) To preserve the setting and special character of historic towns; the nearby town of Redditch not considered to be a historic town, and as such the site makes no contribution to purpose d).

Would the application of non-Green Belt NPPF footnote 7 policies to the scheme proposed on the Green Belt part of the site provide a strong reason for refusing development? Footnote 7 states "*The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land*

designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change."

On this basis, the Council has no reason to believe that the application of NPPF footnote 7 policies would provide a strong reason for refusing development.

Would the proposed development on grey belt fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan?

Purposes a, b and d have already been assessed above. Regard however must be made to purposes c) and e).

c) Safeguard the countryside from encroachment. There is a small row of development to the west of the application site, and a wedding venue located to the east of the site. The Abbey Hotel and Hither Green Lane (residential development) is located to the south of the application site. To the north of the application site lies open countryside. In relation to the wider function of the Green Belt, the site does not fundamentally undermine the remaining Green Belt across the area of the plan.

e) Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land. The proposed development would not fundamentally undermine the purpose of this Green Belt criterion.

Is there a demonstrable unmet need for the type of development proposed?

The Council cannot demonstrate a 5-year land supply of housing having regards to the Government's targets.

Would the development in the Grey Belt be in a sustainable location?

In the appeal decision dated 13 February 2025 (APP/Q1825/W/24/33509095), the Inspector stated:

From where access would be taken into the proposal from Hither Green Lane, the junction with Dagnell End Road lies a short distance away. Dagnell End Road joins the A441 Birmingham Road (A441) to the west at a traffic light controlled junction. To the south the A441 provides a major route into Redditch, and to the north towards the M42 and Birmingham.

This in turn provides access to a number of services in Redditch, the closest of which is the Abbey Stadium, as well as bus stops. Other services accessed in this direction include a roadside hotel/restaurant and a business park. Redditch town centre, which has a good range of services and a railway station, lies approximately 2 miles away from the site on foot. A large supermarket lies in between. The adjacent Meadow Farm site includes a hotel and restaurant. The Abbey Hotel incorporates a number of leisure facilities. Dagnell End Road does not contain a footway along the vast majority of its length. To the north of the Dagnell End Road and the A441 junction lies a petrol station/garage site, which incorporates a moderate sized foodstore.

A copy of APP/Q1825/W/24/33509095 is attached to this report as Appendix 1.

It is noted that the area is within the Alvechurch Neighbourhood Plan. The Neighbourhood Plan is a material planning consideration. Attention should be given to Policy H1 regarding the proposed site. The site lies some distance (3.5km) outside of the defined development boundary for Alvechurch, therefore does not comply with Part (a) of Policy H1 as it is outside of the designated Alvechurch Village settlement boundary. Nevertheless, the 13 February 2025 appeal decision deemed the location of the Hither Green Lane appeal site to be suitable for new development given the access to relevant services nearby to the site, and accessibility to services within Redditch.

As such, the Inspector confirmed that the site was in a sustainable location, and I have no reason to disagree with the approach.

Conclusion on Green Belt Matters

In conclusion, it is considered that the site is Grey Belt and would meet the Paragraph 155 requirements and thus the proposal should not be regarded as inappropriate development in the Green Belt having regard to the Framework.

The proposals would not need to meet the 'Golden Rules' requirements set out in criterion (d) of the NPPF because the application would not be categorised as 'major' development having regards to the definition of 'major development' set out in Annex 2: Glossary on page 75 of the NPPF.

Amount

The amount of development (up to 5 dwellings) is considered acceptable given the area of land shown within the red line boundary on the location plan.

Other Matters

Councillor Alan Bailes: wishes for the application to be determined by the Planning Committee as the site is located in a rural location and setting, and was rejected through the local plan site selection process.

Bromsgrove District Council Strategic Planning: confirm the application site itself was not submitted to BDC under the Call for Sites, however site 237 to the north, east and west of the application was submitted, and is a large site that covers the southern half of the Bordesley area.

North Worcestershire Water Management: The site is located in Flood Zone 1 and the Environment Agency maps shows some areas of surface water flooding; this would be considered at Technical Details. The construction of new developments would inevitably lead to noise and disturbance; however, this is considered to be for a short duration and an inevitable consequence of development.

Worcestershire Highways has raised no objection to the scheme. It is acknowledged that this is the first stage in a two-part process to obtaining planning permission. Information

will be required to be presented at the Technical Detail Consent stage to demonstrate that the access arrangements are safe.

Conditions cannot be placed on a Permission in Principle, and such matters will be considered at the Technical Details Consent stage. The Applicant is advised to take into consideration the advice in the consultees comments and report when considering the submission for Technical Details Consent.

Conclusion

The Council cannot currently demonstrate a five-year housing land supply (5YHLS) and therefore regard should be had to paragraph 11(d) and footnote 8 of the National Planning Policy Framework (NPPF) which together state that for applications providing housing, where the Council cannot demonstrate a 5YHLS, the policies which are most important for determining the application are considered out-of-date and planning permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Limb i) does not apply.

In view of limb (ii), the proposal would make a contribution of up to 5 dwellings to the Council's housing supply, offering some employment opportunities during construction and post development spend. The site is located within a sustainable location and is of suitable land use and amount.

This is a two-stage approach, and the Technical Details Consent will consider the detailed development proposals. On this basis, there are no known adverse impacts which would significantly and demonstrably outweigh the benefits as set out in limb ii) and it is recommended that Permission in Principle is granted.

RECOMMENDATION: That the planning in principle stage be **GRANTED**

Conditions:

No conditions can be imposed.

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Appendix 1: Appeal [APP/Q1825/W/24/3350905](#)