

**Bromsgrove District Council
Planning Committee**

**Committee Updates
6th August 2026**

26/00446/PIP Walcote, Dagnell End Road, Bordesley

Since the publication of the Report, Alvechurch Parish Council have provided comments in their capacity as a statutory consultee. Their comments are as follows below:

Following an APC Planning & Highways committee 'delegated powers' meeting held last night, I wish to record and submit the Council's **OBJECTION** to this application. When Members of BDC's Planning Committee consider this application on Thursday night, we would request they are made aware of the following points:-

1. This site is in the Green Belt and was not identified as a preferred site in BDC's DDS consultation.
2. The Green Belt designation exists to provide a 'buffer' and separation between conurbations migrating into one another. With the recent consent of new housing directly opposite the application site, known locally as a continuation of the 'Redditch Sprawl' on part of the Abbey Golf Course, should this application be granted, would be contrary to and jeopardize the purpose of the Green Belt.
3. The Council believes the application site is not within the demise of the residential property called Walcote. The land, adjacent to Walcote, should be considered as being 'agricultural' as the Council believes it was used as an orchard.
4. The site should not be considered as being 'infill' either. The application land, adjacent to Walcote, is isolated and located at the end of what is limited ribbon development along the northern side of Dagnell End Road. In fact, there's a significant area of open agricultural land between the two properties, one of which is the semi-detached Walcote, and the 19no. properties closer to the junction with the A441 Birmingham Rd. Both properties, and the application site, stand alone and are independent of any nearby residential properties on the same side of Dagnell End Road and should be considered as being in open countryside. The addition of 5no. dwellings in this location would be a blight on the openness of the countryside and the Green Belt. No exceptional circumstances exist to support this speculative application.
5. The arguments relating to 'grey belt' and BDC's 'lack of a 5 year land supply' are relevant, but are considered to be limited in value with regards to this application. Firstly, the 'grey belt' argument is more akin to sites on the edge of existing village centres. This location is remote and not on the edge of village centre. As for contributing to the 'lack of a 5yr land supply'; APC argues that the contribution of 5no. dwellings is a token gesture towards the requirement of the necessary new housing in the District. As a result, the harm and detrimental effect on the Green Belt, and the fact that the application site is not on the edge of a village, outweighs both the applicant's arguments stated above. It would also add to setting a dangerous precedent for many other similar applications coming forward within the District.
6. Although this is only a Planning in Principle application, it is worth alerting the LPA that should it be minded to approve this application, a 'Technical' application will follow dealing with access. This will have to overcome significant and costly challenges to create any access to the site as it is located directly opposite Hither Green Lane which leads to the busy Abbey Hotel and Conference Centre, Golf Club, significant existing housing numbers and the new residential development of circa 220 additional dwellings. Simply put, the number of vehicles turning into Hither Green Lane off Dagnell End Road is considerable and will only increase as the new homes become occupied. Therefore, a new access serving the application site would create the equivalent of a 'crossroads' resulting in either some significant necessary highway alterations or the likelihood of a Highways Safety issue.
7. The property known as Walcote has a checkered planning history. A temporary mobile home

was positioned in front of the property and used as a separate dwelling house. This known illegal use was eventually granted consent via the claim it had obtained the status of being a lawful use and BDC had to agree to issuing a 'Certificate of Lawful Use'. A purely technical application. The Council believes the applicant has also submitted an application in the past for a single dwelling on the adjacent land (current application site) which was either refused or withdrawn. This has set a precedent and for consistency there's good reason the same should be applied to this latest application.

26/00608/PIP Land at Littleheath Lane, Lickey
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Withdrawn from the Agenda at the request of the applicant's agent.
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26/00610/PIP Land south Callow Hill Road, Alvechurch

No updates.
