



Our Ref: 01B718155

6th August 2018

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Dear Sir/Madam,

COMMENTS ON THE ALVECHURCH PARISH NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION

GVA is instructed by Taylor Wimpey UK ('Taylor Wimpey') to submit comments to the Alvechurch Parish Neighbourhood Plan Regulation 16 consultation ('APNP'). Taylor Wimpey has submitted comments to previous rounds of consultation for this plan.

Taylor Wimpey has interest in land east of Swan Street, Alvechurch ('the site'), which is identified in **Appendix I**.

Site and Background Context

The site and its surroundings

The site is circa 13 hectares and adjoins the south east edge of Alvechurch and is within the Green Belt. To the north of the site is open space and to the south is Alvechurch Football Club. The site is bound to the west by existing residential dwellings along Redditch Road and Swan Street, and to the east by the A441.

The site and its surroundings have the following key features:

- There is a road and Public Right of Way which bisects the site west to east from Redditch Road;
- The River Arrow runs along the north and east border of the site;
- Alvechurch Conservation Area is across the northern boundary of the site which contains a number of listed buildings; and
- A Scheduled Ancient Monument is located 100m north of the site (moated site and fishponds at the Bishop's Palace). The fish ponds are also a Local Wildlife/Special Wildlife Site.

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Regulated by RICS

A Development Statement has been prepared by Taylor Wimpey which sets out a vision for the site and demonstrates how a sustainable, quality development could be brought forward. The Development Statement is informed by a suite of technical and design evidence and has been submitted as part of these representations (see **Appendix II**).

Bromsgrove District Council's Development Plan

The Development Plan for Bromsgrove is the Bromsgrove District Plan 2011 to 2030 which was adopted by the Council on the 25 January 2017. This sets out the Council's vision and strategy for the District and how development will be accommodated to the year 2030.

Policy BD2: 'Settlement Hierarchy' sets out the role of the District's settlements to enable allocation of appropriate levels of growth. Alvechurch is defined as a 'large settlement' which is the second tier in the settlement hierarchy after the 'main town' of Bromsgrove.

Policy BDP 3: 'Future Housing and Employment Growth' contains the detail of the growth strategy for the District and is based on the 2012 Worcestershire Strategic Housing Market Assessment (SHMA). This considers that the objectively assessed housing need for Bromsgrove is 6,648 dwellings and that therefore, planning for 7,000 homes over the period 2011-2030 meets the housing requirement of the District.

The sites and associated development trajectories identified in the District's 2013 Strategic Housing Land Availability Assessment (SHLAA) highlight that approximately 4,700 homes will be delivered over the plan period without development in the Green Belt.

A full Green Belt Review is therefore required for Bromsgrove to ensure that land can be identified for the remaining 2,300 homes.

Policy BDP 4: 'Green Belt' outlines the detail of the District's upcoming Green Belt Review that will be undertaken in accordance with Policy BDP 3 in advance of 2023. It will identify:

- a) Sufficient land in sustainable locations to deliver approximately 2,300 homes in the period up to 2030 to deliver the objectively assessed housing requirement for Bromsgrove District;
- b) Safeguarded land for the period 2030-40 to meet the development needs of Bromsgrove District and adjacent authorities based on the latest evidence; and
- c) Land to help deliver the objectively assessed housing requirement of the West Midlands conurbation within the current plan period i.e. up to 2030.

Emerging Development Plan

A review of the adopted Bromsgrove District Plan has now been initiated and is likely to commence with a consultation exercise regarding the Issues and Options Report in September 2018, following the publication of the Revised National Planning Policy Framework (NPPF).

The timeframe for carrying out the Green Belt Review is aligned with the timeframe for preparing and consulting on the District Plan Review, as it will provide a crucial piece of the overall evidence base to inform proposals within the new plan.

Birmingham's Housing Need

The Birmingham Development Plan 2031 has now been adopted and sets out a statutory framework to guide decisions of development and regeneration in Birmingham up to 2031.

Policy PG1 of this plan sets out the level of housing required over the plan period (2011-2031) of 51,100 dwellings. It also confirms that Birmingham's objectively assessed housing need for the period 2011 to 2031 is 89,000 additional homes, including approximately 33,800 affordable dwellings. It is not possible to deliver all of this additional housing within the City boundary.

The policy sets out that the City Council will continue to work actively with neighbouring Councils through the Duty to Co-operate, to ensure that appropriate provision is made elsewhere within the Greater Birmingham Housing Market Area to meet the shortfall within the plan period.

Furthermore, the Inspector's Recommended Main Modifications (March 2016) confirms an unmet housing need:

"The City Council will seek to work collaboratively with neighbouring authorities to secure the development of further homes to contribute towards meeting Birmingham's housing requirement over the period to 2031. This will focus on the Greater Birmingham Housing Market Area (HMA), which comprises, in addition to Birmingham itself, the Black Country, Bromsgrove, Redditch, Solihull, North Warwickshire, Tamworth, Lichfield, Cannock Chase, South Staffordshire and parts of Stratford-upon-Avon.

In 2014, the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) and the Black Country authorities jointly commissioned a study to assess future housing requirements within the two areas and to identify scenarios to provide for additional housing to meet any shortfall, including any unmet needs within Birmingham. The study area covers the majority of the Greater Birmingham HMA. The final phase of the study, together with additional work in relation to employment and sustainability, will provide a basis for a strategy to be agreed to accommodate additional housing provision to meet the shortfall arising in Birmingham and any other shortfalls within the study area. In the case of the Greater Birmingham and Solihull LEP, this will be reflected in the LEP Spatial Plan for Growth. The outcome of this will then be taken forward through revisions to individual Local Plans, where this is necessary, to ensure that additional land is allocated for new housing."

A Memorandum of Understanding (MoU) relating to the proportionate delivery of Birmingham's unmet need across the wider HMA is expected to be published imminently. This document is expected to outline the proportion of unmet need that Bromsgrove Council will be required to accommodate, and will thus inform the policies set out in their Local Plan Review.

Taylor Wimpey consider that the APNP needs to recognise the implications of the wider planning policy context and how the timing of the release of the Bromsgrove Local Plan Review and the Birmingham MoU may result in a need for a further review of the Plan.

Alvechurch Parish Neighbourhood Plan

Taylor Wimpey understands that the Alvechurch Parish Neighbourhood Plan Steering Group (on behalf of the Parish Council as the qualifying body) has now completed a draft Neighbourhood Plan for the period to 2030, and has submitted the plan to Bromsgrove Council.

Assuming that the examiner recommends that the draft Neighbourhood Plan can proceed and that there is a majority outcome during the referendum, the Neighbourhood Plan will be “made” and will become part of Bromsgrove District Council’s Development Plan. It will therefore be a statutory consideration when determining planning applications in the Alvechurch Parish.

Comments on draft planning policies

We set out our comments herewith on the relevant policies contained within the pre-submission version of the APNP and respond accordingly to ensure that the Neighbourhood Plan is positively prepared, justified, effective and consistent with local and national planning policy. Specifically, we respond on the sections, topics and policies within the Neighbourhood Plan identified in the table below.

Section	Topic area and policies
1. Introduction and background	
2. Alvechurch today	
4. The policies of the APNP	Topic 1 - Policies for New Housing: Policies H1, H4, H5, H6 and H7
	Topic 2 – Policies for Heritage, Design and the Natural Environment: Policies HDNE 1, HDNE 2, HDNE 3, HDNE 4 and HDNE 5.
	Topic 3 – Policies for Leisure, Health and Wellbeing – LHW 1, LHW 3 and LHW4.
	Topic 5 – Policies for Getting Round: GAT 1, GAT 2 and GAT 3.
5. Future growth in the Parish	
6. Monitoring and review of the plan	

Sections 1 and 2: Introduction & Background, and Alvechurch Today

In Section 1 and 2 of the draft APNP there is clear acknowledgement that Alvechurch Parish will be required to take a proportion of Bromsgrove’s future housing growth, given it is one of the larger settlements in the District, as set out in the adopted Bromsgrove District Plan.

Importantly there is recognition that Alvechurch Parish has only Green Belt land available now for any significant future development, which will need to be considered for growth.

Taylor Wimpey welcomes the recognition within the draft Neighbourhood Plan that Alvechurch will be required to accommodate future housing growth on Green Belt land.

Paragraph 2.7 of the APNP states:

“For further development to take place, Bromsgrove District Council (BDC) will need to review the district’s Green Belt boundaries. This Neighbourhood Plan would need to be reviewed at that time to

reflect any changes made in the Local Plan that may affect the Alvechurch Parish Neighbourhood Plan Area."

Taylor Wimpey is pleased that the Parish Council is taking a positive and proactive approach to future housing growth in the Parish and that the Parish Council will ensure that the Neighbourhood Plan is kept up to date. Notwithstanding this position, the Bromsgrove Local Plan Review is now underway and consequently Taylor Wimpey are concerned that progression of the APNP is premature.

Section 4: The policies of the APNP

Section 4 establishes a series of planning policies which are linked to the vision for the Parish. Each policy is supported by relevant background information, evidence and justification.

Topic 1: Policies for Housing

A number of policies within the APNP relate to housing, and Taylor Wimpey's comments on these are set out below.

Paragraph 4.24 outlines that during community consultations, local stakeholders favoured "Option 1" for future housing which proposes that future Green Belt development should only be adjacent to current houses.

Paragraph 4.38 sets out that support will be given to well-designed new housing located on brownfield sites within the Alvechurch Village settlement boundary and that, if it is decided in the future that land should be released from the Green Belt, there will be a revision of the Neighbourhood Plan to deal with any necessary changes.

Should the land at Swan Street become allocated, Taylor Wimpey is committed to delivering a high quality and sustainable scheme that responds to the local surroundings and integrates with the neighbouring existing residential dwellings.

APNP Policy H1: Locations for New Housing Development

The introductory text to Policy H1 is clear that Green Belt land will be required for future housing development. Land within the Green Belt that is to be released for additional housing is expected to be identified following the Council's Green Belt and Local Plan Reviews. As set out, Taylor Wimpey is concerned that progression of the APNP in advance of the review is therefore premature.

APNP Policy H4: Housing Design Principles

In terms of housing design principles, paragraph 4.74 sets out that local preference is for housing to be limited to small developments with a majority of properties being for one, two and three bedrooms. Developments should be aimed at those accessing housing for the first time and for elderly residents wishing to downsize.

The following principles are established through Policy H4:

- High quality design;

- Proposals limited to a maximum of two storeys, except where the surrounding local built character would be appropriate for greater;
- Locally sourced indigenous materials and suitable detailing reflecting local building style is encouraged;
- Housing developments should meet the requirements of "Secured by Design" and achieve the highest standard of "Building for Life"; and
- Development should maximise the use of renewable energy opportunities, where feasible, including use of solar panels and sustainable drainage.

Emphasis is placed on the need for developers to use the Alvechurch Parish Design Statement as guidance when formulating development proposals.

Taylor Wimpey appreciates the importance of high quality design and would endeavour to meet the principles of the APNP if the site becomes allocated. The importance of the Alvechurch Parish Design Statement is recognised and would be relied upon when formulating the development proposals. The proposals would also adhere to nationally accepted design guidance such as "Secured by Design" and "Building for Life".

The attached Development Statement prepared by Taylor Wimpey sets out how development at Swan Street could be delivered in accordance with the housing design principles.

APNP Policy H5: Sustainable Development through Design

This policy sets out that developers will be encouraged to demonstrate how their proposal will achieve a high level of environmental sustainability in terms of design and construction.

The supporting text notes that sustainable design is covered by national standards and that in Alvechurch Parish there is encouragement for developers to go beyond the national standard and build exemplary sustainable homes.

Given that the Housing White Paper outlines the Government's intention to minimise the use of local standards (through the Housing Standards Review), Taylor Wimpey supports the proposition that the Neighbourhood Plan draws upon national standards.

APNP Policy H6: Providing a mix of house types and sizes

Policy H6 concerns housing mix and establishes a number of principles, namely:

- Developments of 10 or more dwellings shall provide a mix of house types and garden space that is proportionate to each dwellings;
- New housing shall be well designed in scale, form and character to meet the needs of current and future households in the Neighbourhood Plan area;
- Development of 11 or more dwellings will be required to include an element of affordable housing in accordance with the NPPF and the adopted BDP Policy 8 where viable;

Taylor Wimpey considers it will be important to maintain flexibility to allow for changing local market circumstances. It will also be important that the housing mix prescriptions are revised in line with up-to-date evidence and it is important that this is reflected within the policy wording.

Policy H7: New Housing, Improved Services and Facilities

This policy sets out that, where the need is identified, proposals for housing developments that make provision for new or improved services and facilities will be considered favourably.

The policy further outlines that contributions will be required as appropriate from each developer to fund additional healthcare, education, leisure facilities, green infrastructure, highways and transportation. A list of potential local facilities and services to be provided is set out, although expressed that these will vary over time.

Taylor Wimpey affirms, in principle, the support for contributions to community facilities to be sought from new residential development. However, this should be considered on a site by site basis subject to the viability of the proposed scheme. The policy wording therefore should include "subject to viability".

Topic 2: Policies for heritage, design and the natural environment

Policies within the APNP concerning heritage, design and the natural environment are also relevant to Taylor Wimpey's interest in the land east of Swan Street, Alvechurch. These policies are:

- HDNE 1: Built heritage and local character;
- HDNE 2: Local distinctiveness;
- HDNE 3: The Alvechurch Parish Design Statement (APDS);
- HDNE 4: Protecting landscape and open views;
- HDNE 5: Access to the countryside; and
- HDNE 6: Protection and enhancement of the natural environment.

The key features of the site and its surroundings were set out at the beginning of this submission and include proximity to the River Arrow, Alvechurch Conservation Area, Scheduled Ancient Monument and Local Wildlife Site/Special Wildlife Site.

The Development Statement prepared for the site, included in **Appendix II** of these representations, considers a range of technical matters including heritage and ecology. The findings from the technical studies are included in the Development Statement and form the basis of the proposed masterplan for the site.

Taylor Wimpey is committed to delivering a scheme which responds to the sensitivities of the site and surrounding local environment, ensuring that any future development would not have adverse impacts on local heritage and the natural environment.

Topic 3: Policies for leisure, health and wellbeing

There are policies within the APNP relating to leisure, health and wellbeing which Taylor Wimpey also wishes to make brief comments on:

- LHW 1: Provision and improvement to health care facilities;
- LHW 3: Improvement to, and protection of, open spaces; and

- LHW 4: Sport, leisure and recreation facilities.

The position of the site within its wider context is a key consideration. The provision of and access to open spaces, recreational and community facilities are explored through the Development Statement for the site.

Topic 5: Policies for getting around

Key points are drawn from the following policies:

- GAT 1: Getting around;
- GAT 2: Provision of adequate parking; and
- GAT 3: Improving road safety and traffic management.

Pedestrian and vehicle access and egress to and from the site have been considered through the Development Statement. The proposed masterplan for the site is based upon technical evidence pertaining to transport and highways, and will seek to avoid the generation of negative impacts in the neighbourhood area.

Again, any reference to developer contributions within the Neighbourhood Plan policies should be worded to allow for consideration of financial viability in order that the delivery of suitable sites is not prejudiced. The policy wording should be amended to include "subject to viability".

Section 5: Future growth in the Parish

Section 5 of the APNP deals with how future development might be addressed in the Alvechurch Parish neighbourhood area, given a large area of the Parish is covered by Green Belt policy.

This section outlines that the NPPF is clear that Green Belt Reviews are matters only for local planning authorities such as Bromsgrove District Council and not for Neighbourhood Plans. In the interest of the Localism Act 2011 however, whilst the Neighbourhood Plan cannot revise the Green Belt boundary through its own policies, the Parish Council believe that it is extremely important that local residents should have a substantial say in where such future local planning authority led changes for Alvechurch might be.

In this respect, Taylor Wimpey understands that the local community has previously given their views on broad areas of land around Alvechurch at a community consultation event for the Neighbourhood Plan.

Taylor Wimpey is cognisant of the relationship between Bromsgrove District's Local Plan and the emerging Neighbourhood Plan for Alvechurch Parish and is pleased to see that, as far possible, local people residing in the Parish have been, and will continue to be, involved in decisions about where future housing development is directed.

Emphasis is placed on the potential offered by the land east of Swan Street, Alvechurch, for residential development and Taylor Wimpey would be pleased to discuss the site with the Parish Council, following the submission of these representations and supporting Development Statement. This suggestion is made with the view that the Parish Council would consider the site as one of the

favoured locations for the growth of Alvechurch in the future, in accordance with any reviews of the Neighbourhood Plan.

Section 6: Monitoring and Review of the plan

Section 6 of the APNP states that Alvechurch Parish Council will ensure the Neighbourhood Plan is regularly reviewed.

In order to actively manage the Neighbourhood Plan between its adoption and the end date of 2030, and to take account of possible changes in national or local planning policies, the following review periods will be adopted:

- After the Neighbourhood Plan's implementation, the Parish Council will prepare an annual report to monitor the plan progress and assess whether the policies have been effective when determining planning applications in the neighbourhood area.
- The Neighbourhood Plan will be reviewed every five years. The first review is likely to take place in 2022/23, followed by a second review in 2027/28. The purpose of the review will be to revise and update the plan as changes happen in the Parish.
- During the review in 2027/28 the Parish Council will consider the need for a subsequent Neighbourhood Plan.

Taylor Wimpey is supportive of the suggestions that the Neighbourhood Plan will be reviewed in the future.

Subject to the outcomes of the District Green Belt Review and the approach taken in the Local Plan Review, it is acknowledged that a review of the Neighbourhood Plan would need to identify Green Belt sites for development.

Overall, Taylor Wimpey supports the general content of the Alvechurch Parish Neighbourhood Plan's policies, particularly the recognition that Green Belt land will be needed to be developed within the Parish Boundary.

Notwithstanding this, the development of planning policy within the wider local and regional context may be problematic. The publication of the Birmingham MoU is expected to outline the proportion of Birmingham's unmet housing need Bromsgrove Council will be required to accommodate. This will ultimately impact on the policies set out in the Bromsgrove Local Plan Review, in particular amount of land that is required to be removed from the Green Belt to help meet this additional requirement.

As a result, it is contended that the submission of the APNP is premature, as the untimely adoption of the plan risks the plan and its content being declared out of date, once new evidenced is published as part of the Bromsgrove Local Plan Review.

It is therefore recommended that the progression of the APNP be temporarily put on hold, to allow the plan to respond to up-to-date evidence following these reviews. This will ensure that the APNP conforms to policies set out in the revised Bromsgrove Development Plan.

Way Forward

Taylor Wimpey would welcome the opportunity to engage with the Parish Council pre and post adoption of the Neighbourhood Plan to ensure that its aspirations in respect of the land east of Swan Street, Alvechurch, and the Neighbourhood Plan are aligned.

Such dialogue would help to realise the full potential of the site and deliver housing to achieve the necessary levels of housing growth within Bromsgrove District

Should you wish to discuss any aspect of this submission further, please contact GVA in the first instance, using the contact details below.

Yours faithfully



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For and on behalf of GVA Grimley Limited

Appendix I

Site Location Plan



— Site Boundary



Project Name
**Land East of Swan
Street, Alvechurch**

Drawing Title
Aerial Location Plan

Job no. **BMPL - 373715**

Dwg no. **A105**

Rev.
Drawn by: **M.L**

Date: **16 Nov 2017**

Scale: **NTS**

Checked by: **B.G**



367165 - BMPL - A105

Appendix II

Development Statement

**Taylor
Wimpey**

Swan Street Alvechurch

Development Statement

January 2018





For more information contact:

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Executive Summary

This Development Statement has been prepared by Taylor Wimpey UK Ltd (“Taylor Wimpey”) to support representations to Bromsgrove District Council as part of its Local Plan Review process.

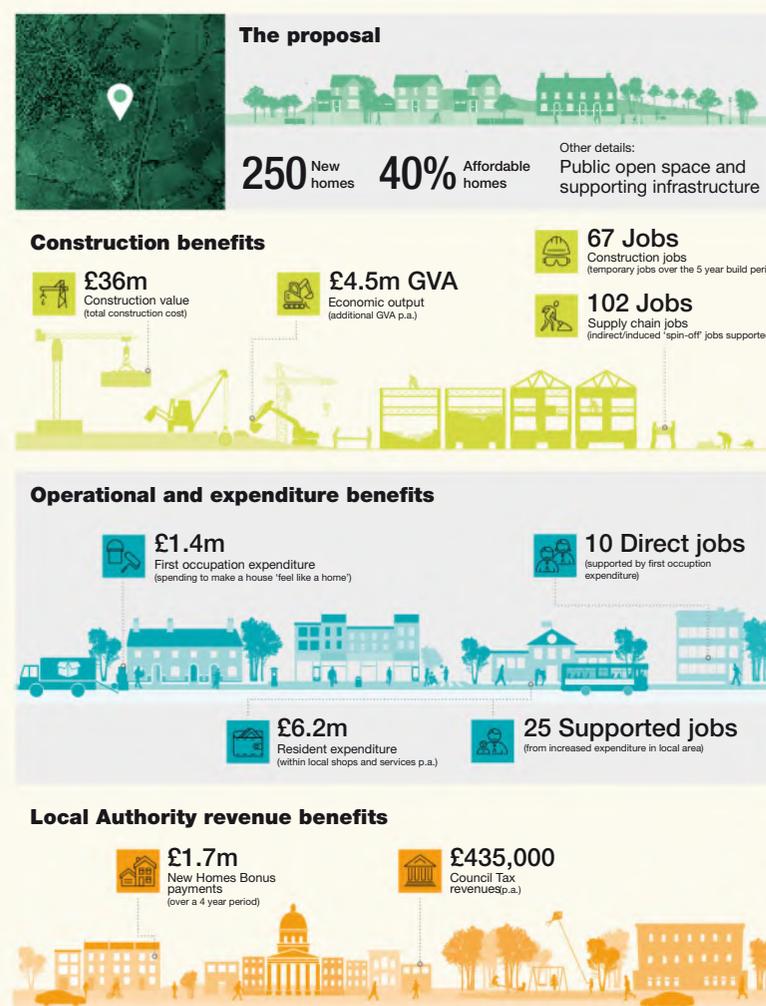
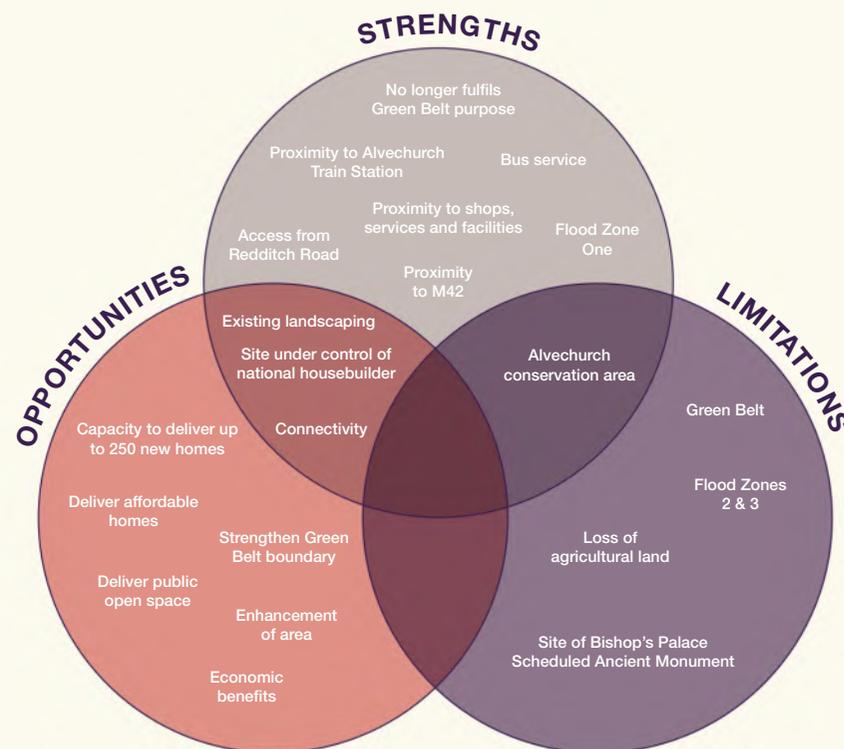
Taylor Wimpey has interest in land east of Swan Street, Alvechurch (“the site”) and is of the view that the site should be allocated for residential development through the Local Plan Review.

This Development Statement has been prepared on the basis of the latest available evidence pertaining to the site and culminates in an Illustrative Concept Masterplan that demonstrates how the site could be brought forward for development.

Taylor Wimpey has appraised the site’s features and its surrounding context, and carefully considered Planning policy, technical, environmental and design matters during the preparation of this Development Statement.

The following is concluded about the site:

- The site is a logical extension to Alvechurch and is situated in a sustainable location, well served by road and rail, and within easy walking distance of the village centre, local services and amenities;
- There are no known technical or environmental constraints that would preclude the development of the site;
- The removal of the site from the Green Belt would not undermine the purposes of the Green Belt as defined in the National Planning Policy Framework;
- There is the potential to facilitate a development layout which positively responds to the site’s constraints and opportunities and which creates an attractive residential environment; and
- The site is deliverable and could provide circa 250 market and affordable houses to help meet the needs of Bromsgrove District.



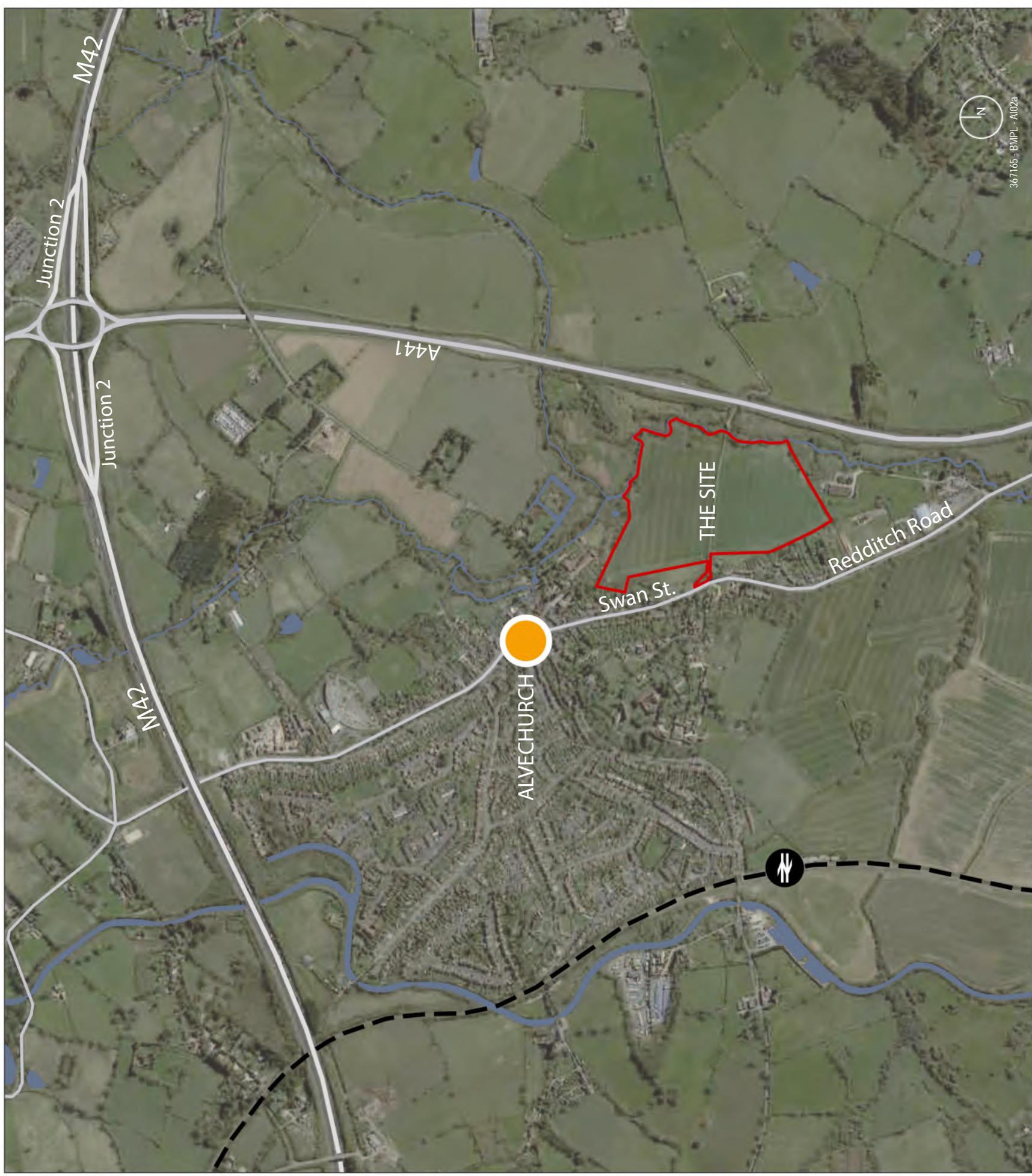
Illustrative Concept Masterplan



1.0

Introduction

Figure 1: Site Location



1.0 Introduction

Taylor Wimpey has a strong track record in delivering high quality, sustainable development in the West Midlands. As part of the planning process, Taylor Wimpey takes seriously the need for meaningful engagement with local stakeholders, in order to shape the delivery of appropriate developments which respond to the specific needs of local people and future residents.

This Development Statement has been prepared to facilitate Taylor Wimpey's engagement with local stakeholders about the potential development of the site. It is acknowledged that this is the start of the process and Taylor Wimpey is committed to undertaking further technical work as required, and to consult widely in order to refine and develop the strategy for the site.

This Development Statement is structured in line with Taylor Wimpey's analysis of the site to date and includes the following sections:

Section 2: 'The Site and its Surroundings' provides an overview of the key features of the site and its surrounding context;

Section 3: 'Planning Policy Context' discusses planning policy matters relevant to the development of the site, including an assessment of the potential removal of the site from the Green Belt;

Section 4: 'Is the Site Sustainable?' considers the sustainability credentials of the site and comments on the site's social, economic and environmental roles;

Section 5: 'Is the Site Deliverable?' explores the suitability, availability and achievability of the site;

Section 6: 'What is the Vision for the Site?' focuses on the development of the proposed residential layout for the site, setting out the design concept rationale and how these have led to the Illustrative Concept Masterplan for the site; and

Section 7: 'Conclusion' summaries the key messages contained within this Development Statement and confirms the basis for which Taylor Wimpey advocates the residential allocation and development of the.

In preparing this Development Statement Taylor Wimpey has appointed a team of consultants to advise on and assist with a range of matters in relation to the promotion of the site:

- **GVA:** Planning Consultancy and Project Management;
- **Savills:** Masterplanning;
- **M-EC:** Highways, Drainage and Utilities;
- **CSA:** Landscape;
- **Barton Willmore:** Heritage and Archaeology; and
- **Travis Baker:** Ground.

Technical summaries are contained within this Development Statement and more technical work will take place going forwards.



2.0

The Site and its Surroundings

Figure 2: Site Context Plan



2.0 The Site and its Surroundings

The site is approximately 13 hectares and is situated on the south-east edge of Alvechurch. The land is presently in agricultural use.

Alvechurch is an established village circa 6 kilometres to the north-east of Bromsgrove and 5 kilometres from Redditch to the south. The centre of Birmingham is approximately 15 km to the north of Alvechurch.

Access into the site is from an existing driveway from Redditch Road. The driveway provides access to an existing domestic property set back from Redditch Road and also extends across the site, facilitating access to Lodge Farm, which is located across the A441 to the east.

The driveway also serves as a bridleway, providing an east to west link between Redditch Road and ultimately out on to Rowney Green Lane to the east. Low hedgerows run parallel to the bridleway.

Levels drop gradually across the site in an easterly direction by approximately 15 metres towards the River Arrow which forms the eastern boundary of the site. Each of the external boundaries to the site contains established trees and hedgerows.

The village is served by Alvechurch Railway Station which provides regular train services to the nearby towns and villages and the city of Birmingham. Alvechurch also has good road connections to these locations. The wider strategic road network is readily accessible from junction 2 of the M42 which is situated to the north-east of the village.

Adjacent to the north-west corner of the site is the Alvechurch Conservation Area, which extends north-west and west. To the north and east of the site is a mixed area of open space and woodland containing the 'Site of the Bishop's Palace' Scheduled Ancient Monument, which has no public access. The Scheduled Ancient Monument extends around the north and east boundaries of the site.

To the south of the site is a Sewage Treatment Works. This feature is screened from the site by a hedgerow and a small block of woodland. To the south-west corner of the site is Alvechurch Football Club, with a small area of light industry further to the south.

Rear gardens of the mainly inter-war dwellings on Redditch Road are located to the lower west side of the site, and to the north of here is a small triangular piece of open land and car park associated with the Sandhills Day Nursery, between Redditch Road and the site.

Figure 3: Site Photograph Locations





Lodge Farm complex

Photo View Point 07
from Bridleway towards
Lodge Farm

Figure 7:



Photo View Point 06
from Bridleway towards
the rear properties on
Redditch Road

Figure 6:



'Site of the Bishop's Palace'

Photo View Point 04
from south western corner
of northern field of Site

Figure 5:



Site

Photo View Point 02
from Swan Street

Figure 4:

3.0

Planning Policy

Context



Planning Documents:

- Bromsgrove District Plan (2017)
- Bromsgrove Strategic Housing Land Availability Assessment (2015)
- National Planning Policy Framework (2012)
- Alvechurch Village Design Statement

3.0 Planning Policy Context

The site is situated within the administrative area of Bromsgrove District Council, and in planning policy terms, is currently designated as Green Belt. A Green Belt Review is being progressed by the Council in order to inform a Local Plan Review which will identify new sites for housing development. Taylor Wimpey advocates the site for residential allocation through the Local Plan Review.

Statutory Development Plan

The statutory Development Plan for Bromsgrove is the Bromsgrove District Plan 2011 to 2030 which was adopted by the Council on the 25 January 2017. This sets out the Council's vision and strategy for the District and how development will be accommodated to the year 2030.

Policy BDP 2: 'Settlement Hierarchy' sets out the role of the District's settlements to enable allocation of appropriate levels of growth. Alvechurch is defined as a 'large settlement' which is the second tier in the settlement hierarchy after the 'main town' of Bromsgrove.

Policy BDP 2 outlines that initially there will be four main facets to the delivery of housing to meet the needs of Bromsgrove District, consisting of the following:

- 1) Development of previously developed land or buildings within existing settlement boundaries which are not in the designated Green Belt;
- 2) Expansion sites around Bromsgrove Town;
- 3) Development sites in or adjacent to large settlements; and
- 4) Exceptionally, affordable housing will be allowed in, or on the edge of, settlements in the Green Belt where a proven local need has been established through a comprehensive and recent survey and where the choice of site meets the relevant planning criteria.

In accordance with the above settlement hierarchy and growth strategy, the site is not currently allocated for residential development.

Policy BDP 3: 'Future Housing and Employment Growth' contains the detail of the growth strategy for the District and is based on the 2012 Worcestershire Strategic Housing Market Assessment (SHMA). This considers that the objectively assessed housing need for Bromsgrove is 6,648 and that therefore, planning for 7,000 homes over the period 2011 to 2030 meets the housing requirements of the District.

The sites and associated development trajectories identified in the District's 2013 Strategic Housing Land Availability Assessment (SHLAA) highlight that approximately 4,700 homes will be delivered over the plan period without development in the Green Belt.

The Council acknowledges that a full Green Belt Review is therefore required for Bromsgrove to ensure that land can be identified for the remaining 2,300 homes. These will need to be allocated for development in a Local Plan Review.

The timing of the Green Belt Review and Local Plan Review are not currently known and will be determined by updated evidence and the monitoring of housing delivery against the Council's projected housing trajectory. Once complete, the Local Plan Review will form part of the statutory Development Plan for the District.

The Council has a duty to co-operate on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities. New housing is considered to be a strategic priority which Redditch Borough Council is unable to fully address within its own administrative boundary and requires help immediately to achieve, and then maintain, a 5 year supply of housing land. Birmingham City Council also requires assistance in meeting its housing target, although the precise amount of development is not yet confirmed.

Taylor Wimpey is cognisant of the need to allocate further sites for development within Bromsgrove to help meet the Districts' own housing need, and the need to identify sites to address unmet housing need arising from neighbouring authorities. Taylor Wimpey therefore advocates the site for allocation through the Bromsgrove District's Local Plan Review and considers it would be most appropriate to come forward as an allocation to meet Bromsgrove's own needs, given the location of the site and the position of Alvechurch within the District.

Policy BDP 4: 'Green Belt' outlines the detail of the District's upcoming Green Belt Review that will be undertaken in accordance with Policy BDP 3 in advance of 2023. It will identify:

- a) Sufficient land in sustainable locations to deliver approximately 2,300 homes in the period up to 2030 to deliver the objectively assessed housing requirement for Bromsgrove District;
- b) Safeguarded land for the period 2030 to 2040 to meet the development needs of Bromsgrove District and adjacent authorities based on the latest evidence; and
- c) Land to help deliver the objectively assessed housing requirement of the West Midlands conurbation within the current plan period i.e. up to 2030.

Policy BDP 4 also outlines that the Green Belt Review will follow sustainable development principles and take into account up-to-date evidence. Where appropriate, settlement boundaries on the existing Policies Map will be revised to accommodate development.

Evidence on Housing Need and Land Supply

Housing Need

In addition to the evidence in the 2012 Worcestershire SHMA which is the basis for the extant Bromsgrove District Plan, other pieces of work have been undertaken regarding housing need in the District, and there are also others in preparation.

The 2014 Housing Needs Assessment Report for Bromsgrove District was produced in response to the examination in the Bromsgrove District Plan and indicates that the housing requirement for the District is 349 dwellings per annum over the plan period (therefore according with the level in the 2012 SHMA and confirming the amount planned for in the Bromsgrove District Plan).

The Government's Housing White Paper (published February 2017) indicates the Government's backing for the establishment of a standardised methodology for calculating objectively assessed housing need. Options for the proposed standardised methodology were the subject of a public consultation until November 2017.

An application of the proposed standardised methodology to Bromsgrove results in a need for 364 dwellings per annum which is marginally above Bromsgrove's 2014 evidence. Accordingly, should the standardised methodology come into force, there may be a need for Bromsgrove to plan for more homes than that currently included within the Bromsgrove District Plan.

Bromsgrove is part of the Greater Birmingham and Black Country Housing Market Area (HMA) and lies within the 'Birmingham sub-market'. The Greater Birmingham and Black Country Strategic Housing Needs Study Stage 3 Report (published August 2015) provides an analysis on the housing need for the HMA over a 20 year period. Further to this piece of work, the HMA authorities have commissioned a Strategic Growth Study, the purpose of which is to confirm the housing need and shortfall across the HMA and identify options to meet the requirement.

It is highly likely that a significant proportion of development to meet the growth needs of the wider conurbation (particularly arising from Birmingham) will need to be located in the Bromsgrove District, given its position within the HMA. Whilst a significant proportion of growth is likely to require Green Belt release, what is not clear is the extent to which this growth would be directed to existing settlements within the District rather than forming SUE's adjacent to the Bromsgrove's administrative boundaries.

While the site is probably more suited to meet the growth needs of Bromsgrove District, it may also offer an opportunity to collectively deliver a solution to the wider cross boundary needs of Birmingham depending upon the approach the Council takes with regard to the strategic distribution of such growth.

Housing Land Supply

The 2013 Alvechurch Area Assessments Study carried out by Bromsgrove District Council identifies potential development sites around Alvechurch and was produced to help identify suitable development sites prior to the Green Belt Review. The study assesses all parcels of land around Alvechurch regardless of the availability of the land and is supported by a sustainability appraisal in effort to ensure the most sustainable sites are chosen.

The north of the site (7.6 hectares) was included in this study as 'Area 7: Land to the east of Swan

Street'. Key issues are identified in relation to the site and it is concluded that development could cause significant encroachment into the wider Green Belt, making it unsuitable to contribute to the delivery of new housing.

However, the site is included in the 2015 Strategic Housing Land Availability Assessment (SHLAA) as a 'Green Belt Potential' site (reference BDC236 'Land East of Swan Street and Redditch Road'), thus recognising that the site should be considered as part of the Green Belt Review. In the site appraisal the site has scored 'Green' for 12 of the 18 criteria, 'Amber' for 5 and 'Red' for 1 criterion: Green Belt. This suggests that the Green Belt status of the site is currently the site's main constraint to development.

A 2017 SHLAA Update Report is currently being prepared by Bromsgrove District Council. The latest 5 Year Housing Land Supply Report was produced in April 2017 and sets out the District's position as at 1 April 2017, concerning the 5 year period until 31 March 2022. At present the District can only demonstrate a 4.57 year supply of deliverable land for housing, meaning that further deliverable land needs to be identified and delivered.



Alvechurch Parish Neighbourhood Plan

Bromsgrove District Council approved the designation of the parish of Alvechurch as a neighbourhood area in January 2013. This was in accordance with the Neighbourhood Planning (General) Regulations 2012.

The Alvechurch Parish Neighbourhood Plan Steering Group (on behalf of the Parish Council as the qualifying body) has now completed a draft Neighbourhood Plan for the period to 2030.

A public consultation on the draft Neighbourhood Plan and associated documents has taken place and closed in November 2017.

Taylor Wimpey submitted comments to the draft Neighbourhood Plan consultation in respect of the site, outlining support for the Plan, particularly the recognition within it that in the medium to long term, Green Belt land will need to be developed within the Parish boundary.

Taylor Wimpey is now seeking the opportunity to engage with the Parish Council pre- and post-adoption of the Neighbourhood Plan to ensure that its aspirations for the site and the Neighbourhood Plan are aligned.

The Need for Green Belt Development

It is explicitly clear within the extant Bromsgrove District Plan that there is a pressing need to undertake a Green Belt Review to identify Green Belt land to be allocated through a Local Plan Review.

Without Green Belt development, the Council will fail to meet its objectively assessed housing need and provide the homes required for the growing local population.

The Green Belt Review will be based upon the principles of sustainable development and take account of the latest District-wide and HMA-wide evidence. Existing housing land supply studies, notably the Districts' latest SHLAA, have assessed the site's potential for development against a series of sustainability criteria. On the whole, the site performs strongly, and crucially, out-performs a number of other Green Belt sites that were considered in the same study. The site should therefore be given serious consideration by Bromsgrove District Council as a location for future growth.

The National Planning Policy Framework (NPPF) requires local planning authorities to positively seek opportunities to meet development needs in their administrative areas and allows for Green Belt boundaries to be altered in exceptional circumstances, such as through the review of a Local Plan.

The NPPF does not define exceptional circumstances; however, the Government's Housing White Paper attempts to clarify what exceptional circumstances means in practice; that local planning authorities should have examined fully all other reasonable options before exploring Green Belt land for development.

The NPPF sets out that when reviewing Green Belt boundaries, the local planning authority should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. According to the NPPF the local planning authority should also ensure consistency with the Local Plan strategy for sustainable development and also define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Taking into account the guidance within the NPPF, Taylor Wimpey is of the view that it is most appropriate to allocate Green Belt sites for development that are located around Bromsgrove and the large settlements, like Alvechurch, in accordance with the extant Settlement Hierarchy.

A more detailed assessment of the site's compliance with the purposes of the Green Belt is set out below.

Green Belt Assessment of the Site

The NPPF sets out the five purposes of the Green Belt:

- 1. To check the unrestricted sprawl of large built-up areas;**
- 2. To prevent neighbouring towns from merging into one another;**
- 3. To assist in safeguarding the countryside from encroachment;**
- 4. To preserve the setting and special character of historic towns; and**
- 5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.**

The Green Belt Review will assess Green Belt sites against the main functions of Green Belt in order that they can be compared and the most sustainable sites allocated for residential development.

For the purpose of this Development Statement, Taylor Wimpey has prepared an initial assessment of the site against the five purposes of the Green Belt in order to demonstrate the potential to release the site from the Green Belt.

To check the unrestricted sprawl of large built-up areas

The West Midlands Metropolitan Green Belt was formally designated in 1975 with the key aim to prevent the unrestricted sprawl of the key conurbations of Birmingham, Solihull and the Black Country and to prevent the coalescence of Birmingham and Coventry.

The site is not part of the larger built-up areas of the West Midlands Green Belt, is self-contained and a logical extension to Alvechurch. The site is modest in size and is bounded by permanent physical features in all directions which would ensure development of the site remains contained and has negligible impact on the remaining Green Belt.

The Conservation Area and Scheduled Ancient Monument to the north of the site serve to protect this area from inappropriate development and would prevent development of the site from spreading further northwards.

There is existing development to the south of the site in the form of the Alvechurch Football Club and Sewage Treatment Works, meaning that development of the site would not extend beyond the identified southern boundary.

To the east of the site the A441 creates a strong boundary, and the same can be said for Swan Street and Redditch Road to the west of the site. Development would therefore not spread out further in these directions either.

Given the permanent physical features to all the boundaries of the site it is considered that removal of the site from the Green Belt would not result in unrestricted urban sprawl of large built up areas. Furthermore, Alvechurch is not considered to be a large built-up area in the context of the original designation of the West Midlands Metropolitan Green Belt.

To prevent neighbouring towns from merging into one another

The nearest neighbouring towns to the site and Alvechurch are Bromsgrove and Redditch. The site's location to the south east of Alvechurch means that development would not affect the separation gap between Alvechurch and Bromsgrove. Although the development would extend Alvechurch to the south east, the permanent physical features bounding the site, described above, would not cause the gap between Alvechurch and Redditch to be adversely compromised.

In terms of other nearby settlements, the closest to the site is Rowney Green, which lies to the east of the A441. As mentioned, this road forms a strong physical boundary to the east of the site which would prevent development of the site extending further in this direction. As such, there is no risk that Alvechurch and Rowney Green would merge.

Moreover, even allowing for the development of the site, the gap between Alvechurch and Rowney Green would be comparable to the gap between Alvechurch and Barnt Green to the north, at circa 1km, which is considered to be an acceptable distance.

Based on the above points, development of the site would not cause neighbouring towns to merge into one another.

To assist in safeguarding the countryside from encroachment

The development of the site would be a natural extension to the existing built-up area Alvechurch and is contained by permanent physical features, which have already been highlighted. These features would prevent encroachment into the wider countryside.

Additionally, the extent of countryside already surrounding the site is considered to be robust, and which would not be adversely affected by the development of the site. The development of the site would therefore not contravene the Green Belt purpose of safeguarding the countryside from encroachment.

To preserve the setting and special character of historic towns

Neither Bromsgrove nor Redditch is a nationally recognised historic town, although each has historic elements within it. The development of the site would not affect the setting of either town.

The centre of Alvechurch is a designated Conservation Area, and the boundary of the Conservation Area is immediately across the northern boundary of the site, as is the boundary of the Scheduled Ancient Monument.

The proposals for the site ensure that the setting of the Conservation Area and Scheduled Ancient Monument are protected and enhanced, and have evolved taking account of the guidance in the Alvechurch Village Design Statement. Further detail on this is set out later within this Development Statement.

The removal of the site from the Green Belt and the careful design of the site would thereby preserve the setting and special character of Alvechurch.

To assist in urban regeneration by encouraging the recycling of derelict and other urban land

The removal of the site from the Green Belt would not affect the potential for Bromsgrove District Council, or other stakeholders with an interest in land and property in the District, to facilitate urban regeneration through the recycling of derelict or other urban land.

It is widely acknowledged by the Council that there is insufficient available land within the existing built-up areas of the District to meet the objectively assessed housing need. As such, Green Belt releases are required and the site could be sustainably developed.



Green Belt Assessment Summary

The removal of the site from the Green Belt must be seen in the context of the District's unmet housing requirement. The development of the site would not compromise the five purposes of Green Belt in that:

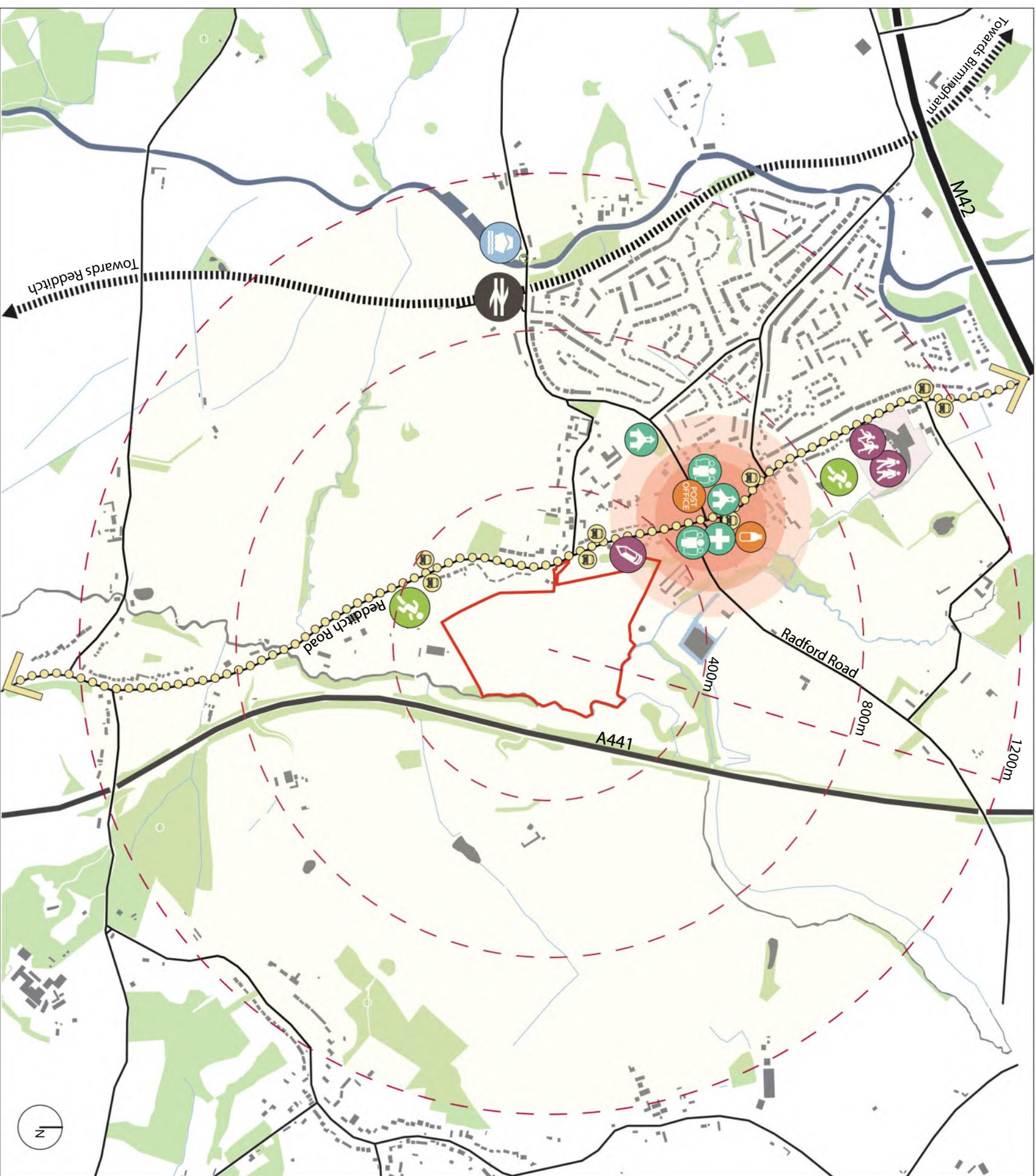
- **It would not result in the unrestricted sprawl of the large built-up areas of Birmingham, Solihull or the Black Country;**
- **The site would not merge with key neighbouring towns and settlements, including Bromsgrove, Redditch and Rowney Green, and the development of the site would have negligible impact on the separation distances between these places;**
- **Encroachment into the wider countryside is prevented by the self-contained nature of the site which is bound by permanent physical features including designated heritage features, existing development and main roads;**
- **There would be no impact on the setting or special character of historic towns as a result of the development of the site and the development would take careful and sensitive account of the setting of the Alvechurch Conservation Area and the adjoining Scheduled Ancient Monument; and**
- **Development of the site would not prevent or discourage the recycling of derelict or other urban land within the District.**

Ultimately the development of the site and its removal from the Green Belt would not undermine the purposes of Green Belt as defined in paragraph 80 of the NPPF. For these reasons, the site is considered to be suitable for housing and is commended for residential allocation through Bromsgrove's Local Plan Review.

4.0

Is the Site Sustainable?

Figure 8: Local Facilities and Movement Analysis



4.0 Is the Site Sustainable?

An assessment of the site's sustainability has been undertaken and is based on a consideration of the site's location, accessibility and local services and amenities, together with technical appraisals. Conclusions are also drawn about the site's social, economic and environmental role.



The site's location and accessibility

As previously outlined in Section 2, Alvechurch is proximate to other villages, the towns of Bromsgrove and Redditch and the city of Birmingham. It has good transport links onto the strategic network via the A441 and M42. The village is also served by Alvechurch Railway Station which provides regular train services to surrounding locations via the cross-city line (from Redditch through to Lichfield via Birmingham).

The Railway Station is located circa 1 kilometre from the site and the route to the Railway Station is relatively direct and accessible.

The 146 bus service connecting Alvechurch to both Birmingham and Redditch runs along the Redditch Road and Swan Street to the west of the site, with the bus stops located in close proximity to the site access (it is less than 200 metres walking distance from the site access to the bus stop which connects the site with the centre of Alvechurch and Birmingham to the north).

In addition to the public bridleway on the site, a series of public footpaths and bridleways are found in the wider locality and include:

- Public footpath AV-591(C) extends from AV-588(C) just beyond the A441 by-pass to meet Rowney Green Lane opposite Gravel Pit Lane to the south-east of the site;
 - Public footpath TC-521(C), to the south-west of the site below the entrance to the Sewage Treatment Works, runs from Redditch Road to Grange Lane, and continues as TC-522(C) towards the railway line further to the south-west;
 - Public footpath TC-520(C) runs north-west towards Alvechurch Railway Station, becoming AV-580(C) as it crosses the Parish boundary. At the Railway Station, this public footpath joins AV-578(B) which extends north-east to Station Road. It also runs south-west to meet Grange Lane close to its junction with Cobley Hill, first as AV-579(C) and then over the Parish boundary, as TC-519(C);
- Public footpath AV-555(B) extends from Foxhill Lane east to Alvechurch at Withybed Lane; and
 - Public bridleway AV-556(D) runs south from Coopers Hill to Birches Lane.

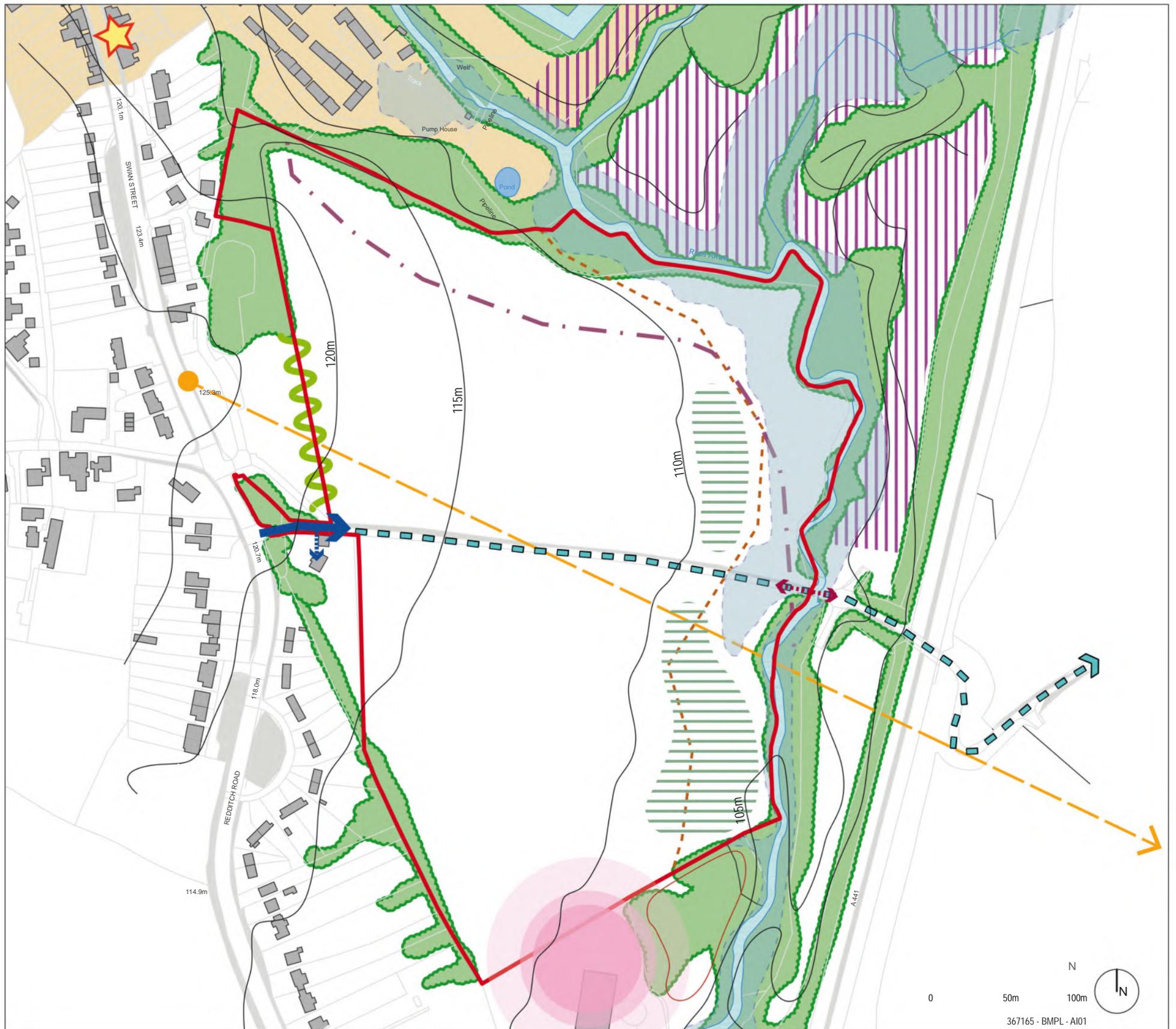
Local Services and Amenities

Alvechurch has a good range of local services and amenities including community, education and retail establishments appropriate to the size of the village. The majority of these are within 1.5 kilometres of the site, supporting the sustainability of the site for development. The centre of Alvechurch, with a notable offer around The Square.

The local services and amenities proximate to the site are:

- Convenience shops;
- Restaurants and takeaways;
- A bank;
- A library;
- Sandhills Day Nursery;
- Church Meadow First School;
- Alvechurch Church of England Middle School;
- Several public houses;
- The Church of St. Laurence; and
- Alvechurch Football Club.

Figure 9: Site Features and Opportunities Plan



Technical Appraisals

Consideration has been given to a range of technical matters in order to demonstrate the site's sustainability. Each technical matter brings about various constraints and opportunities to development, and these matters have formed the basis for the design vision for the site which is described in full in Section 6 of this Development Statement.

In summary, the considerations relate to:

- Landscape and Visual Features;
- Access, Highways and Connectivity;
- Hydrology and Drainage;
- Ecology and Arboriculture;
- Ground Conditions;
- Heritage and Archaeology;
- Noise and Air Quality; and
- Residential Amenity.

Each technical matter is discussed below, setting out the constraints, opportunities and subsequent design influences. Taylor Wimpey is committed to carrying out further work in relation to these technical matters as the proposals for the site are progressed. The full technical reports can also be made available on request.

Landscape and Visual Features

Constraints and Opportunities

The site is not within a designated area of landscape importance but does provide the opportunity for new enhanced landscaping and tree planting, especially along the site boundaries, the area to the south of the Scheduled Ancient Monument and the beside the river corridor.

The land surrounding the site rises on all sides and creates a topographical bowl in which the site sits. As a result elevated views from the east, back towards the site, are characterised by the existing development within Alvechurch. This provides an urbanised backdrop.

The views from Swan Street towards Newbourne Hill are as a positive feature in the landscape analysis.

The north, east and south boundaries of the site are characterised by existing landscaping and woodland planting. Additionally, a mature hedgerow either side of the bridleway divides the site, but serves to contain the route of the bridleway and access track.

Design Influences

The landscape and visual analysis supports the location of a medium density housing layout on the upper parts of the site, set within a framework of new trees to extend the wooded character of the hillside village while also positively integrating new development into the landscape.

To retain an existing longer range landscape view, a viewing corridor from Swan Street to Newbourne Hill could be integrated into the design.

To respect the watercourse setting to the east of the site, an area of public open space would be beneficial.

Subject to adequate mitigation, the central hedgerow feature could be altered to facilitate access arrangements and also support the formation of a positive public realm space at the heart of the site. All boundaries would benefit from additional landscape planting.

Key:

	Site Boundary (approx. 13.01ha)
	Primary Site Access
	Private Access to Neighbouring Residential Property to be Retained
	Private Access to Existing Farmstead to be Retained
	River Arrow
	Existing Pond
	Low Lying Areas - Potential to Accomodate SuDS
	Indicative Existing Trees
	Exposed Boundary Edge
	Flood Zone 2
	Alvechurch Conservation Area
	Listed Buildings
	Assumed Alignment of Drain from Title Plan (Source Unknown)
	Bridleway - AV-581(C) / AAV-588 (C)
	Bishop's Palace - Scheduled Ancient Monument
	Suggested Extent of Development Offset to Scheduled Ancient Monument
	Accomodate Long Range View to Newbourne Hill
	Potential Source of Odour from Water Pollution Control Centre
	5m Contours

Access, Highways and Connectivity

Constraints and Opportunities

Access into the site is currently from Redditch Road which serves an existing residential property and Lodge Farm, located over the A441 to the east of the site.

The access track is also a public bridleway which runs east from Swan Street through the centre of the site and out to Rowney Green Lane.

Redditch Road already includes footpaths on either side that provide a direct connection to the village centre.

Design Influences

The existing site access could be upgraded to serve the development. Designs would maintain access to the existing dwelling south of the track and would also maintain access to Lodge Farm.

The bridleway route through the site could be maintained and integrated into a new landscaped green corridor.

Hydrology and Drainage

Constraints and Opportunities

The majority of the site lies within a Flood Zone 1 and therefore has low probability of flooding. Parts of the site along the east boundary lie within Flood Zones 2 and 3, which form the floodplain for the River Arrow.

Taylor Wimpey will undertake a full Flood Risk Assessment as part of the development of the proposals.

Design Influences

The site would be provided with appropriate drainage including sustainable drainage systems and water attenuation features.

No development would be located within or immediately adjacent to the Flood Zones 2 and 3 which are at greater risk of flooding.

Ecology and Arboriculture

Constraints and Opportunities

A preliminary ecological appraisal will be carried out to assess the value of the site and its existing ecological features to identify any potential constraints to development, as well as possible mitigation measures.

It will also highlight opportunities to enhance the ecological value through the creation of open spaces and suitable planting.

There are established trees along the boundaries of the site but these are not subject to Tree Preservation Orders. Taylor Wimpey will carry out an arboricultural survey in order to establish the category of the trees and tree root protection as the proposals for the site are progressed.

Design Influences

The scheme layout and landscaping would be such that the ecological value of the site is enhanced. The development would respect any significant and mature trees along the boundaries of the site, with appropriate buffers between these and the residential dwellings.

Ground Conditions

Constraints and Opportunities

The site's topography falls from approximately 120 metres Above Ordnance Datum (AOD) on the west edge to around 105 metres AOD adjacent to the River Arrow on the east boundary.

A phase 1 ground investigation has been undertaken which has identified areas of made ground in the west section of the site and notably over a larger section of the south field within the site.

A geo-environmental assessment has identified low risk potential for contamination.





Design Influences

The topography supports the provision of any drainage features associated with the development on the lowest contours alongside the River Arrow.

With careful mitigation and appropriate foundation techniques the made ground is not anticipated to preclude residential development; however the layout would take sensitive account of these areas.

Heritage and Archaeology

Constraints and Opportunities

There are no statutorily listed buildings within or immediately adjacent to the site. The Alvechurch Conservation Area is located adjacent to the north-west boundary of the site.

The closest listed buildings are number 5 and 7 Swan Street (Grade II listed), which are approximately 100 metres to the north-west of the site. The Church of St. Laurence and The Old House (both Grade II* listed) are located off Bear Hill, approximately 260 metres and 220 metres respectively to the north-west of the site.

The Scheduled Ancient Monument lies to the north and east of the site and is characterised by a wooded area containing earthworks dating from the 12th century. Taylor Wimpey has commissioned a Heritage Appraisal to assess the significance of the Scheduled Ancient Monument and to identify design requirements for the development to ensure that there is no adverse impact on its setting.

The presence of the Scheduled Ancient Monument and the proximity of the site to the historic village core of Alvechurch indicate that it will have high potential for archaeological features. Further archaeological investigation will be undertaken to inform the proposals for the site

Design Influences

The development would be designed to preserve and enhance the setting of the Conservation Area.

In order to respect the setting of the Scheduled Ancient Monument additional landscape planting and tree belts would be integrated along the upper parts of the north and east site boundaries. A buffer to these boundaries would also provide additional separation between the new development and this important heritage asset.

Noise and Air Quality

Constraints and Opportunities

Two main roads bound the site; however, it is not considered likely that there would be major noise issues preventing the development of the site.

The proximity of the Sewage Treatment Works to the south of the site has the potential to cause odours issues for future residents. Further odour analysis will be undertaken once the to inform the proposals for the site. It is anticipated that appropriate mitigation can be delivered to support development.

Design influences

The layout of dwellings, as well as the construction materials and detailing to the properties could serve to mitigate any noise or odour issues.

Residential Amenity

Constraints and Opportunities

Part of the west boundary of the site adjoins the rear gardens of existing residential properties which front on to Redditch Road. The boundary is defined by fences and vegetation.

Design Influences

It would be possible to positively enhance planting at the parts of the site in closest proximity to the rear boundaries of the existing properties along Redditch Road.

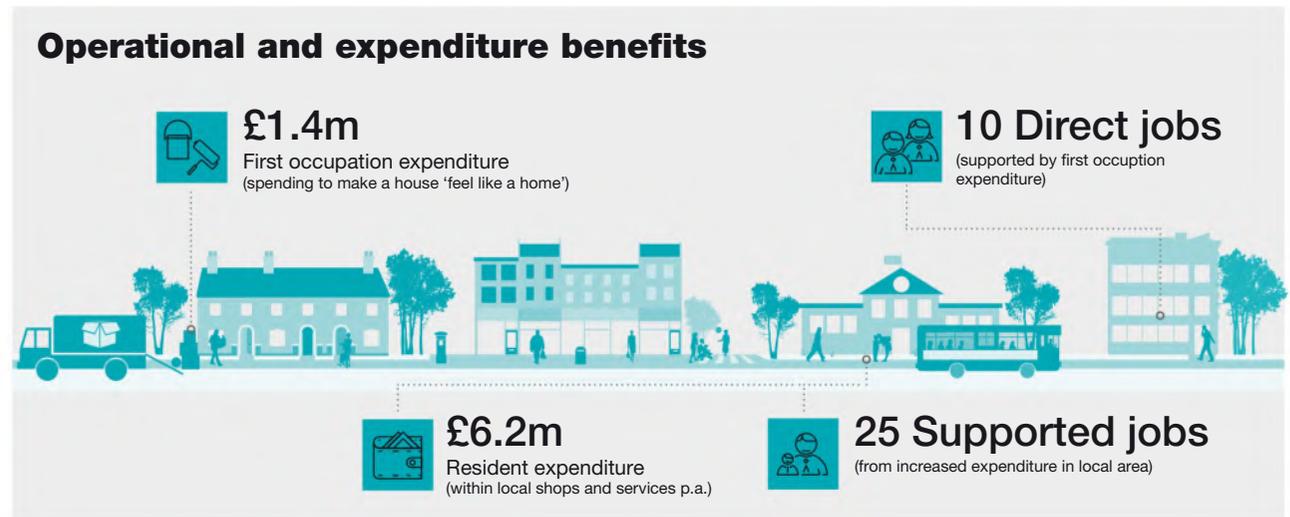
The new dwellings would also be sensitively sited and orientated to maintain the privacy and outlook of existing residents.

Would the Site Represent Sustainable Development?

The NPPF provides a presumption in favour of sustainable development and defines it at paragraph 7 as having three principal dimensions:

- **An Economic Role** – Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A Social Role** – Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **An Environmental Role** – Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The development of the site would have positive economic, social and environmental benefits and would, therefore, be sustainable development. The benefits relating to each of the three principal dimensions are explained below.





Economic Role

Development of the site would contribute to a strong, responsive and competitive economy during both the construction and operational phases of development. During the construction phase jobs would be created within the construction industry and within the associated supply chain industries.

Once the site is inhabited there would be initial expenditure in the local economy as residents seek to make their houses “feel like home” and also general expenditure in local services and amenities. This operational expenditure would also create new jobs in the local economy.

The local authority would gain revenue benefits from the development of the site through New Homes Bonus payments (or equivalent at the time of development) as well as through Council Tax.

Social Role

The development of the site would support the vitality of Alvechurch and its community by increasing the supply of houses, including affordable housing.

The development would provide a high quality residential environment and be designed to complement its surroundings, taking account of the guidance in the Alvechurch Village Design Statement (a Supplementary Planning Document relating to new development in Alvechurch).

In summary, the social benefits of the scheme would be:

- The provision of a range of market housing in a mix of types and size to meet the needs of Bromsgrove District;
- The provision of affordable housing, of various tenures, with the precise mix to be agreed with the local planning authority;
- The delivery of an attractive place to live, designed in a manner coherent with the surrounding locality and which provides integrated public space to help foster community relations; and
- The contribution made to local services and amenities by introducing new residents to the village.

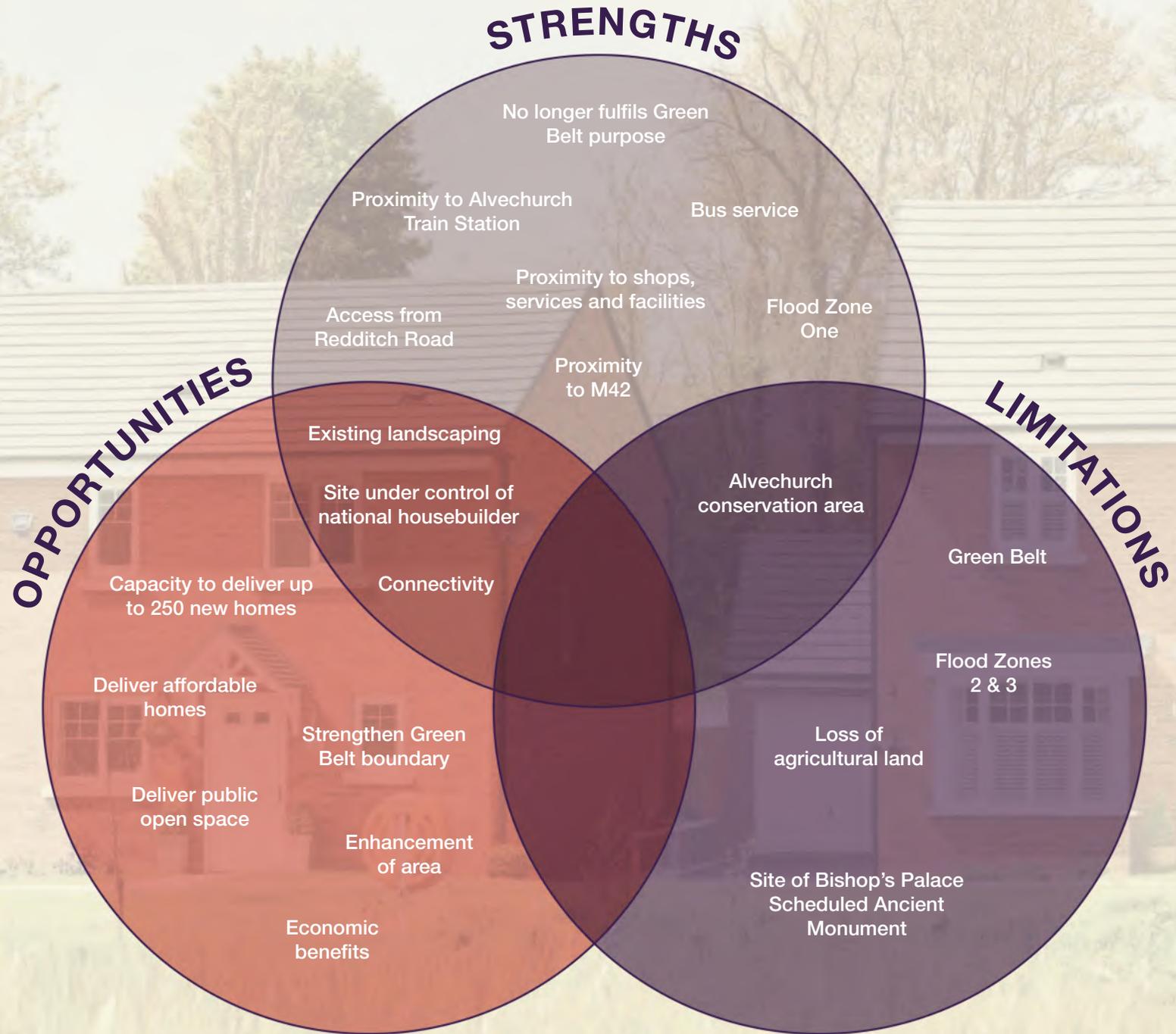
Environmental Role

Taylor Wimpey would deliver a high quality development that carefully responds to the local environment, and enhances this where possible. The development would be constructed and delivered using sustainable methods, and comply with local planning policy relating to environmental matters such as energy efficiency, water resources and waste.

As the proposals for the site are refined and developed, Taylor Wimpey will undertake the necessary evaluation of environmental and technical constraints at the site, to ensure that the development would have no adverse impacts.

5.0

Is the Site Deliverable?



5.0 Is the Site Deliverable?

In order to boost significantly the supply of housing, the NPPF requires that local authorities identify and update annually a supply of specific, deliverable sites, sufficient to provide five years' worth of housing against their housing requirements. According to the NPPF, to be considered deliverable, the site should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. The development of the site should also be viable.

The site is deliverable by way of its availability, suitability, achievability and viability, all which are discussed further below. An indication of the potential delivery rates at the site is also provided.

Available

The site is under the control of Taylor Wimpey, one of the UK's largest national housebuilders, who deliver nearly 13,000 houses each year. Taylor Wimpey is committed to delivering the site at the earliest opportunity, following an allocation in Bromsgrove's Local Plan Review and obtaining planning permission.

Suitable

It has been explained earlier in this Development Statement that the site is positioned in a sustainable location and accessible to local services and amenities. There are also no known technical or environmental matters which would preclude the development of the site.

Additionally, the development of the site would have positive economic, social and environmental benefits.

Moreover, it has been confirmed that development of the site would undermine the purposes of the Green Belt or compromise the remaining Green Belt surrounding the site. Therefore the site is considered to be a suitable location for development.

Achievable

The site is achievable and could be brought forward for development within the first five years of the Local Plan Review becoming effective, subject to the local planning authorities' timetable.

Taylor Wimpey's option agreement for the site does not permit planning to be submitted prior to the year 2023, however once planning permission is obtained (and the relevant reserved matters applications submitted and/or conditions and obligations discharged) Taylor Wimpey would be able to bring forward the site straight away. There are no other legal impediments to the delivery of housing at the site.

Viable

Taylor Wimpey has considered the proposals in the light of the land value, attractiveness of the locality, level of potential market demand, projected rate of sales and costs associated with the development, including an allowance for abnormal costs. Taking these matters together, the development of the site is financially viable.

Delivery

It is envisaged that Taylor Wimpey would develop the site using one sales outlet which would be appropriate to the size of the site. It is likely that the sales outlet would have up to four private sales a month at the peak of development.

Based on past experience in the West Midlands, Taylor Wimpey would deliver an approximate average of 86 private sale units per annum at the site.

Whilst private units are disposed of to individuals, affordable units are sold in block as completed development parcels, typically through a Section 106 Agreement to Registered Providers of social housing. This means that the affordable unit sales are achieved in parallel with the private unit sales rather than as part of the total sales as development parcels come forward. This has the effect of boosting overall completions, which would be the case at the site.

6.0

**What is the
Vision for the Site?**

6.0 What is the Vision for the Site?

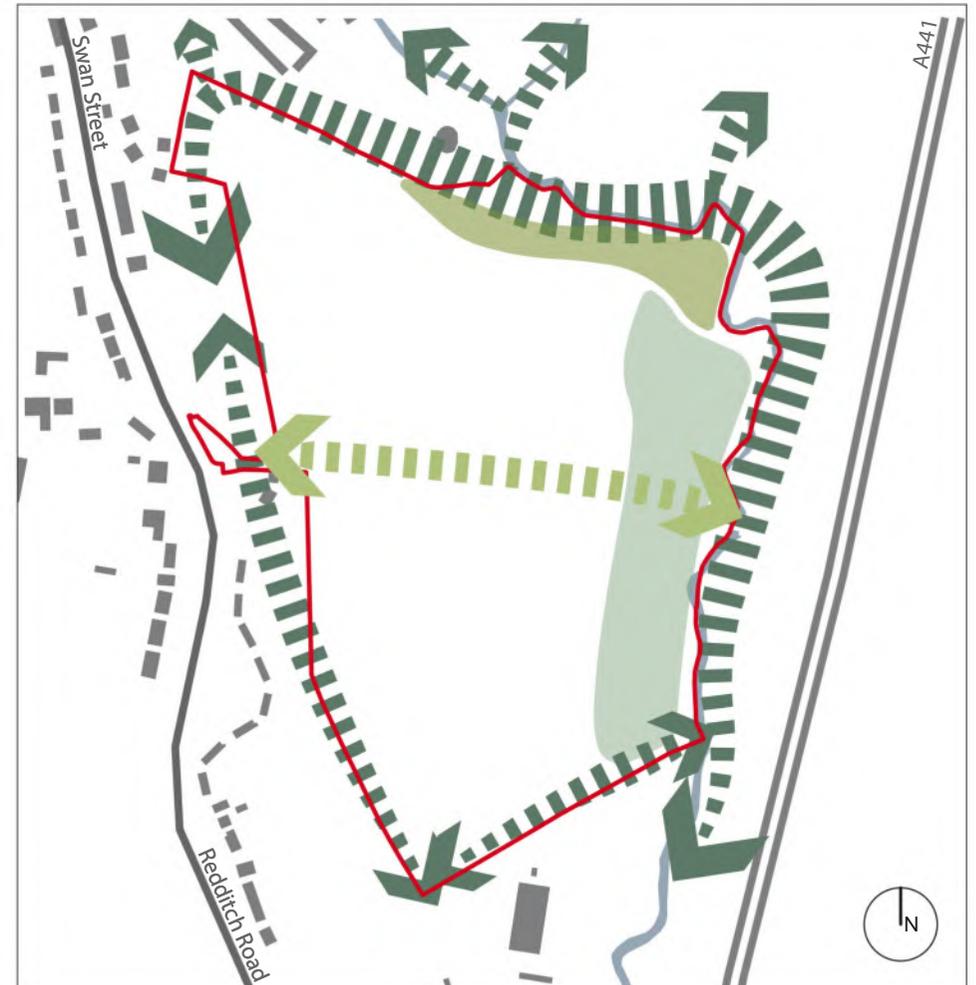
Taylor Wimpey's vision for the site is depicted in the Illustrative Concept Masterplan. This has been drawn up as a result of three development concepts which are interpreted to deliver a development layout which positively responds to the site and its contextual opportunities and constraints. It is proposed that the development layout contains three character areas in order to create a distinctive and varied residential environment, and which strengthens the sense of place.

Development Concepts

The site and contextual analysis has inspired the design approach adopted for the Illustrative Concept Masterplan.

The three development concepts which underpin the Illustrative Concept Masterplan are as follows:

Figure 10: Response to Landscape Context Diagram



Concept 1: Response to Landscape Context

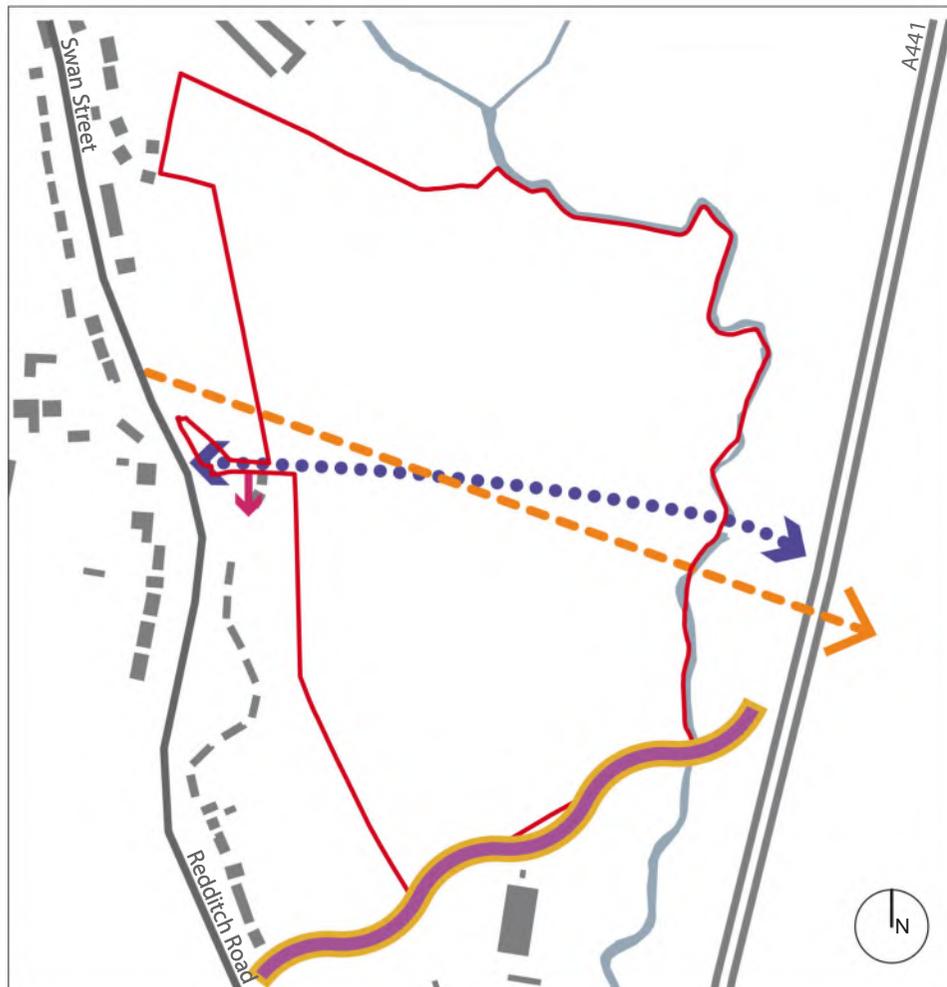
Retaining and enhancing structural landscape components within the site and creating linked landscape corridors connecting to existing features adjacent to the site.

The landscape approach also provides additional buffering to the existing Scheduled Ancient Monument and Alvechurch Conservation Area to the north of the site as well as the existing amenity of residential properties to the west of the site.

Developing a central green parkland as a focus to the development and accommodating the existing bridleway and farm access track.

-  Site boundary
-  Potential to retain and enhance existing green network
-  Potential to enhance central green space and connection within the site
-  Potential to provide additional planting to protect the setting of the nearby scheduled ancient monument
-  Potential to accommodate surface water attenuation features

Figure 11: Response to Surrounding Context Diagram



Concept 2: Response to Surrounding Context

Analysis identified the need to retain the existing bridleway and access to both the existing property adjacent to Reddich Road and also Lodge Farm to the east of the site.

Landscape analysis also identified an opportunity to retain a longer range view from Swan Street towards Newbourne Hill.

Land use analysis noted that to the south of the site are a range of recreation and other land uses. The southern boundary of the site would benefit from visual enhancement to clearly delineate between the land uses.

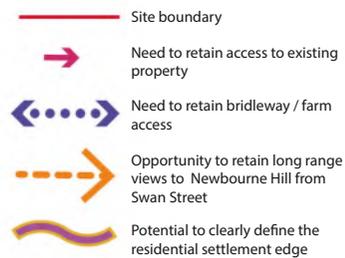
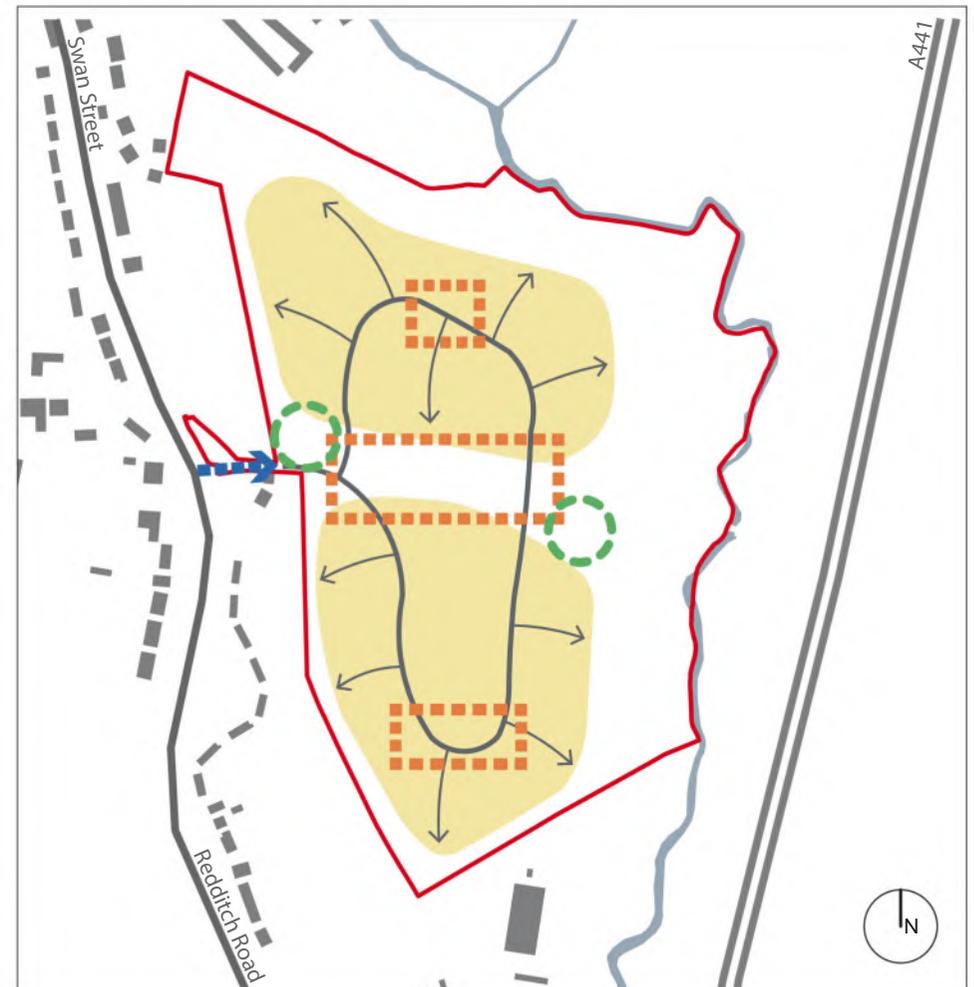


Figure 12: Response to Movement and Place-Making Diagram



Concept 3: Response to Movement and Place-Making

Create a linked and permeable movement network within the site, which adopts a clear hierarchy through design.

Potential exists to create a series of characterful public realm spaces or squares around nodes within the development parcels and in response to the central environmental features. These spaces also support the creation of the landscape view towards Newbourne Hill. Children's play can be strategically located within or adjacent to key central spaces.

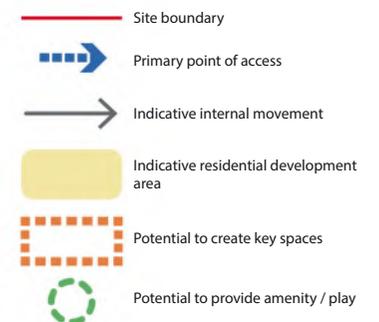


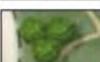
Figure 13: Illustrative Concept Masterplan



Illustrative Concept Masterplan

The Illustrative Concept Masterplan shows how the site concepts can be interpreted to deliver a development layout which positively responds to the site and contextual opportunities and constraints.

Key:

	Site Access
	Primary Vehicle Movement
	Secondary Vehicle Movement
	Existing Bridle Way / Farm Access to be Retained and Incorporated into Central Landscape Area
	General Green Area with Potential to Accommodate Leisure Footpaths
	Building Frontages to Form Key Spaces
	Key Buildings
	Proposed Tree Planting
	Existing Tree Planting
	Potential Locations for Children's Play
	Potential Locations for Flood Attenuation Features

At the core of the site, the bridleway and access track to Lodge Farm would be integrated into a new public open space. If possible the hedgerows either side of the bridleway would be either removed or retained and new tree planting provided. This would not only open up the space but also enable the new landscape features to mature and positively contribute to the wider landscape setting. The open space at the core also maintains a viewing corridor towards Newbourne Hill as required by the landscape analysis.

The primary site access would be from Redditch Road and the primary internal road would form a loop connecting the northern and southern development parcels, limiting the number of times that the main route crosses the bridleway.

From the loop route, a series of side streets and lanes would be formed, providing access to the edges of the development blocks. A network of new leisure footpath routes could be provided through the open space, connecting back into the proposed street network. This would form a looped route through the development.

Key frontages would be used to frame the main public realm spaces and support the proposed hierarchy of the street network.

Sustainable drainage features would be provided on the lower contours of the site, serving both an engineering function in terms of attenuating surface water flows into the River Arrow, but also providing opportunities to enhance the ecological and landscape function of this part of the site.

Development form and density would loosen towards the north and east edges of the site, providing larger dwellings within spacious plots, in response to the village Conservation Area and the Scheduled Ancient Monument.

Additional woodland planting would be provided to the north edge of the site to provide visual containment from the Scheduled Ancient Monument and Conservation Area.

Locations for potential children's play provision have been identified within the public open space, although a network of natural play located on a 'play trail' would also be an appropriate alternative response.

Based on this Illustrative Concept Masterplan, the site has the potential to deliver up to 250 dwellings in a mix of house types and tenures.

Figure 14: Illustrative Hand Drawn Sketches







- Key:**
- Site Boundary (approx 13.01ha)
 - Character Area 1 : Central Bridleway
 - Character Area 2 : Inner Streets
 - Character Area 3 : Rural Fringe

Character Areas

Development character is a function of layout, building style, landscape treatments and materials which combine to create a sense of place. It is proposed that the site would have three distinct character areas which are described below.

Character Area 1: Central Bridleway

The desire to retain the public bridleway through the centre of the site presents an opportunity to form a distinctive character response at the heart of the scheme. The Central Bridleway character area also encompasses the primary point of arrival into the site from Redditch Road. The provision of green space either side of the bridleway would provide a sense of openness and nature upon arrival into the site.

Views from the central green space towards the elevated countryside to the east leading up to Rowney Green would provide a strong visual connection to the surrounding landscape. Additional tree planting within the central space would help frame views and provide occasional instances of shelter and enclosure.

New homes would face onto the central open space to provide active frontages and natural surveillance. Dwellings would be arranged in a manner that flows in alignment to the undulating central green. A consistent architectural approach would provide a unified and definable character through built form. The character approach aims to enhance the sense of place and create the feeling of a village green around the bridleway.

Development within this character area would adopt a low to medium density, with house types predominantly comprising detached and semi-detached properties. Several opportunities to provide focal buildings exist within the central bridleway character area, in particular around points where the bridleway intersects with the primary internal street network. Building heights would be mainly 2 storeys, with potential for 2.5 storeys in key locations where buildings can accentuate focal points to enhance legibility and place making.

Character Area 2: Inner Streets

The inner streets character area would be largely based around the primary internal street network. New dwellings would positively address the streets to provide passive surveillance and activity to the street scene. Homes would be served directly off the main street and side streets, with parking accommodated largely on plot and behind the building line.

Pockets of incidental green space would be provided. This would help maintain key views and visual connectivity towards the surrounding landscape. Areas of incidental green space would also provide the opportunity for tree planting and act as reference points along the internal streets to aid legibility.

Urban form within this character area would be relatively consistent, particularly along the central street. Dwelling heights would be restricted to 2 storeys and densities would be within the medium to high range, supported by the use of predominantly semi-detached and terraced dwellings.

As built form within the inner streets would be more consistent, the architecture detail would be more varied to ensure interest and variety to the internal street environment. Architectural variation would be applied in key locations, such as the termination of views and areas where homes positively address pockets of incidental green space.

Character Area 3: Rural Fringe

The rural fringe character area would serve as the main interface between the scheme and the outlying landscape. The character area comprises the east edge of the site facing onto the landscape zone between the proposed residential development and the A441. The outlying open space would accommodate attenuation ponds, areas of play and footpaths. Furthermore, additional planting in the form of scattered trees, wild flowers and meadow grass would provide an informal parkland rich in ecological value.

Development in this area would be lower in density and feature a higher proportion of single detached dwellings. The reduction in density would help to achieve a more informal development edge, with room for variation in building lines, separation and outlook. Dwelling heights would be mainly restricted to 2 storeys. A low number of 2.5 storeys may be considered in locations that aid legibility or add interest to the street scene.

Buildings would positively address the outlying open space and be served mainly from private drives. Parking would be provided on plot, preferably to the side of building or behind planted boundary treatments. The more informal arrangement of homes would provide space for larger front gardens and tree planting. Planted boundary treatments would help soften the appearance of dwellings and complement the setting. Variations in architectural detail and treatments would also be required along the rural fringe to provide interest to the street scene.

7.0 Conclusion



7.0 Conclusion

This Development Statement has outlined the basis for Taylor Wimpey's view that land east of Swan Street, Alvechurch should be removed from the Green Belt and allocated for residential development through the Bromsgrove District Local Plan Review. The site could deliver up to 250 dwellings with associated access, landscaping and open space and would constitute a high quality, sustainable development that is fully deliverable in accordance with the National Planning Policy Framework.

Development of the site would boost significantly the supply of both market and affordable housing in Bromsgrove and help the Bromsgrove District Council to deliver the level of housing growth that is required based on its objectively assessed housing need.

Importantly, the release of the site from the Green Belt would not undermine the purposes of the Green Belt or adversely affect the remaining Green Belt. There would be a number of economic, social and environmental benefits offered by the development.

Taylor Wimpey is committed to working collaboratively with Bromsgrove District Council, Alvechurch Parish Council, key stakeholders and the local community in order to ensure that the proposals for the site respond to local needs and aspirations.

Accordingly, Taylor Wimpey welcomes the opportunity to discuss the potential offered by the development of the site with relevant organisations and individuals, and looks forward to working proactively to deliver an exceptional residential development at the site.

Taylor
Wimpey

Swan
Street
Alvechurch

Published by Taylor Wimpey UK Limited