

ALVECHURCH PARISH NEIGHBOURHOOD PLAN

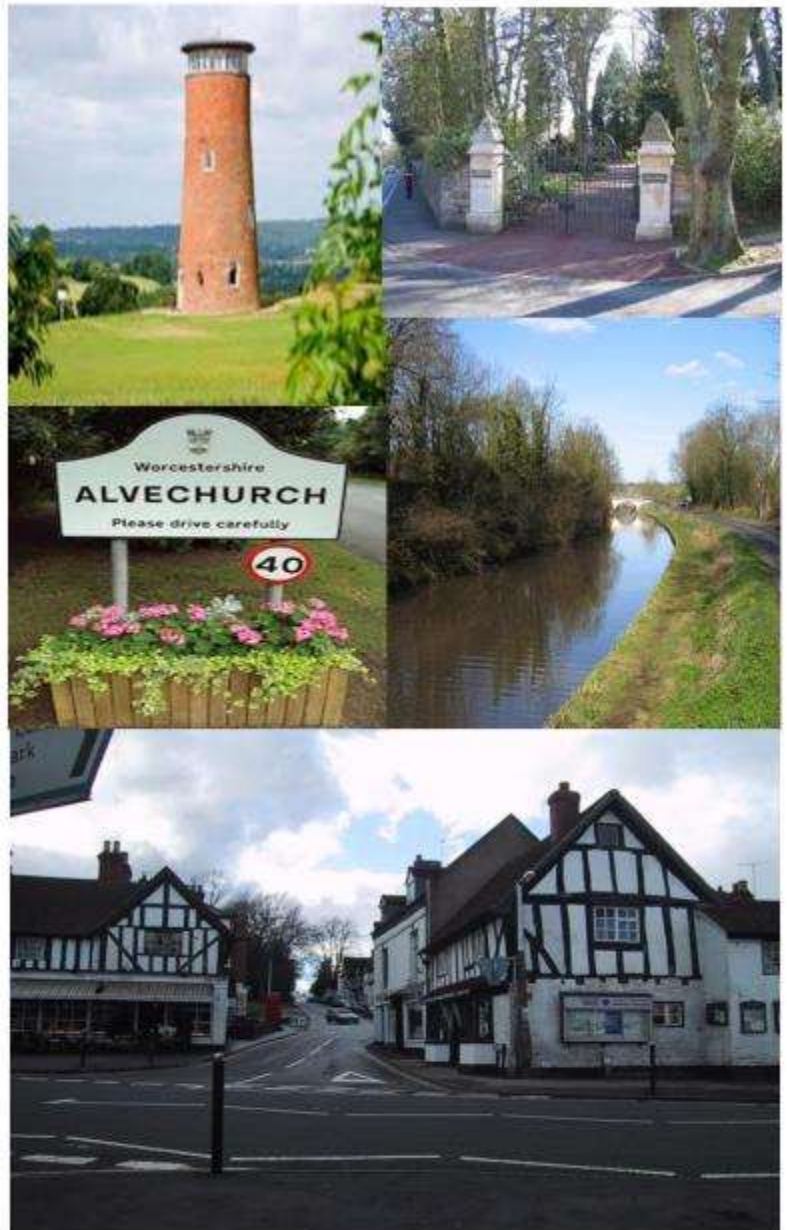
2018

EVIDENCE BASE SUMMARY

FINAL VERSION

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THE ALVECHURCH NEIGHBOURHOOD PLAN EVIDENCE BASE

Introduction

How this document is organised

SECTION 1 ABOUT ALVECHURCH PARISH:

Provides an overview of Alvechurch Parish, setting the scene for the neighbourhood plan area and includes a description of its location and a map

SECTION 2 KEY ISSUES AND ASPIRATIONS:

Explains what the main issues and aspirations are for the area

SECTION 3 RESULTS SUMMARY: 5 VENUES, PRESENTATIONS, 2012-2015

SECTION 4 STRENGTHS & WEAKNESSES AND OPPORTUNITIES FOR IMPROVEMENT AROUND THE BUILT AREAS

SECTION 5 THE HOUSING TOPIC INCLUDING POLICY 1, GENERAL POLICY.

Sets out the evidence that is relevant for each policy within this topic

SECTION 6: HERITAGE, DESIGN AND THE NATURAL ENVIRONMENT TOPIC

Sets out the evidence that is relevant for each policy within this topic

SECTION 7: LEISURE, HEALTH AND WELLBEING TOPIC

Sets out the evidence that is relevant for each policy within this topic

SECTION 8: LOCAL BUSINESS, SHOPS AND SERVICES TOPIC

Sets out the evidence that is relevant for each policy within this topic

SECTION 9: TRANSPORT & GETTING AROUND TOPIC

SECTION 10: EVALUATION

Evaluate evidence base and community engagement. What worked well and what didn't work so well. What would you do differently next time?

SECTION 11: GLOSSARY

Appendices

A: HYPERLINKS & EVIDENCE BASE DOCUMENT BY TOPIC

B: LIST OF DOCUMENTS ACCESSED FOR EVIDENCE

C: ASSETS OF THE ALVECHURCH PARISH NEIGHBOURHOOD PLAN

D: GREEN BELT & CONSTRAINTS

SECTION 1 ABOUT ALVECHURCH PARISH

1.1) The Parish of Alvechurch consists of three electoral parish wards, Alvechurch Ward, Bordesley & Rowney Green Ward and Hopwood Ward. Alvechurch ward comprises the village of Alvechurch and Withybed Green, the Hopwood ward includes the north half of Weatheroak, whilst the southern half of Weatheroak is within the Rowney Green ward. The Bordesley & Rowney Green ward encompasses the Holloway and Grange Lane, which borders Alvechurch Village ward along Station road.

1.2) Sited within the Worcestershire County and the district of Bromsgrove, Alvechurch is one of Bromsgrove's 20 parishes and shares boundaries with Beoley, Wythall, Barnt Green, Cofton Hackett and Tutnall & Cobley Parishes. The parish also borders both the city of Birmingham and Redditch new-town and is therefore a vital part of the West Midlands Green Belt that serves as a buffer between conurbations.

1.3) The only part of the parish that is not covered by the Green Belt classification is the built-up area of Alvechurch village itself. The resultant Green Belt restrictions on new building development, mean demand for any new housing in the parish are high.

1.4) Alvechurch Village has a designated Conservation Area. That area hosts a number of post medieval listed buildings originating from the 15th century. The parish church of St Laurence is grade II listed.

Fig 1. AVS notice board at Withybed



Parish NP area

1.5) The parish has good transport links of all types including (by road) the north/south A441 and the east/west M42. By rail the Redditch/Lichfield cross-city service, and the Worcester Birmingham canal runs right through the parish. The river Arrow flows from its source in the nearby Lickey Hills through the parish and out towards Alcester. The village of Alvechurch lies in a valley surrounded by Hob, Scarfield, Coopers, Hopwood, West, Weatheroak and Newbourne Hills.

1.6) The Parish Council is the most local tier of Local Government, the grass-roots level. In this area Local Government consists of Alvechurch Parish Council, Bromsgrove District Council and Worcestershire County Council. In Alvechurch the parish council has been in existence since 1894, since when there have been a few changes to its size and number of councillors.

Fig 2. Map of the Green Belt and Alvechurch

1.7) Alvechurch lies within a rural landscape surrounded by ridgeways. It has a few dispersed smaller rural settlements and is service by the main larger settlement of Alvechurch Village. The Parish is located to the north-east of the County and is approximately fifteen miles from Birmingham City centre and seven miles from Bromsgrove Town. To the south it forms a boundary with the Borough of Redditch with Redditch Town being four miles away. Alvechurch Railway Station is just over half a mile from the Village centre, and Barnt Green and Longbridge Rail stations are both approximately three to four miles away respectively.



1.8) Alvechurch Village is surrounded by a number of smaller settlements of, Hopwood to the north, Rowney Green and Bordesley to the south-east, Weatheroak to the east and

Withybed Green to the west. The Parish as a whole lies in Green Belt land, apart from Alvechurch Village which was removed from the Green Belt in 1996 (see Fig2 map above).

SOME UPTODATE PARISH STATISTICS

KS101EW - Usual resident population

Source ONS Crown Copyright Reserved [from Nomis on 19 February 2018]
Population All usual residents
Units Persons

date	2011	
geography	Alvechurch	
measures	value	percent
Variable		
All usual residents	5,611	100.0
Males	2,729	48.6
Females	2,882	51.4
Lives in a household	5,441	97.0
Lives in a communal establishment	170	3.0
Schoolchild or full-time student aged 4 and over at their non term-time address	95	-
Area (Hectares)	2,426.39	-
Density (number of persons per hectare)	2.3	-

KS401EW - Dwellings, household spaces and accommodation type

Source ONS Crown Copyright Reserved [from Nomis on 19 February 2018]
Population All dwellings; all household spaces
Units Household spaces and Dwellings

date	2011	
geography	Alvechurch	
measures	value	percent
Dwelling Type		
All categories: Dwelling type	2,364	100.0
Unshared dwelling	2,364	100.0
Shared dwelling: Two household spaces	0	0.0
Shared dwelling: Three or more household spaces	0	0.0
All categories: Household spaces	2,364	100.0
Household spaces with at least one usual resident	2,294	97.0
Household spaces with no usual residents	70	3.0
Whole house or bungalow: Detached	752	31.8
Whole house or bungalow: Semi-detached	959	40.6
Whole house or bungalow: Terraced (including end-terrace)	416	17.6
Flat, maisonette or apartment: Purpose-built block of flats or tenement	128	5.4
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	11	0.5
Flat, maisonette or apartment: In a commercial building	21	0.9
Caravan or other mobile or temporary structure	77	3.3

1.9) The Alvechurch Parish Neighbourhood Plan is henceforth referred to as the APNP. The Neighbourhood Plan (NP) is a new type of planning document. It is part of the Government's new approach to planning which aims to give local people more of a say about planning in their area. This is set out in the 'Localism Act' that came into force in 2011.

Leading to key Aims and a Vision

1.10) In November 2011 an initial community meeting was called to judge whether local people were in favour of making a NP. From the positive results gained at that meeting the Parish Council a steering group and the APNP process began.

1.11) **The Steering Group** was formed by an Alvechurch Parish Council and chaired by Parish Councillor Adrian Smith. The Parish council lobbied for volunteers and formed the 'Steering Group' consisting members of the community and other parish Councillors from Alvechurch. The Steering Group was split into Topic Groups under the headings of, Housing, Business, Transport, Health and Well-Being and the Environment.

1.12) Further presentations and questionnaires followed and results from those highlighted key issues, which formed the basis for objectives and key aims, and a 'Vision' for the parish to 2030. A 'whole parish questionnaire' followed which the steering group presented to every household in the parish. Results from that exercise were used to test out issues raised previously. Further options and condensed objectives emerged from these new results which also questioned the previous version of the NP vision.

1.13) Analysis of results from that whole community questionnaire led to the objectives being better seen as 'Key Aims'. Other comments related to the initial 'Vision' said, "It needed to be more inspiring and snappy". Those views led to the current NP vision being formed.

1.14) The objectives / key aims and draft policies have been developed to help realise the APNP vision. Details of all consultations have been recorded in a series of reports and documented in the Consultation Statement, available to download from the APNP web site; <https://alvechurchparishplan.org/> or this can be viewed at the Parish Council Office.

THE APNP VISION to 2030

1.15) Alvechurch 2030 - where managed change and celebration of its rural character combine in a community made better by design

How the Neighbourhood Plan fits into the Planning System

1.16) Although the Government's intention is for local people to decide what goes on in their towns and villages, the Localism Act sets out some important laws. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. Neighbourhood Plans must conform to the National Planning Policy Framework (NPPF) and the Bromsgrove District Council (BDC) Local Plan (2011-2030). The BDC Local Plan requires that Alvechurch Village, as one of the District's six larger settlements, should support a portion of the district's housing numbers from 2023 to 2030.

1.17) The Localism Act allows a Neighbourhood Plan to provide more houses and an amount of employment land, but it does not allow a Neighbourhood Plan to provide for less.

1.18) Neighbourhood Plans give local people the power to decide where new housing and employment should be located. However Green Belt policy has restrained our NP from naming development sites as most of our substantial areas of land are in the Green Belt. Bromsgrove District Council (BDC) would have to make these decisions on behalf of the people of the Alvechurch Parish Neighbourhood Area through releasing land in an expected Green Belt review. The Green Belt review has to take place before 2023.

1.19) Two other resources together with the APNP document will form the suite of documents that comprise and make up the complete Alvechurch Parish Neighbourhood Plan. these two APNP supporting documents are:

- **The Alvechurch Parish Design Statement (APDS)**
- **The Alvechurch Historic Environment Resource Assessment (AHERA)**

1.20) **The Alvechurch Parish Design Statement (APDS)** is an updated version of the 2005 original Alvechurch Village Design Statement (AVDS) adopted in 2005 by Bromsgrove District Council (BDC) as a supplementary planning document to the Local District Plan 2004-2011. This AVDS document helped identify the local characteristics, including the Natural and Built Environment, of Alvechurch Village and its small settlements that make up the Parish of Alvechurch. The Alvechurch Parish area was designated in 2013 as the Neighbourhood Plan Area The APNP Steering Group updated the AVDS document in 2016. A more inclusive name was chosen as, the Alvechurch Parish Design Statement (APDS). This modernised Parish Design Statement will assist home owners and developers in assuring development. It will advise on alterations or extensions to existing properties and the local environs and it will complement the rural qualities of the parish whilst promoting the use of local materials and detailing.

1.21) **The Alvechurch Historic Environment Resource Assessment (AHERA)** has been produced as part of a Worcestershire Archive and Archaeology Service pilot project, funded by English Heritage. The project aimed to develop a method of 'historic and characterisation' for Alvechurch Village' local areas its purpose is to identify means through which to support local communities in the promotion of local distinctiveness and character, and generate evidence bases to inform locally responsive design and Neighbourhood Planning.

1.22) Together with the APNP main document these two additional documents will give extra information and direction to lead the way through better design in steering development including, property extensions, alterations, and landscaping in Alvechurch Parish to 2030.

1.23) There is a large amount of background information mainly from community response at presentations throughout the parish that has helped to produce the APNP (this is known as the 'Evidence Base'). Many other resources have been used to help the Neighbourhood Plan process and these are listed in the Appendices at the end of this document.



SECTION 2 KEY ISSUES AND ASPIRATIONS

2.1) The Steering Group identified common Issues highlighted from many presentations carried out throughout the Neighbourhood Plan Area. The parish has an overriding issue in that development land has by 2016 been built up on. Until Bromsgrove District Council, as the Planning Authority, release some further land from the Green Belt for housing needed from 2023-2030, the APNP will rely heavily on its design principles. These principles will help preserve the “distinctiveness” of the parish and its historic main village centre of Alvechurch.

Quality design plays an important part in many of the APNP policies including those for conservation, heritage, environmental promotion, supporting business and improvements to aid getting around.

2.2) **Therefore the Alvechurch Parish Neighbourhood Plan emphasises an intention to see parish developments as being better because of attention to quality design.**

2.3) A Consultant from Kirkwells Ltd made the Steering Group aware that the APNP could not allocate sites within the Green Belt for future development. This is for Bromsgrove District Council, as the Local Authority, to release land through a Green Belt review for future housing growth. Instead of randomly waiting to accept the Local Authority release of land in Alvechurch Parish through a Green Belt review, the Steering Group consulted with the community in 2014 over a 2 day presentation period. This exercise was designed to see which areas of land the community thought were the most appropriate for release for future housing when and if needed.

2.4) Land options were shown around the close proximity of Alvechurch Village boundary as these were seen as being the most sustainable locations in close proximity to the majority of facilities and amenities. It was evident from the support given to the those two day presentation that the APNP Steering Group and the community wish to work with the Local Authority planning department to bring forward community views to assist with the Green Belt review process. **This aligns with the policy, APNP General Policy 1 ACTIVELY INVOLVING PEOPLE IN THE PLANNING PROCESS.**

2.5) Community views on other topics within the APNP showed more locally distinctive detailing features for housing and land use. These included preserving parish character through the use of local materials and architectural detailing, reflecting existing properties whilst encouraging innovative design. Encouragement for the use of locally sourced materials such as, Alvechurch red brick, ornate roof and chimney detailing, similar to existing properties and properties that feature a range of renewable energy efficient technologies were supported.

SOME EXAMPLES OF ISSUES GATHERED FROM COMMUNITY CONSULTATIONS

Please note these issues were raised by the community and not assumed by others

Community issues raised are mentioned in italics. **Parish Council explanations are in bold normal type.**

- *The anomaly created by our medical practice being attached to the South Central Birmingham Clinical Commissioning Group (SCB, CCG) rather than the Redditch and Bromsgrove Clinical Commissioning Group (R&B, CCG).*

- *“Long waiting times for health care appointments”*

2.6) **N.B. not at all times at the moment but may be highlighted if housing numbers are increased. The problem results from a large patient to Doctor Ratio with the overall ratio of 2243:1. This is made worse by the 4 doctors and the practice split between 2 locations with a total of 4823 patients in Alvechurch and 4149 at the main Birmingham surgery.**

- *“The potential need for health facilities to expand or be enhanced to meet any growth”*

- *Current medical facilities in the Parish are restrictive, including a lack of meeting rooms or any space for expansion*
- *“Existing health facilities are remote from many parts of the Parish,” this is most likely due to poor public transport links from the smaller settlements to Alvechurch village centre.*
- *“The need for better walking and cycling network to encourage increased levels of physical exercise”...*
- *“Not always enough access to NHS dentist services in the village”*

N.B. NHS provision at this practice is limited to unspecified periods due to sharing of dentists with an adjoining parish.

Alvechurch has a very active community life, represented by the many different groups and organisations. The Steering Group assessment confirmed that most existing community facilities are of small to medium capacity adequate for most community pastimes. However it is noted:

- *There is no large venue for groups to pursue after work indoor evening classes or communal sports.*

The school has facilities that could provide this [N.B. The facilities management arrangements are operated by the site-owner BAM, Public Private Partnerships (a private company) who charge quite a lot to hire these facilities and this is proving too expensive for most local people and groups].

- *“Extra social and community infrastructure will be needed if there is a significant increase to housing up to 2030”.*

- *“Extensive new development could result in needing to increase school capacity”. This could be provided through Worcestershire County Council either providing a new primary/middle school or by extending the existing one through developer contributions. Enhanced leisure facilities for all ages could be provided by the integration of more sporting venues for example within the Wiggin playing field.*

- *“Keep the Village a village” (picnic in park)*
- *“Pedestrian crossings needed in Hopwood!” (picnic in park)*

Fig 3. *Example of pelican type crossing needed for Hopwood*



- *“Traffic calming needed” (picnic in park)*
- *“Dog bins needed” (picnic in park)*
- *“Street lighting needed Bear Hill” (picnic in park)*
- *“Overhanging trees block many footpaths”*
- *“More open Space in the village!” (picnic in park)*

- *“Proper crossings in Hopwood!” (picnic in park)*
- *“Reduce street lighting” (picnic in park)*
- *“Dog bins needed along the canal” (picnic in park)*
- *“No building in green belt” (Hopwood Consultation)*
- *“Protect all green belt”, one saying “this part of green belt is very valuable”, one saying “no decisions about post-2030 should be made”, one that “access to amenities and public transport are essential”, one that “brownfield sites should all be used first”. One saying “scale and type important” 1 that “patch working has advantages”. 1 “no building on green belt” (All coming from consultations at Rowney Green, The Lounge, Baptist church, Alvechurch Village Society, the Alvechurch Parish Council annual meeting and from the Hopwood village hall presentation.)*
- *“appropriate infrastructure is needed” (Rowney green consultation)*
- *keep our environment as rural as possible (The lounge consultation)*
- *Where will we find sufficient land? (The Baptist Church consultation)*
- *housing should be appropriate to need (The Lounge consultation)*
- *a mix of housing is better (The Baptist Church consultation)*
- *cycle paths needed (Hopwood consultation)*
- *(More use of green and environmental technologies/ energy conservation. /)...one saying -yes but not wind or solar power! (The Lounge consultation)*
- *4 emphasising need to link bus with rail services (Rowney green consultation)*
- *3, saying restrictions need to be enforced, security improved, and another car park would help, (Rowney green consultation)*
- *2 people saying cycling should be encouraged, 3 saying footpaths need improving. 1 was especially keen to see “improved cycle ways and footways”. 1 said, “Mothers and children should walk to school”; 1 stressed, “The need to stop speeding”.*

2.7)The examples came from consultations at Alvechurch Village Society, the annual Parish Council meeting, Hopwood Village Hall, Rowney Green, The Lounge and the Baptist church consultations

SECTION 3 RESULTS SUMMARY: 5 VENUE-PRESENTATIONS-2012-2015

3.1) 4 option questions were asked on each of the Topic Area i.e. for Housing, Environment, Health, Business and Transport. A full set of results can be found on the library page of the [Alvechurch Parish Neighbourhood Plan web](#) site.

3.2) Housing Questionnaires Conclusion:

3.3) There were several “unattached” comments on this section. One says *“that it is a done deal that Redditch will expand into the sites adjacent to the A441 in exchange for building the Bordesley bypass”!*

3.4) There is one separate comment saying that, *“house building in Alvechurch is spoiling the traditional aura of the village, especially affordable housing and the people who live there”.*

3.5) Another saying, *“the national housing shortage needs action”.*

3.6) Several participants at the Baptist Church sessions stressed the need for housing for the elderly, as did some at the Annual Parish Council Meeting.

Conclusion

3.7) Many people do not accept the premise that some green belt land may have to be released and just repeat that it should be preserved. Some do not realise we don’t have sufficient brown field sites apart from one small one outside of the village boundary. However, there is some indication for limited development around settlements being acceptable. There is strong support for development to be small inexpensive houses (except at Hopwood, which already has those!). There were many comments requesting smaller housing suitable for the elderly to downsize to.

ENVIRONMENT AND COUNTRYSIDE QUESTIONNAIRES CONCLUSION:

3.8) **Conclusion:** All the responses in this section showed a majority in agreement with the options. There was overwhelming support for keeping the countryside wildlife-friendly, with a high proportion “strongly agreeing”, though some people confuse this with green belt. Generally people supported farming and other appropriate use, improving access to the countryside, more use of green technology and the provision of energy conservation methods.

3.9) Where people are not in favour they tended to not disagree either but remain neutral. There was generally a positive response that there may be an issue with which options were preferred when there is a clash of uses, for example between wildlife and leisure use, or farming and access. The answers from the Lounge were more mixed, though more positive about disability access. Most support more use of green technology and using the countryside productively.

3.10) The Baptist Church responses were similar, again with strong support for using the countryside productively. However there was not quite such overwhelming support for wildlife.

HEALTH AND WELL-BEING QUESTIONNAIRES CONCLUSION:

3.11) Comments relating to health, leisure and well-being came from within the other 4 main topics and mainly touched on the unlikelihood that housing would provide sufficient infrastructure to keep Alvechurch Village sustainable. These comments related to accessing schools, medical and dentistry services as they are near to capacity at the moment of writing in 2016. The other major issues mainly concern transport related issues such as speeding with a wish from some for 20mph schemes around the school and residential areas.

3.12) Other suggestions were about conserving the amenities we have and improving play and other options for younger people of the village.

Biodiversity is also seen as a good to encourage. The age old problem of dog poo was raised quite often. The allotment project is well supported, and the Parish Council must look to securing a longer lease for this rented land. Cycling, walking and leisure activities are well supported, **with example comments being;**

12. *Need a big push to provide secure/safe/pleasant cycle routes - these do not need to be traffic free*
12. *Need a big push to provide secure/safe/pleasant cycle routes - these do not need to be traffic free*
13. *For young people to get from one village to the next it is very difficult - cycling should feature more prominently but safety is an issue*
18. *Bus and train connections could be improved through coordinated timetabling*
26. *Encourage walking*
13. *Cycle paths should be separate from roads*
1. *Need to have balance between wildlife, public access, and leisure areas*
2. *More growing areas should be on agenda for local community*
3. *Improve sports areas*
- 15 *Keeping in mind with more houses we will need more places in our schools, GP surgery etc.*
2. *More housing around Alvechurch - Unwise as will put strain on infrastructure*
18. *What about disable people?*

WHOLE PARISH QUESTIONNAIRE SOME OF THE RESPONSES

- *New housing provision needs to be balanced against adequate facilities - schools and shops*
- *Make more emphasis on relationships between school, community, clubs and facilities - heart of the parish*
- *Local services and parking need to be sufficient for a growing community*
- *By ensuring Alvechurch Parish Council does not sacrifice our village status with uncontrolled large housing developments - have you driven past the new school at 3pm on any weekday*
- *Population of Alvechurch is already too high*
- *Small level growth would help local amenities and retain the compact feel of the village*
- *Roads and other services cannot cope with much more housing*
- *Developments should be influenced by accessibility to services rather than being spread around settlements*
- *No infrastructure to support further development*
- *Increasing population means that all the settlements require additional medical facilities now.*

BUSINESS QUESTIONNAIRES CONCLUSION:

3.13) There is some support for increasing local business even in the small settlements; however there is no agreement that any green belt land should be used. Rowney Green residents who commented do not support pedestrianisation in Alvechurch whereas Hopwood residents do. Some Lounge customers are more positive about business development generally, especially in rural settlements, but results show a wide variance. Most people are very interested in the suggested schemes to make the centre of Alvechurch Village more pedestrian friendly.

3.14) The Baptist Church group had similar responses to the Lounge, except they were more against giving up any green belt land for business.

TRANSPORT QUESTIONNAIRES CONCLUSION:

Conclusion:

- 3.15) There is some confusion about what traffic management means, but people are concerned about speeding both through Rowney Green and on the main road. There is strong support for improving public transport i.e. more than the one daily 182 bus service and better integrated connections with the train service. Generally better footpaths and support for cyclists are requested. Car parking in Alvechurch is not a big issue but there is some comment about lack of enforcement for existing restrictions.
- 3.16) There was one separate comment about the state of verges round the village, especially Lower Rowney Green, Gravel Pit Lane, making it difficult to walk around the lanes. Comments from Hopwood focus on speeding and the absence of crossing points on the A441. There were also remarks about the very poor highway footpaths leading to Alvechurch Village and northwards toward the northern Birmingham boundary.
- 3.17) The Lounge answers were quite spread but most agreed with the improvements suggested, except possibly the car park review and the Baptist Church answers were similar.

General conclusion

3.18) It was interesting to see how similar the results from the Lounge and Baptist Church sessions are (both being in Alvechurch Village). Both sessions attracted predominantly Alvechurch village residents: but also some people who lived outside and worked in the village. The Rowney Green group had slightly different priorities. At the Alvechurch Village Society & Alvechurch Parish Annual Meeting (AVS&APM) combined presentation respondents were slightly different from the other Alvechurch groups, being more protectionists on some issues.

3.19) There is clear evidence of respondent's agreement on some issues, for example protection of the countryside and improving public transport.

FROM THESE CONCLUSIONS, 5 INITIAL TOPIC GROUPS WERE FORMED;

- **Topic 1- Housing**
- **Topic 2- Heritage, Design and the Natural Environment**
- **Topic 3- Leisure, Health and Well-Being**
- **Topic 4- Business, Shops and Services**
- **Topic 5- Getting Around and Transport**

SECTION 4 : STRENGTHS, WEAKNESSES OPPORTUNITIES, THREATS

4.1) Through Steering group surveys and local resident's knowledge and comments received, a profile of each settlement has been undertaken to show their Strengths and Weaknesses.

Alvechurch Village

4.2) Is at the centre of the parish and has a designated Conservation Area. The Village is host to a number of listed buildings originating from the 15th century. [The parish church of St Laurence](#) is a listed grade 11*building. Recognition of these special character buildings led to the designation of the Alvechurch Conservation Area in 1968, one of the first two to be designated in the Bromsgrove District.

The Conservation Area:

4.3) Alvechurch is notable for being a planned medieval market settlement. It has retained much of its form. The Village is rural in character although it lies barely two and a half miles from the edge of the West Midlands Conurbation in the north and about the same distance from Redditch in the south.



Fig 4. *Bear Hill Conservation Area properties*

4.4) However, it has a significant industrial history from the 18th & 19th century. It is thought to have originated in 8th Century when it was called Aelfgithe - Circe and based around a medieval church. This existed on the current site of the Church of St. Laurence. Through the years the name was modified in various stages to be 'Alviechurchie' in the time of the Domesday survey, to the present day Alvechurch.



4.5) Established through a grant by the Saxon King Offa, King of the Mercian's, Alvechurch changed ownership several times before being established as an important seat for the Bishops of Worcester. The site of the Palace with the fish ponds can still be seen. Because of this ecclesiastical relationship, Alvechurch became important and prosperous at a time when Birmingham did not exist. However, growth of the village was restricted by the Black Death, which visited several times during the 14th Century.

4.6) The architectural character of the village centre can be attributed in part to the sub soil or clay and marl and plentiful supplies of oak. Timber framing remained the most suitable method of construction to withstand the shrinkage and expansion, which took place in periods of drought and excessive rainfall. As a result, timber framed buildings were still being built at a time when new construction methods were becoming fashionable.

4.7) The Square includes a number of such buildings in prominent positions such as those either side of Bear Hill. The oldest buildings in the village are 24, 26 and 28 Bear Hill that was built around the 15th Century, although partly rebuilt in the 19th and 20th Centuries. One house, which remains in a more original state, is The Old House, another timber framed building on Bear Hill dating from the early 17th Century.

4.8) The combination of timber framed buildings alongside Georgian brick buildings in the historic village centre, gives Alvechurch its particular style and apparent small size. This has been retained latterly as modern housing developments are not obviously visible from this area.

4.9) There is a clear connected street pattern, with a hierarchy of routes, from the wide square area, through Red Lion Street and Swan Street, and through The Square to Mill Court and the Bishop's Palace areas. Streets are generally straight, forming direct and convenient routes between different parts of the Village.

4.10) The more suburban or rural form of buildings lead from these listed buildings out along the 2 main roads towards the edges of the Village boundaries and form the rural urban settlement of Alvechurch Village. The inner area of the Alvechurch Village boundary is the only part of the Parish which is not Green Belt land.

4.11) **The Conservation Area** has a rich variety of buildings type and architectural character detailing that has grown up over a long period of time.



Fig 5. *Alvechurch Square looking from the South*

4.12) Opportunities for improvement:

4.13) There is little opportunity to create more space for pedestrians to, move around, cross streets and for outdoor activities such as pavement style cafes or restaurants or space for community events (without losing a balance with car parking). Slight improvement could be achieved by minor road alterations around the Square Area and Shopping Precinct to make it a more pedestrian focussed and friendly area including, green infrastructure, more seating and better pedestrian crossings.

4.14) The historic core is designated as Alvechurch Conservation Area. The history of its development and the elements that contribute to its character are described in detail in the Alvechurch Conservation area designated by Bromsgrove District Council in November 1968. There are over 50 listed buildings within Alvechurch parish, the majority of which are located within the Alvechurch Conservation Area.

4.15) Alvechurch has a growing population. It is an ideal place of residence for those working in the surrounding areas of Redditch, Birmingham and Bromsgrove, with excellent links to the M42 and M5 Motorways and rail links running every 20 minutes between Redditch and Birmingham.

4.16) Although it has grown in recent years, Alvechurch Village retains much of its original character. It has a fine church on the hill and many old houses and is now a conservation area. From Norman times the village grew and prospered and in 1195 it was granted a weekly market by King Richard. Also in the 12th Century the Bishop of Worcester became Lord of the Manor and built a palace here. The moat house flourished but today only the moat survives - surrounding a much more recent house itself called 'Moat House'.

More detail on Heritage and the history of Alvechurch can be found on the NP website;

[Alvechurch Parish Neighbourhood Plan web](#)



Fig 6. *The Avenue of trees in the Wiggin Field*

4.17) ALVECHURCH VILLAGE:

4.18) Is classed as a 'Large Settlement' by Bromsgrove District Council in the district strategic hierarchy and is central to the rest of the settlements all of which are classed as 'small settlements'. It is the only part of the Parish that is not within the Green Belt

4.19) The village is a large, compact settlement centred on a small group of local facilities, including a range of shops. It is located on the cross-city railway line (Redditch-Lichfield), and has a station located on the southern side of the village. The settlement is bounded by the M42 to the north, the railway line to the west and the Alvechurch by-pass to the east.

4.20) Alvechurch Village represents a potentially suitable and sustainable location for some very limited development should the need arise in the future. It has therefore been removed from the Green Belt. The boundary of the village is shown on the Proposals Map however this may have to be reviewed by BDC to accommodate some future district housing post 2023. Any proposals for development will need to accord with relevant policies of this plan and the detailing included within the Alvechurch Parish Design Statement (APDS) and the Alvechurch Historic Environment Resource Assessment (AHERA).

4.21) The village population of 3823 is based on the number of households in the core developed area. This does not relate to ward or parish boundaries, with average household size applied based on 2011 census data.

4.22) Strengths

- The village has most of the facilities and amenities needed for residential life including a Medical Centre, Dentist surgery, an opticians and a chemist.
- It has good access to the countryside through Alvechurch Village Society volunteer footpath groups maintaining the parish Public Rights of Ways (PRoW) and has reasonable transport links.
- It has a range of social and community facilities including a Village Hall, several public houses, an Indian and Chinese takeaway, The Lounge internet café, café Morso and two village public houses.
- It has a good education base including a Library,
- The parish Council is a strong and active council working for the community.
- There is a strong sense of local identity
- The architectural character of individual buildings varies from street to street and also within streets
- It includes a village recreation ground, open space associated to the schools and a Multi User Games Area (MUGA) at Crown Meadow.
- A variety of uses such as primary and middle schools, community facilities, church and different types of housing, such as sheltered housing, as well as general housing
- Mature trees around open spaces
- It has the opportunity to be improved, e.g. some pedestrian friendly modernisation measures, around the Shopping Precinct area.
- There are many community and resident's associations, clubs, societies and an amateur dramatic group, a village cricket club and the Alvechurch Football Club.

4.23) Weaknesses

- Limited future spaces at schools and at the Medical centre.
- Overspill parking from village centre car parks into streets especially at school times
- Poor bus service with non on a Sunday, and access to railway station having a poorly maintained car park
- Lack of designated cycle routes
- Economic future of The Social club is under threat so is the car park, which is essential to village parking.
- Dated mid-20th century shopping precinct area that needs improving
- Over clutter of signage
- Poorly sited and the need for an extra pedestrian crossings near to the doctors surgery.

4.24) FORHILL

4.25) This is a small hamlet part of Hopwood, at the north of the Parish and consists of small pockets of houses at the top of Clare Hill, with Forhill House having been converted to apartments. Other small clusters of housing are spread out and quite isolated with the only near-by amenity being the Peacock public house.

4.26) Strengths

- Lovely countryside with good public rights of way including the North Worcestershire Path with some magnificent views and walks
- Good for wildlife
- There is a small picnic area
- There is the Peacock public house and restaurant

4.27) Weakness

- An isolated small community
- Little social contact
- Poorly served telecommunication/internet connectivity
- Having to rely entirely on the use of the motor car

Narrow lanes



Fig 7. Forhill in winter

ROWNEY GREEN AND PART OF WEATHEROAK HILL

4.28) In the south east Rowney Green is a substantial settlement and has Village Envelope status limiting development within the Green Belt. Both settlements are ribbon type development with housing following Rowney Green Lane and in Weatheroak, following Radford Road. There is some limited opportunity for some housing infill and diversification of farm buildings for small business ventures.

4.29) Strengths

- Both have visual and physical connections to the surrounding countryside, with high landscape value that include several accessible Public Rights of Way.
- Mostly detached and individually designed houses set in mature landscape and large plots.
- A Public house at Weatheroak
- A Village Hall at Rowney Green

4.30) Weaknesses

- Very limited access into and out of the areas due to the narrowness of the small country lanes which means some places seem cut off from the main facilities within the parish.
- No highway footways (some may consider this a strength) apart from the countryside paths that criss-cross the landscape and there are no cycle ways.
- There is a good community focus even though facilities are quite a way at Alvechurch Village.
- There is one small bus that runs once a day to Bromsgrove 5 days a week.
- Total reliance on the motor car.
- Isolation from other settlements.
- Green Belt restrictions.

4.31) HOPWOOD

4.32) Hopwood and Lea End in the north are very close to the Birmingham boundary and are washed over by the Green Belt. Hopwood hamlet having “Village Envelope” status and residential properties are mainly ribbon development along the main arterial highway the A441. Hopwood maintains the main function of the Green Belt in preventing coalescence between Birmingham and Redditch.

4.33) Lea End has small isolated residential properties along its lane after which it is named. The landscape is lent mainly to farming.

4.34) Strengths

- Housing is set back from the highway and mainly ribbon development
- It has; a 100 % Affordable housing estate of 20 houses within the boundary
- A Hotel

Fig 8. Hopwood services



- A Village Hall
- A community Hall with recreation ground
- There are 2 rugby clubs and a cricket field with social outlets for hire.

Fig 9. Hopwood Motorway services at junction 2 M42

- Good access to the Countryside via many Public Rights of Way, and to the M42 at junction 2.
- It has a petrol station with a small limited shop
- There are some shopping and employment opportunities at Hopwood Motorway Services
- It also has the Hopwood House pub alongside the Birmingham /Worcester canal.
- 2 SSSI's, Bittell Lakes and Hopwood(or Grovely)Dingle

Weaknesses

- There is only limit development infilling allowed within the village envelope and no development outside it
- Green Belt Policies limit all development
- There are no crossings on the A441 apart from one central refuge at lower Hopwood.
- The A441 is the main feeder road to the M42 and runs downhill from the Birmingham boundary causing a great volume of traffic and many incidences of speeding.
- Nearby Longbridge development has added to the volume of traffic now using the A441 to access the M42 at junction 2
- Main facilities are in Alvechurch Village nearly two miles away.
- Highway footways leading to Alvechurch Village and north to the Birmingham boundary are very poor as is the footway to the Motorway Services.
- The bus service only runs a limited weekday service and not at all on Sundays.
- There are incidences of air pollution from nearby farms
- Access to other facilities and railways are only possible via private cars or taxis due to restricted public transport.
- There is no connected safe cycle way with Alvechurch Village
- There are 2 SSSI's in Hopwood one either side of the A441; Bittell lakes to the West and Hopwood Dingle to the East. Seen as a restriction to development, but welcomed by most for their wild life attraction and beauty.



Fig 10. The canal at Withybed

4.35) WITHYBED

4.36) Is a very small settlement with agricultural and brick maker's cottages and other old small properties. It has a good community spirit and centres on The Crown Public house. The settlement is sited on the banks of the Birmingham / Worcester canal and is only separated from Alvechurch Village by a few hundred yards of green countryside.

4.37) Strengths

- Its own public House (*The Crown, see Fig 7*)
- Good visual and physical connections to open countryside and the canal
- A small select historical settlement with individual houses
- Good local community spirit
- Walking closeness to Alvechurch Village and nearby Public Rights of Way
- The canal at Withybed

4.38) Weaknesses

- Green belt restrictions with limited land available for expansion.
- No at hand amenities other than The Crown public House.

4.39) BORDESLEY

4.40) Bordesley adjoins the Redditch boundary and is classic ribbon development set off the Redditch Road. It has a green buffer on either side that separates it from Alvechurch Village and Redditch Town. It plays a similar role to Hopwood in maintaining openness to the Green Belt and prevents coalescence.

4.41) Strengths

- Houses individually designed and set back from the main A441 give a uniformity to the settlement
- Good connections to Redditch and Birmingham and to the M42.
- Close to a petrol station with shop & public house on Dagnell End road
- Good views towards Rowney Green.

Fig 11. *From Bordesley looking towards Peck Wood at Rowney Green*



4.42) Weaknesses

- Reliance on motorcars
- Speeding on A441 and little ability for crossing the road
- Due to length of road and ribbon development with little or no facilities there is a lack of a community spirit
- No social or community facility other than housing.
- Green Belt restrictions limit opportunities
- No Public Rights of Way into the countryside

IDENTIFYING THE TOPICS AND POLICIES

4.43) By analysing community responses from presentations and considering the community Key issues and aspirations, the 5 topic areas as mentioned on page 13 were identified.

4.44) Those five topics were later refined and renamed to include sub issues, identified at later consultations. The Topic sections are not in any particular order of importance.

4.45) Policies and Community Actions (non-land use) have been developed to sit under those five topic headings:

4.46) The Steering Group members were assigned one of the “Topic Group Themes” to analyse the main community highlighted issues associated to their themes and to progress from objectives to eventual Key Aims that identify policies and community actions.

- Topic 1- Housing
- Topic 2- Heritage, Design and the Natural Environment
- Topic 3- Leisure, Health and Well-Being
- Topic 4- Local Business, Shops and Services
- Topic 5- Transport- Getting Around

4.47) Each topic will have a set of land use Policies relevant to that topic. There may also be some non-land use Community Actions, following local issues raised at community consultation that cannot be addressed by land use policies.

4.48) The five topics, and the policies that sit within them, reflect results of the local community and key stakeholder consultations and have been developed using a wide range of available evidence as indicated in this document and within the appendices at the end.

SECTION 5 THE HOUSING TOPIC INCLUDING POLICY 1, GENERAL POLICY.

Alvechurch Parish Neighbourhood Plan

Housing Policy summary

Policy	Summary	Evidence Base
<p>General policy1</p> <p>Actively involving local people in the planning process</p>	<p><i>Local communities and businesses are being invited to play a much more active role in shaping the nature of the places in which they live and work within the framework provided by national and local planning policy</i></p>	<p>Basic Condition statement page 9 Promoting the vitality and character of communities</p> <p>Good Practice Guide to Public Engagement in Development Schemes</p> <p>Guidance: Consultation and pre-decision matters</p> <p>‘Localism Act’ that came into force in November 2011</p> <p>NPPF paragraph (para.) 66. Applicants will be expected to work closely with those directly affected by their proposals</p> <p>NPPF Section 8, para. 69: local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning</p> <p><i>Community initial consultation where agreement to produce a NP was gained.</i></p> <p><i>Many consultations held with public,(see consultation Statement)</i></p>
<p>Policy H 1:</p> <p>Locations for new housing development</p>	<p><i>Aims to support development for new housing within Alvechurch village settlement boundary on suitable brownfield sites, as Alvechurch Village is the most sustainable location in the Parish</i></p>	<p>Strategic Housing Land Availability Assessment; Bromsgrove District Council;</p> <p>Worcestershire Strategic Housing Market Assessment 2012, GVA;</p> <p>Housing Land Availability Report, Bromsgrove District Council</p> <p>BDC Settlement Hierarchy paper 2012;</p> <p>Development Options in Bromsgrove District, Bromsgrove District Council;</p> <p>Sustainability Appraisal of Alvechurch Area Assessment Strategic Site Options, Bromsgrove District Council;</p> <p>Area Assessment Study, Bromsgrove District Council;</p> <p>Sustainability Appraisal of Area Assessment Study, Bromsgrove District Council.</p>

[5 Year Housing Land Supply in Bromsgrove District 1st April 2017](#)

[Housing Market Assessment, Housing Vision](#)

[Objectively Assessed Housing Need and Affordable Housing in response to Inspector's Interim Conclusions](#)

BDP 2 : BDP 4: BDP 5B

NPPF para. 55; To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

NPPF Section 9, para. 83: Setting a framework for Green Belt and settlement policy

[Whole parish Questionnaire Results Summary](#)

Community open day sessions July 2014 on choice of land areas

[Results of Option I: "whole Parish Questionnaire2014"](#)

Some community responses

" Small level growth would help local amenities and retain the compact feel of the village"

"this part of green belt is very valuable"

"Extra social and community infrastructure will be needed if there is a significant increase to housing up to 2030"

Policy H 2:

Housing for Hopwood and Rowney Green

To maintain the size and character of Hopwood and Rowney Green whilst protecting the Green Belt

[BDC Settlement Hierarchy paper 2012;](#)

[Strategic Housing Land Availability Assessment;](#)

[Objectively Assessed Housing Need and Affordable Housing](#)

[Housing Market Assessment, Housing Vision](#)

NP, Evidence Base Document: Some community comments

- "housing should be appropriate to need" (The Lounge consultation); The lounge consultation
- "New housing provision needs to be balanced against adequate facilities - schools and shops" (page 12)
- "No infrastructure to support further development" (page 12)

Page 19 Rowney Green is a substantial settlement and has a Village Envelope status limiting development within the Green Belt.

Page 19 : Hopwood and Lea End in the north are very close to the Birmingham and are washed over by the Green Belt with Hopwood hamlet having a "Village Envelope" status

BDP 4: BDP 5B

NPPF para. 50 -55: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities

Some Whole Parish Questionnaire comments

"Community wish for small housing for local people especially for first time buyers and the elderly residents"

"Green belt should remain green"

"Should only be if there is a proven local need"

"Focus should be on Alvechurch as even with large developments in the hamlets there wouldn't be enough leverage to provide significant infrastructure"

"Why create amenities in Alvechurch and then build elsewhere"!

Policy H 3: affordable housing on rural exception sites in the green belt

To provide small scale affordable housing developments on rural exception sites for those with a local connection as identified through specific local needs surveys and through the Home Choice Plus scheme.

[Worcestershire Strategic Housing Market Assessment 2012, GVA;](#)

[Affordable Housing Viability Study, Levvel;](#)

[Housing Growth Development Study, Redditch Borough Council and Bromsgrove District Council;](#)

[Objectively Assessed Housing Need and Affordable Housing](#)

[Fewer homes built on rural exception sites: CPRE's reaction](#)

[Parliament UK: 6 Definition of affordable housing](#)

[Housing Market Assessment, Housing Vision](#)

[2011 Census Analysis - Comparing Rural and Urban Areas of England and Wales](#)

NP: COMMUNITY ACTION 1: RURAL EXCEPTION SITES

The Parish Council will work with the District Council to identify suitable rural exception sites for small scale affordable housing development when there is a proven local need.

BDP 4; BDP8: BDP9;

NPPF para. 54-55: To promote sustainable development in rural areas plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate

"Community consultation wishes to allow local people the opportunity to have a decent home"

"Why create amenities in Alvechurch and then build elsewhere"!

Policy H 4: housing design principles

To establish a strong “sense of place” and create attractive and comfortable places to live with buildings that have a natural resonance with their environment and that can be easily repaired.

[WCC Alvechurch Historic Environment Resource Assessment;](#)

[Alvechurch Parish Design Statement](#)

[Worcestershire Landscape Character Assessment, Supplementary Guidance Worcestershire County Council;](#)

[Conservation Area appraisals, Bromsgrove District Council](#)

[The Institution of Lighting Professionals \(ILP\);](#)

[By Design: Design in the Planning System, CABE](#)

[“Briefing 7 points about the new Housing Standards”](#)

[Building for Life](#)

NP; E.B. Summary Doc. Page 8 and 9

APNP thus emphasises an intention to see Parish developments as being better because of attention to quality design.

BDP 15; BDP 18; BDP 19;

NPPF Section 7. Requiring good design

Community comments

“Reduce street lighting” (picnic in park)

“to keep the NP area character”

“More use of green and environmental technologies/energy conservation”.

“Yes but not wind or solar power”! (The Lounge consultation)

“Keep the Village a village” (picnic in park)

“keep our environment as rural as possible” (The lounge consultation)

Policy H 5: Sustainable development through design

To encourage development that improves and enhances the existing and provides for a better future way of life in the parish and promotes zero carbon methods over the life time of the APNP.

[Climate Change Strategy & Action Plan\(BDC 2010-2013\);](#)

[Standards and Quality in Development: A Good Practice Guide. 2nd Edition National Housing Federation \(2008\)](#)

[Get Britain Cycling](#)

[The green Infrastructure baseline Report\(BDC\);](#)

Make use of the [Alvechurch Parish Design Statement](#)

Make use of the [WCC Alvechurch Historic Environment Resource Assessment](#)

[Building for Life](#)

[BREEAM is the world's leading sustainability assessment method for master-planning projects, infrastructure and buildings](#)

EB page 9: Encouragement was supported for the use of locally sourced materials such as Alvechurch red brick, ornate roof and chimney detailing similar to existing properties and properties that feature a range of renewable and energy efficiency technologies.

NPPF para. 56: The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

NPPF Section 10. Meeting the challenge of climate change, and flooding: Paras. 93-104

Royal Institute of British Architects (2011) "The Case for Space - The size of

England's new homes", RIBA

Royal Institute of British Architects (2012) "The way we live now: what people need and expect from their homes", RIBA

Commission for Architecture and the Built Environment (2009) "Space in new homes: what residents think" CABI

COMMUNITY ACTION 2: PLANNING FUTURE EDUCATION PROVISION

To ensure appropriate school/nursery facilities are available, commensurate with housing development

Community agreement that energy saving should be associated to new housing

housing should be appropriate to need (The Lounge consultation)

Small level growth would help local amenities and retain the compact feel of the village

Policy H 6: Providing a mix of housing types and sizes

To encourage sustainable development of a more suitable mix of property and tenures as supported by the community including an element of affordable housing. The policy aims to help those accessing the market for

[Strategic Housing Land Availability Assessment;](#)

[BDC Settlement Hierarchy paper 2012;](#)

[Worcestershire Strategic Housing Market Assessment 2012, GVA;](#)

[Worcestershire's Housing Market Assessment 2012: It shows a mix of house types in both market and social sectors is needed.](#)

the first time and to also provide housing for older residents wishing to downsize from their current homes and free up larger houses for growing families.

ONS 2011

BDP 1;BDP 7;

NPPF Section 6: Delivering a wide choice of high quality homes: Para. 50, all bullet point including, plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)

SOME COMMUNITY COMMENTS

"housing should be appropriate to need" (The Lounge consultation)

a mix of tenures and size

One said "scale and type important"

a mix of housing is better (The Baptist Church consultation)

New housing provision needs to be balanced against adequate facilities - schools and shops

Policy H 7: new housing, improved services, facilities and amenities

To encourage safe, accessible, adequate and sustainable services and facilities especially around Alvechurch Village centre to meet the future needs of parish residents. Whilst encouraging developers to mitigate against any negative community facility or amenity loss, e.g. For the medical centre or schools

[WCC. Health impact assessment check list](#) for applications

[W.C.C. Health Impact Assessment in Planning Toolkit](#)
[Future communities, design and develop the services, supports and social infrastructure](#)

A Health Impact Assessment (HIA) is a process which ensures that the effect of development on both health and health inequalities are considered and responded to during the planning process.

HIA is undertaken to predict the health implications on a population of implementing a plan, policy, programme or project, and in so doing aid decision-making. HIA should aim to enhance the potential positive aspects of a proposal through assessment while avoiding or minimising any negative impacts, with particular emphasis on disadvantaged sections of communities that might be affected.

Evidence Base summary pages 9, 10 and 12
Community responses

Community Infrastructure Levy Regulations 2010 (+ amendments)

Sustainable Communities Act 2007

Bromsgrove District Health Profile

[\(NHS and Department of Health\)](#)

[The Social Infrastructure Audit, Bromsgrove District Council BDC](#)

BDP 6; BDP 12; BDP 15; BDP18, BDP 25

NPPF Section 8 .Promoting healthy communities:
Especially Para 72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.

Some community comments

“Community, many concerns about loss of essential facilities and amenities”

“The anomaly created by our medical practice being attached to the South Central Birmingham Clinical Commissioning Group (SCB, CCG) rather than the Redditch and Bromsgrove Clinical Commissioning Group”

“The potential need for health facilities to expand or be enhanced to meet any growth”

“There is no large venue for groups to pursue after work indoor evening classes or communal sports”.

“New housing provision needs to be balanced against adequate facilities - schools and shops”

“Extra social and community infrastructure will be needed if there is a significant increase to housing up to 2030”

“Improve sports areas”

5.1) HOUSING INCLUDING THE LIVING POPULATION

5.2) The parish of Alvechurch has a population of approximately 5,611 people. The 2011 Census showed that the majority of the population is of working age. There are 1194 below the age of 20, 2776 people are 20-60 year olds and 1641 people are above the age of 60, which is 29.25 % of the total.

5.3) The number of dwellings was 2,215 in 2001 and 2348 as stated in the 2011 National Census figures and shows an increase of 133 dwellings over that 10 year period which averages out at 13 houses per year.

Fig 12. (Office of National Statistics, year on year increase in dwelling stock 2001 and 2011 Census)

Alvechurch Parish	Dwellings	Year increase	Alvechurch Parish	Dwellings	Year Increase
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Mar-11	2348	22	Mar-06	2254	18
Mar-10	2326	20	Mar-05	2236	5
Mar-09	2306	8	Mar-04	2231	1
Mar-08	2298	10	Mar-03	2230	5
Mar-07	2288	34	Mar-02	2225	10
			Mar-01	2215	0

5.1) Housing in the parish has expanded over a relatively short time period but facilities and amenities have not increased significantly. Consequently additional housing development will put extra pressure on the already stretched amenities such as the local Doctor's surgery and the Primary and Middle Schools.

5.2) There is a need to provide a wider range of housing types in the Parish, particularly starter homes and especially some housing designed for older people (including bungalows) as indicated at public presentations and questionnaire results.

BDC Appendix- Examiners report of the BDC Local Plan 2011-2030, Mod MM3, page12, Vision 4.6 states-

"In the next 15 to 20 years, the District will have achieved a more balanced housing market and be continuing to deliver the required level of housing growth to meet local needs, including the needs of the elderly population".

5.3) Within the Alvechurch Village boundary development is not restricted by Green Belt policy and consequently is suitable for future housing growth. However for any major development i.e. 10 or more dwellings, to take place it would need the release of green belt land to be incorporated into the Village boundary.

5.4) It was recommended new housing should follow the Build for Life criteria, theses have now been amended in 2015 to ["Briefing 7 points about the new Housing Standards"](#) published in March 2015

5.5) Optional standards

5.6) New national technical access standards for housing:

5.7) Building Regulations now specify three design standards: Categories 1, 2 and 3. Category 2 is broadly comparable to Lifetime Homes although there are points of details which differ and need to be addressed. Category 3 is broadly similar to the Wheelchair Housing Design Guide but is not a 'one size fits all' solution given the many and varied access requirements of individual wheelchair users.

5.8) There was some agreement that future small areas of Green Belt may need to be released but only for limited development that relates to local need. Future housing is needed to support some District housing numbers post 2023, preferably in sustainable positions adjoining the edges of Alvechurch Village.

Alvechurch Housing stock types

1 Bedroom (Household Spaces)	Count	154
2 Bedrooms (Household Spaces)	Count	523
3 Bedrooms (Household Spaces)	Count	983
4 Bedrooms (Household Spaces)	Count	470
5 or More Bedrooms	Count	162 (<i>Office of national Statistics 2011</i>)

5.9) A review of available housing data shows that, in Alvechurch, there is:

- a high level of home ownership (80.122%) and correspondingly low proportions of social and private rented housing
- a choice of properties by type with the exception of affordable homes for young families, single people and the aged
- At the same time, a higher supply of 1 and 2 bed properties 29% compared to BDC of 26% as a whole.

5.10) Consultation with local people has revealed concern about the affordability of housing in Alvechurch parish particularly for young people and families. People are also concerned about there being not enough mix or range of housing types available. The perception is that many new developments are skewed towards larger dwellings.

5.11) Worcestershire's Housing Market Assessment sets out key points for the district as a whole that reflect these concerns: It also shows a mix of house types in both market and social sectors is needed. There is a shortfall of smaller units, especially one and two bedroom properties in the market sector and both small and family units in the social sector.

Alvechurch Ward Projected Change in Private Household Population:

Households and Household Size by Ward 2006 – 2030

Private Household	Change 2006-2030:	-20
Household Size	Change 2006-2030:	-0.17
Households	Change 2006-2030:	180

Annual **Change over 24 years:** **8**

Bromsgrove SHMA Overview Report 2012

<http://www.bromsgrove.gov.uk/media/1079645/Appendix-2-Bromsgrove-Overview.pdf>

5.12) Using these projections and those of the 2001 to 2011 census projections rounded up to 9, we can assume from 2023-2030 if trends were to follow and a 10% increase added for under-development this would equate to around about 70 further houses would be needed for Alvechurch Parish to satisfy its future housing needs during the plan period. Or if the last decade figures are used then 13 houses per year equates to approximately 91 houses

being needed. However it is recognised that Alvechurch village will support the Bromsgrove District strategic housing numbers as stated in the District Local Plan 2011-2030.

5.13) Although it is important to maintain the openness of the countryside in this part of the District, Alvechurch Village represents a potentially suitable and sustainable location for some very limited new housing should the need arise in the future. As the entire parish is totally covered by the Green Belt it was decided in 1996 that Alvechurch Village should be removed from the Green Belt.

5.14) The boundary of Alvechurch village is shown on the BDC's emerging Local Plan (2011-2030) Proposals Map. Proposals for development will need to accord with relevant policies of this plan and with due regard also being paid to the Alvechurch Parish Design Statement and the Alvechurch Historic Environment Resource Assessment documents.

5.15) Land available for development of any substance has now been used within Alvechurch Village as of the time of writing (2016). Therefore housing for the future post 2023 would require further land, on the edge of Alvechurch village, to be released from the Green Belt and incorporated into the village boundary through a Local Authority led Green Belt review to allow for future need.

5.16) This all needs bearing in mind with the fact that the BDC Development Plan 2011-2030 proposes development of approximately 6,900 dwellings to be completed in the District between 2011 and 2030. The BDP identifies the sites that will deliver 4,600 of the required total and highlights that a full Green Belt Review will need to be undertaken

District	2001 Census				2011 Census			
	Private		Affordable (RSL and LA)		Private		Affordable (RSL and LA)	
	Number	%	Number	%	Number	%		
Bromsgrove	31,452	89.4	3,716	10.6	34,471	90.0	3,819	10.0

following the adoption of the Plan. This will identify the land to accommodate the remaining 2,300 homes in the period 2023- 2030.

5.17) Private and Affordable Housing Split, 2001 and 2011

Fig 13. *Worcestershire Strategic Housing Market Assessment Monitoring 2012/1*

5.18) "Worcestershire contains a total of approximately 247,450 dwellings of which approximately 6,690 are vacant, resulting in a total dwelling occupancy level of approximately 240,770 and a vacancy rate of approximately 2.7%, as at 2010/11.

5.19) Worcestershire Local Authorities Worcestershire SHMA Main Report

5.20) The tenure profile of stock is not uniform across the authorities with Redditch standing out as having a considerably higher proportion of social rented stock, 22%, above even the national average. Bromsgrove by contrast has only 10% of its stock classified in this tenure, with Malvern Hills also below the County average at 13%.

5.21) Paragraph 937: A long-term estimate is made that affordable housing will need to constitute between at least 12% and 27% across Worcestershire, with Redditch in particular showing a strong future demand for non-market housing. It is important to note that this is based on long-term economic forecasts and does not take into account

finance or housing supply issues and therefore does not represent as robust an estimate as the short-term calculation of need for affordable housing.

5.22) 9.48 Analysis of waiting list data within section 7 illustrates that a mixture of sizes of properties are required across each of the local authorities in Worcestershire. Evidence shows a high demand for 1 and 2 bedroom properties, based on the application of the bedroom standard, with this constituting around or over 80% of demand across all authorities. Bromsgrove and Wychavon show the highest demand for larger 3 and 4 bedroom properties, 21% and 18% respectively. It is important to recognise that this analysis focuses solely on those households considered as in 'significant need' with the broader waiting list incorporating a large mix of household types as evidenced in the analysis within section 5". (*Worcestershire SHMA Main Report*)

Fig 14. *WCC, Projected Change in Private Household Population²⁶, Households and Household Size by Ward– 2006- 2030*

	Private Household Population			Household Size			Households			
Scenario 3 - Migration-led HR	2006	2030	Change 2006 - 2030	2006	2030	Change 2006 - 2030	2006	2030	Change 2006 - 2030	Annual Change (24 years)
Alvechurch	6,210	6,190	-20	2.35	2.18	-0.17	2,650	2,830	180	8



Fig 15. *Affordable Housing in Rectory*

Gardens

The 'Amion Housing Needs Assessment¹ – Report in response to Inspector's Interim Conclusions, 29th August 2014', makes it clear that in Bromsgrove house price increases far outstrip earning increases. It is evident that with an average (median) gross annual income of £23,364², many young residents wanting to buy a property in Alvechurch on their own will struggle to access anything other than affordable rented (2 bed dwelling) and social rented properties without considerable deposits.

The adopted Bromsgrove District Plan identifies a need for two and three bedroomed properties in the district. The APNP seeks, based on the Worcestershire Strategic Housing Market Assessment 2012 and the Amion Housing Needs Assessment report 2014, a proportion of smaller housing for

¹ [*Amion Housing Needs Assessment – Report in response to Inspector's Interim Conclusions -29th August 2014*](#)

² *Home Truths West Midlands, February 2014 via Annual Survey of Hours and Earnings (ASHE), Office for National Statistics (ONS) 2012*

first-time occupiers and single story dwellings with some outdoor space for older residents wishing to downsize. Throughout consultations, affordable housing was one of the key issues identified by local residents for the parish, with the view that development should consist of an element of small and affordable homes.

SECTION 6 HERITAGE, DESIGN AND THE NATURAL ENVIRONMENT

Alvechurch Parish Neighbourhood Plan

Heritage, Design and the Natural Environment

Policy summary

Policy	Summary	Evidence Base
POLICY HDNE 1: BUILT HERITAGE AND LOCAL CHARACTER	<i>To maintain, conserve and enhance the built heritage assets and local character of the Parish and their setting</i>	<p>Section 12 of NPPF. Conserving and enhancing the historic environment.</p> <p><i>“the desirability of sustaining and enhancing the significance of heritage assets, putting them to viable uses consistent with their conservation” and “desirability of new development making a positive contribution to local character and distinctiveness”.</i></p> <p>WCC Historic Landscape Character Assessment. Worcestershire County Council (WCC)</p> <p>Historic Environment Assessment for Bromsgrove District Council / Worcestershire County Council.</p> <p>Bromsgrove District Council (BDC) Conservation Area Character Appraisals and Management Plans,</p> <p>BDC. Local Heritage List Strategy</p> <p>APNP Website- Library page. The Heritage of Alvechurch</p> <p>WCC. Alvechurch Historic Resource Assessment</p> <p>BDC. Alvechurch Parish Design Statement</p> <p>WCC. Alvechurch HEAP's- Alvechurch and Withybed Green (ALV-A1), Rowney Green, Bordesley and Alvechurch Park (ALV-A3).</p> <p><i>Some community comments received</i></p> <p><i>“Keep rural villages like Rowney Green – Rural”.</i></p> <p><i>“Support - green hedges, old buildings; resist - lamp posts, curbs, hard surfaces”</i></p> <p><i>“need to retain its character with a mixture of housing stock”</i></p>
POLICY HDNE 2: LOCAL	<i>To consider favourably development that retains the character</i>	<p>National Planning Policy framework (NPPF) Paragraphs 56, 58 and 109 to 125.</p>

<p>DISTINCTIVENESS</p>	<p><i>and distinctiveness of the parish as mentioned in the Alvechurch Parish Design Statement (APDS) WCC Alvechurch Historic Environment Resource Assessment (AHERA) and WCC Historic Environment Action Plan.</i></p>	<p>58. Plans should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.</p> <p>WCC Landscape Character Assessment, Supplementary Guidance.</p> <p>WCC Historic Landscape Character Assessment.</p> <p>WCC-Trees and Woodland in Worcestershire</p> <p>Bromsgrove District Council Conservation Area Designation Report - Alvechurch</p> <p>WCC. Farmstead Assessment Framework</p> <p>Alvechurch Parish Design Statement.(APDS)</p> <p>WCC- Alvechurch Historic Environment Resource Assessment</p> <p>WCC- Historic Environment Action Plan (HEAP). Alvechurch and Withybed Green (ALV A1) Rowney Green, Bordesley and Alvechurch Park (ALV A3)</p> <p>APNP website- Library Page The Heritage of Alvechurch</p> <p>Alvechurch Village Society website</p> <p>Rowney Green website. www.rowneygreen.org</p> <p>Peck Wood website. www.peckwood.org</p> <p><i>Some Community comments</i></p> <p><i>Consultations: “Overwhelming local support to keep the “appearance and feel of the area”.</i></p> <p><i>“Most of us would probably prefer to keep the character of the Parish as it is and commute outside for work”</i></p> <p><i>“Keep the Village a village” (picnic in park)</i></p> <p><i>“keep our environment as rural as possible” (The lounge consultation)</i></p>
<p>POLICY HDNE 3:</p> <p>THE ALVECHURCH PARISH DESIGN STATEMENT</p>	<p><i>To indicate that the Alvechurch Parish Design Statement is an integral part of the Alvechurch Parish Neighbourhood Plan.</i></p>	<p>NPPF- paragraph 56 (requiring good design)</p> <p>Paragraph 58 (respond to local character and history)</p> <p>Paragraphs 126 to141.</p> <p>WCC Historic Landscape Character Assessment.</p> <p>WCC-Trees and Woodland in Worcestershire</p> <p>Bromsgrove District Council Conservation Area Designation Report</p> <p>WCC- Alvechurch Historic Environment Resource</p>

Assessment

Alvechurch Historic Environment Action Plan- Alvechurch and Withybed Green (ALV A1), Rowney Green, Bordesley and Alvechurch Park (ALV A3).

Rowney Green website. www.rowneygreen.org

Rowney Green - Village Design and Rural Character

Alvechurch Parish Design Statement.

Community support for this shown by the a whole community taking part in the making of the document

POLICY HDNE 4: PROTECTING LANDSCAPE AND OPEN VIEWS

To encourage development that conserves and enhances the openness and existing character of Alvechurch Parish.

NPPF Section 11:

Paragraphs;109,110,114,117,118,123,125,126, 129,137,141

Worcestershire Landscape Character Assessment. WCC.

Alvechurch HERA. WCC

Alvechurch HEAP's. WCC

Bromsgrove Green Infrastructure Baseline Report.

Conservation Area Designation Report. BDC.

Living Landscape schemes, The Wildlife Trust

Letter from C.J.Bond Monastic Archaeologist - APNP Library Page and WCC Historic Environment Record. SWR 24524

Alvechurch Village Society website.

Rowney Green website. www.rowneygreen.org.

Local societies and consultations give strong support to protecting the Natural Environment

Members of the local Community and a planning officer walked round the edge of Alvechurch Village boundary with the Steering Group noting all views they thought of value to local people

POLICY HDNE 5: ACCESS TO THE COUNTRYSIDE

To encourage proposals that protect, enhance and conserve Alvechurch's rural environment whilst encouraging access to the countryside for all.

NPPF 28 to promote the retention and development of local services.....which respect the character of the countryside".

BDC 24. Worcestershire Green Infrastructure Strategy. WCC

Worcestershire Green Infrastructure Framework Documents WCC

Bromsgrove Green Infrastructure Baseline Report. BDC

BDP 25. Open Space, Sport and Recreation Assessment.

[WCC. Worcestershire Countryside Service. Countryside and Leisure. \(Support given to Alvechurch Village Society Footpath volunteers.](#)

Worcestershire Bridleways and Riders Association.
www.wbra.co.uk.

Free public access to walks in the Alvechurch countryside facilitated by leaflets and websites at www.worcswildlifetrust.co.uk,

Other countryside access available from the following services:

Alvechurch Marina www.hoseans.co.uk (canal holidays).

Seechem Equestrian Centre
www.seechemequestrian.co.uk

Alvechurch Riding Club
www.alvechurchridingclub.co.uk.

Alvechurch Fisheries www.alvechurch-fisheries.co.uk

Peck Wood Centre. www.peckwood.org. Residential Centre for youth groups in eight hectares of ancient woodland.

Consultations comments showed that the ability to access the countryside was a high priority.

Picnic in the park 2017-Question 7 on creating more riverside walks within the parish brought near unanimous support 105 from 111 received, people with a similar significant level of support for question 8 on protection and increase of green spaces in the parish with 104 respondents in favour.

Yes - beauty of countryside should be accessible to all
Needs to be very sensitively done

**POLICY HDNE 6:
PROTECTION AND
ENHANCEMENT OF THE
NATURAL
ENVIRONMENT**

*To protect and enhance
the Natural
environment and
biodiversity of the
Parish area.*

NPPF; paragraphs 109 -114 and 117-125.

BDP 21, Natural Environment.

BDP 24. Green Infrastructure.

[BDC Strategic flood risk assessment](#)

[Biodiversity Action Plan for Worcestershire.](#)

Alvechurch Historic Environment Resource Assessment. WCC.

Veteran trees, ancient hedgerows and ancient route ways of disparked medieval parks described in the Alvechurch HEAP's.

Alvechurch and Withybed Green (ALV_A1) and

Rowney Green, Bordesley and Alvechurch Park (ALV_A3). Alvechurch HEAP's WCC

Constraints map shows position of two SSSI and thirteen Local Wildlife Sites in the parish.

[Water Vole Strategy. Bromsgrove District Council.](#)

[Biodiversity 2020, Department for Environment, Food and Rural Affairs](#)

Living Landscape schemes. The Wildlife Trust.

The Roman Road, Icknield Street, a narrow lane runs through the east of the parish.

Other sites of special wildlife value: The Wiggin boardwalk. Hopwood Park motorway services private nature reserve. The canal towpath. Highway verges.

[Worcestershire biological records centre. Alvechurch species list \(see also list on library page on the Apnp website.\)](#)

[Species List](#)

[Bird Species List](#)

[British Trust for Ornithology recorders.](#) Alvechurch Bird List. (See also the list on the library page on the NP website)

[Garden Birds. 2016 The Ferns \(see the list also on the Library page of the APNP website\)](#)

Peck Wood. Ancient Woodland. www.peckwood.org.

Newbourne Wood. Worcs. Wildlife Trust.
<http://www.worcswildlifetrust.co.uk/>

Consultations: Some comments:

"Feel natural with lots of plants and animal variety.....areas should be protected"

"new housing developments - made to preserve existing hedgerows and mature trees and plant new trees"

"Biodiversity projects are always good for a small community"

6.1) Alvechurch Parish is an area of much-valued and beautiful landscape with extensive views. It has especially good tree cover, and excellent footpaths giving opportunities to access the countryside. Farming is small-scale and mostly pastoral, which encourages a good variety of wild life. The Parish is all Green Belt with the exception of Alvechurch village itself.

6.2) The landscape includes:

6.3) Alvechurch Parish is mainly classified as Principal Timbered Farmlands, with some being Wooded Estate lands and Wooded Hills. Principal Timbered Farmlands are Cobley Hill, Hopwood, Alvechurch, Beoley, area between Rowney Green and Hob Hill fall within this Landscape Character Type.

6.4) The main characteristics are small fields and mixed farming, winding lanes, scattered settlements, large and small woods, copses and hedgerows and remnants of old hunting estates. The landscape includes the River Arrow and its lowlands and feeder brooks from higher ground around Wast Hills, Weatheroak, Rowney Green, and Cobley Hill give extensive views across to the Bittell reservoirs and the Birmingham and Worcester canal.

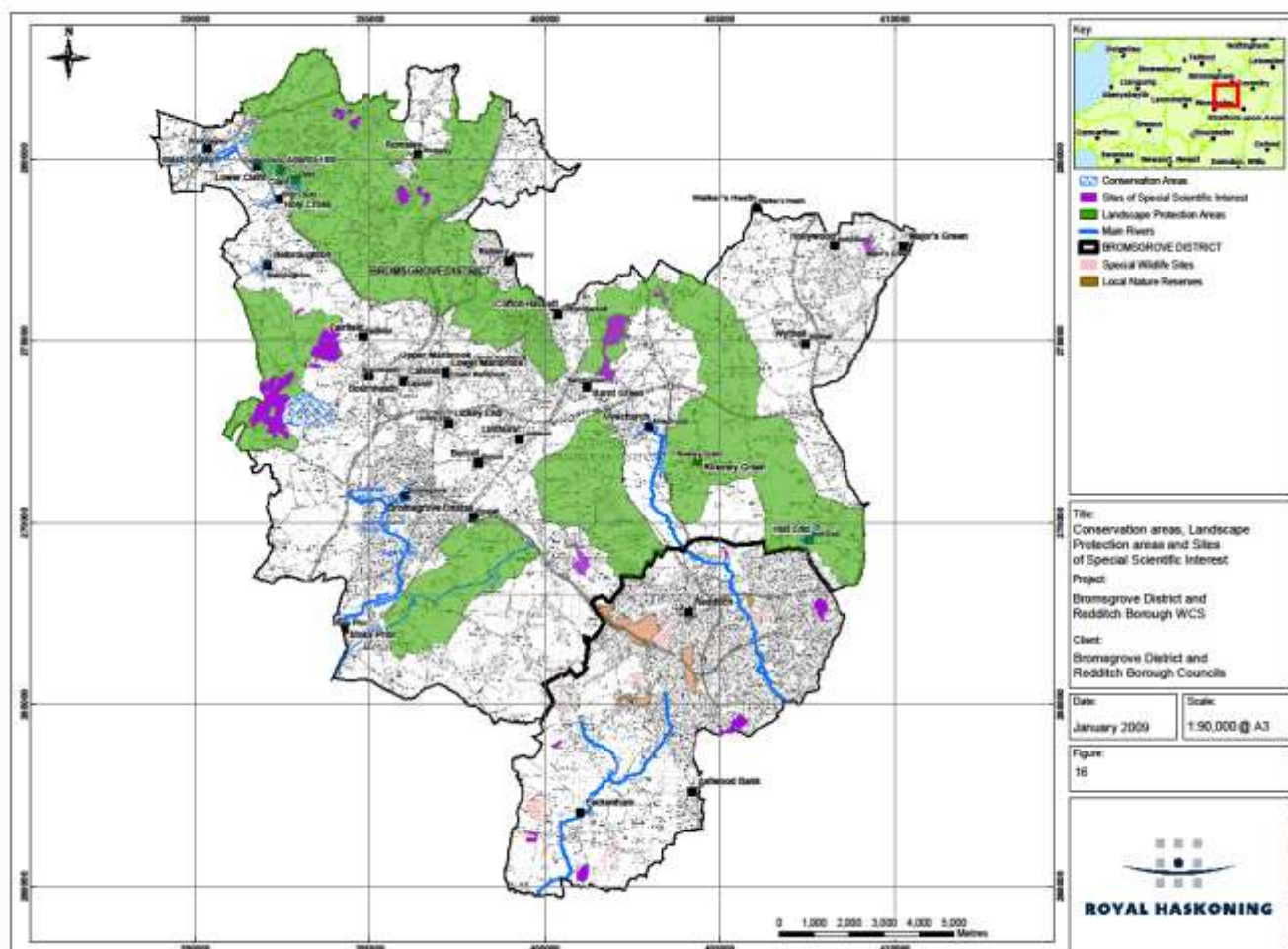


Fig 16. *Conservation areas, Landscape Protection areas and Sites of Special Scientific Interest*

[Double Click on the map for a larger PDF online image.](#)

6.5) To maintain and enhance the landscape the following recommendations are made:

- Maintain the tree cover character of hedgerow oaks, and enhance the age structure of the hedgerow oak population
- Conserve all ancient woodland sites and restock with locally occurring native species
- Seek to bring about coalescence of fragmented relic ancient woodlands
- Encourage the planting of new woodlands, reflecting the scale, shape and composition of the existing ancient woodland character, favouring oak as the major species
- Conserve and restore tree cover along water courses and streamlines
- Seek opportunities to enhance tree cover along highways and other non-farmed locations

- Conserve and restore the pattern and composition of the hedgerow structure through appropriate management and replanting
- Conserve the organic pattern and character of the lane networks
- Maintain the historic dispersed settlement pattern

6.6) Farming & horticulture

6.7) The land is predominantly Grade 3 agricultural land, mostly heavy clay pastoral land (sheep and cattle) with some equine establishments. There is no significant market gardening.

6.8) Woodland and trees

6.9) Larger woods include Peck Wood, Newbourne Wood and Grovely (Hopwood) Dingle. There are numerous small dingles and copses and lines of ancient trees along hedgerows and in settlements. Many trees form visual screening as well as reduce the effects of noise, especially those that are close by to the M42.

6.10) It is important to conserve trees in our local environment in terms of visual appeal, their importance to wildlife and in terms of their ability to block noise and pollution from the motorway or other unsightly features. Many new woods and plantings include Withybed Wood, Mick's Wood, and new trees in established woodland like Peck Wood and Newbourne Wood.



6.11) Footpaths and access

6.12) There is an excellent network of public countryside footpaths and bridleways, well-maintained by Alvechurch Village Society. The North Worcestershire Path skirts the northern end of the Parish and Icknield Way is a Roman road to the east. Footpaths are generally through fields, though some are old byways such as Birches bridleway, the old "Salt Way" to Droitwich, and Pestilence Lane. Most footpaths are not accessible to people with limited mobility. Access to wooded areas and reservoirs is very limited.

6.13) The towpath along the canal is muddy and unstable in places, with no seating or signposting. Walking, cycling and horse riding along minor roads is not easy due to fast moving traffic and no usable verge.

6.14) Minerals

6.15) Alvechurch is situated in the Worcestershire "area of opportunity" for clay, though this is not expected to be used for some decades. There are no plans for mineral extraction in the parish

6.16) Water

6.17) The River Arrow flows through the Parish and is only publicly accessible for short stretches in Alvechurch Village.

6.18) The Birmingham and Worcester Canal has a towpath, a marina at Alvechurch and other mooring areas especially at Bittell. The canal is used for narrow boating, fishing, walking and cycling along the tow path. Bittell reservoir is used for fishing and has a members sailing club but has no public access.

There are numerous small ponds, mostly derived from former marl-pits. Many small brooks and water run-off from higher land, lead to flash-flooding if the culverts cannot take the volume of water in very heavy rain.



6.19) Wildlife Special designations

6.20) There are two Sites of Special Scientific Interest. They are Hopwood (Grovely Dingle), having old native woodland and ground flora, and the north shore of Upper



Bittell reservoir with rare shoreline plants. Newbourne Wood is a local nature reserve owned by Worcestershire Wildlife Trust. Special-Local Wildlife Sites include Bittell reservoirs, a meadow near Foxhill, The Meadows in Alvechurch Village, old fish ponds also in Alvechurch, Peck Wood and at Rowney Green. There is also a private nature reserve at Hopwood Motorway Service Station. Wild life and species lists can be found on the library page of the NP website³.

6.21) Green Space

6.22) The Parish has 23 hectares of outdoor playing space, including sports pitches and children's playgrounds. There are also many small open spaces within existing residential areas of Alvechurch, Hopwood and Rowney Green.

6.23) Historic Landscape

6.24) Heritage is about what we value from our past. It is what we decide to keep, conserve, re-use and share and to celebrate. It's about memories, cultures, ways of life as well as places, buildings and objects. Everybody in our parish has their own idea about what they value from the past and what people value reflects the different identities that people have.

6.25) The heritage assets of a place, its buildings, historic parks, playing areas and libraries, as well as its long-established business, shops and pubs, are all valued community assets that people want to protect, keep and use. Community Rights to Bid and to Buy make it easier to make sure that valued local heritage is protected, continues to exist, and benefits communities.

6.26) The medieval Alvechurch Park, linked to the Bishop's Palace, is shown on a map of 1701 held in the County Records. Remnants still exist, especially in Peck Wood and Rowney Green. Next to it is the medieval Bordesley Park, some of which is also in the parish. Both contribute strongly to the landscape and heritage of the parish, with high ground, ancient trees and significant wildlife. [Historic England, Name: Moated site and fishponds at the Bishop's Palace](#) List entry Number: 1018334, the link includes to a map of the Palace curtilage.

6.27) A full appraisal of the heritage of Alvechurch and its sources can be seen in the pdf document The Heritage of Alvechurch document by Dorothy Snaddon on the Library page of the Alvechurch Neighbourhood plan [website here](#).

6.28) What is an Asset of Community Value?

6.29) "Any building or piece of land can be listed as an Asset of Community Value if its main use currently (or in the recent past) furthers local social wellbeing, and could continue to do so in the future. It does not matter whether the building or piece of land is in private or public ownership" Government document Community Rights and Heritage 2016.

6.30) Historic England Provides advice on how communities and local authorities might approach local listing:

6.31) historicengland.org.uk/listing

6.32) Historic England's Pillars of the Community publication explains the process of transferring local authority heritage assets to communities: [historicengland.org.uk pillars-of-the-community](http://historicengland.org.uk/pillars-of-the-community)

6.33) References to this section see Appendix A; link to main doc: -and-[sustainability-final-m-green-19-2-2014.pdf](#)

³ [Wild life lists](#)

6.34) [The Heritage of Alvechurch document written by Dorothy Snaddon](#) (also a member of the Steering group) provides many interesting facts about Alvechurch Parish. This PDF can be found on the library page of the Alvechurch parish Neighbourhood Plan website.

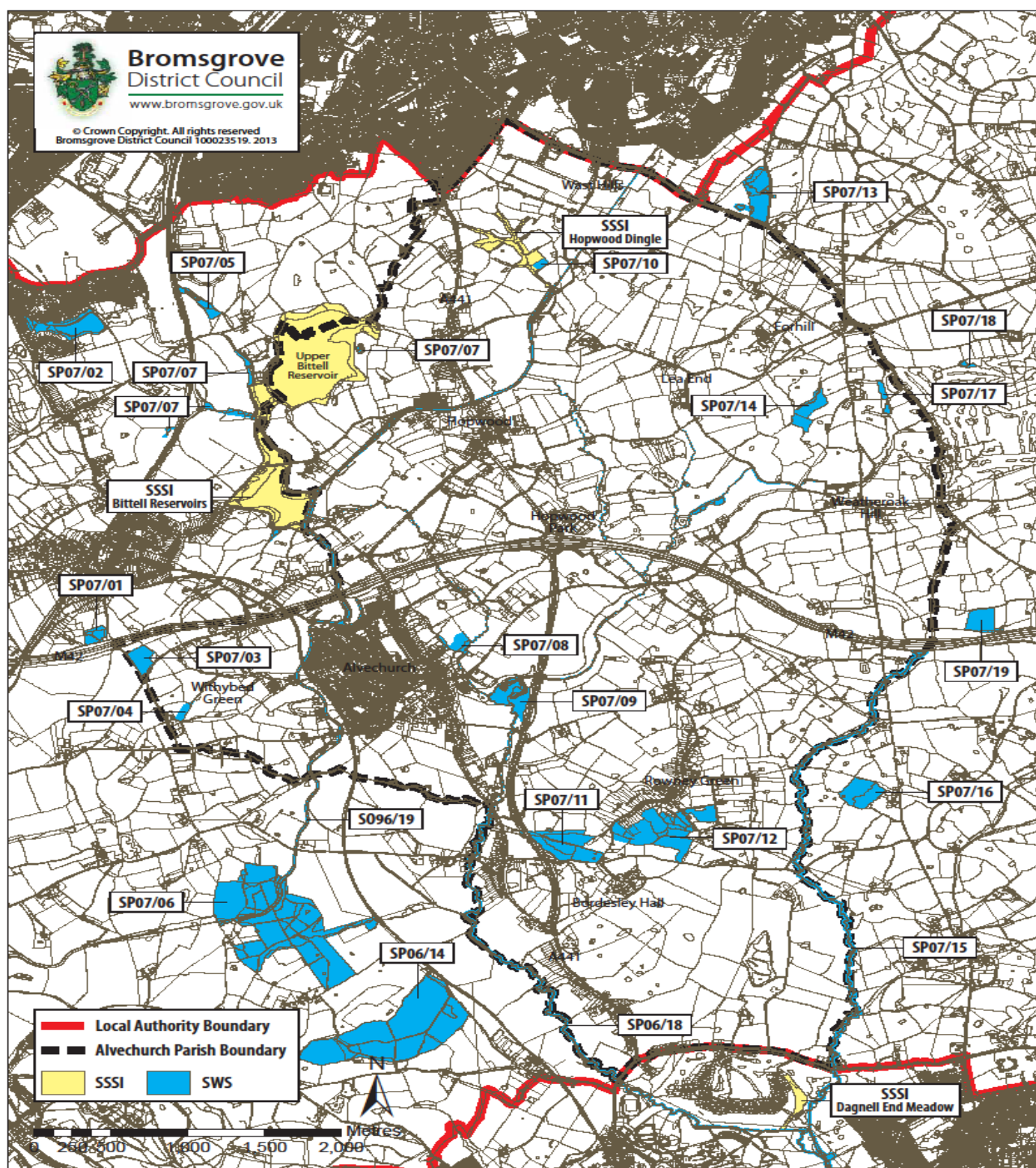


Fig 17. [Constraints map. Double click map to open pdf in a larger view OR CLICK HERE](#)

Key to Constraints map. Alvechurch Parish – Environmental Designations	
Sites of Special Scientific Interest (SSSI)	Bittell Reservoirs Hopwood Dingle Dagnell End Meadow (South of Boundary in Redditch)
Special Wildlife Sites / Local Wildlife Sites	SO96/19 Worcestershire and Birmingham Canal SP06/18 River Arrow SP07/03 Coopers Hill Wood SP07/04 Meadow Near Foxhill House SP07/07 Bittell Reservoir (Associated Ponds) SP07/08 Alvechurch Playing Fields SP07/09 Old Fish Ponds (semi improved grasslands) SP07/10 Hopwood Dingle (Part)
<i>Nearby in Bromsgrove District and all within Alvechurch Parish.</i>	SP07/11 Peck Wood SP07/12 Rowney Green (formerly listed as Rowney Green Bog) SP07/14 Swanshill Wood SP07/15 Dagnell Brook SP07/17 Lake at Mount Pleasant
<i>Nearby in Bromsgrove District</i>	SP06/14 Butler's Hill Wood SP07/01 Cock's Croft Wood SP07/02 Cofton Reservoir SP07/05 Cofton Plantation SP07/06 Shortwood Rough Grounds SP07/13 Redhill Complex (Grassland adjoining parish boundary to north) SP07/16 Storage Wood SP07/18 Pond at Golf Course Near Wythall SP07/19 Moorfield Coppice

Fig 18. [Key to map on previous page](#)

6.35) The Heritage of Alvechurch

6.36) In early historical periods Alvechurch appears to have been a frontier zone between the Cornevi and Dobunni tribes. Wasthills is a high vantage point in the north of Alvechurch Parish and its name is derived from the old English “weard-setl” which means “a look-out place”. The Cornevi tribe lived in the north of the area while the Dobunni lived to the south.

6.37) The pattern of settlement and land use that was established in the parish by medieval times can be discerned in the landscape today. Alvechurch and Wast Hills were Domesday Manors. Weatheroak and Hopwood were medieval hamlets and there are sites of deserted medieval hamlets at Radford, Pyria, Forhill, Alcott, Bittell and Red Hill. For some distance, the parish boundary follows the Dagnell Brook, the waters draining from Weatheroak Hill to the river Arrow and the south while short distance away water drains to the river Cole and north to the Trent. In former times the Arrow has provided water for fishponds and power to drive a number of mills. Remains of these are still in existence in varying states of preservation and access. (1, 2, 3, 4, 5) (Bibliographic references are marked like this and found in the list below this article)

6.38) Alvechurch once held eight salt houses in Droitwich which had exported salt since ancient times. A well-used track, or saltway, came from Droitwich over Cobley Hill. One branch is now a footpath which leads down into Alvechurch through the railway station. The other branch continued down into the valley, up what is now The Holloway and along Storage Lane to the east, passing through an area of common rights recorded in 1244, and which can be identified in the landscape today. 6

6.39) The Roman military road, the Ryknild Street (which was formerly The Isenhylt Way) runs from the Fosse Way, through Weatheroak and on towards Watling Street. It links Redditch with Forhill on the North Worcestershire Path. In this area it is a hollow way, a narrow country lane with high native hedges and native ground flora. It forms part of the Avoncroft Cycle Way which is sign-posted from Bromsgrove across the parish and north, on to the city.

6.40) The recent social history of the parish has been recorded in detail in two books by members of the Alvechurch Historical Society, showing that at the beginning of the twentieth century the parish was without much unemployment or poverty, but little luxury. Some were employed in the needle industry of Redditch, some in motor manufacturing at Longbridge and many in local businesses including the brick yard, then later, manufacturing of springs, nuts and bolts, Dellow motors, machine guards and at the British Cast Iron Research Association. The books show that the community had developed, and still has, a large number of Societies and Institutions in which members carry out a wide variety of voluntary work. 7, 8

6.41) The parish has been closely associated with the Bishopric of Worcester since 780 AD when Offa, King of Mercia and Overlord of England, gave the land to the church. The Bishop of Worcester built a wooden summer palace at Alvechurch and imparked land to hunt deer before 1168. Documents show that Alvechurch (Allchurch) Park was extended in the 13th Century and today the ditch and bank (which was topped with a wooden fence to contain the deer), is still clearly evident around much of the perimeter. It is shown on a map of 1701, held in the County Records, and runs along Radford Road in the north, Rowney Green Lane in the East, through the middle of ancient woodland, (Peck Wood) then along a line close to the Redditch Road (B 4120) back to the Bishop's Palace. The map is very detailed and measures 1.5metre by 0.75metre. It is in colour, with field names which describe their use, 9, 10, and 11.

6.42) Aerial surveys in the 20th century failed to identify signs of earlier field systems in the parish so local hedgerows and the many veteran trees could be very old indeed.

6.43) The site of Alvechurch Park lies across the hillside to the east of the village. It has been assessed by a former County archaeological officer as “a very good example of the recently-recognised concept of medieval aesthetically-modified landscapes”, writing “the palace, gardens, spectacularly-engineered set of moats and fishponds within the

park point to a strong element of deliberate design for recreational and aesthetic motives". It is within a Landscape Protection Area. 12, 13, 14, and 15

6.44) Also within a Landscape Protection Area and sharing its northern boundary with the southern boundary of Alvechurch Park, is the medieval Bordesley Park which was first imparked in 1138 by the monks of Bordesley Abbey. The area has been imparked and disparked twice. At its most northerly point stands a veteran hollow oak tree, reputed to have been a meeting place and called the Calling Oak. Until the 20th Century a small church-like building, said to be a shelter for the monks, stood nearby. 16

6.45) The Bromsgrove District Plan, 2011- 2030, states in the District profile that "The largely unspoilt rural environment, the rich variety of historic assets and character.....no doubt help in attracting tourism and regeneration"(Paragraph 2.28.) also states that "Tourism destinations are varied" (paras 2.21) and "many historic assets are undesignated" (paras 2.23).

6.46) The site of Bordesley Abbey is at the southern edge of Bordesley Park and just within Redditch Borough. It was a Cistercian monastery, whose foundation stone was laid in 1138. Excavations have shown that it is a very valuable site, giving much evidence about rural economy and settlement which is difficult to obtain elsewhere. Adjacent to the site is Bordesley Abbey Visitor Centre and the National Needle Museum of Forge Mill. Forge Mill was converted into a needle-scouring mill in 1730 and contains original machinery which is still operational. 17, 18, 19, 20, 21

6.47) Near the south east boundary of Alvechurch parish in Beoley parish stands the 12th century parish church of St Leonard, one of the most ancient and splendid churches in the diocese of Worcester and which has connections with the Sheldon tapestry, 22. A short distance from the church there is the site of a possible adulterine castle 11.

6.48) The Worcester and Birmingham Canal runs through the western side of Alvechurch parish. The canal is fed by the Upper and Lower Bittell reservoirs. Many visitors from home and abroad begin and end their canal holidays from the local marina. There is a sailing club at the Upper Bittell reservoir, fishing is a popular leisure activity in the parish and self-catering residential accommodation for 36 people is provided in Peck Wood, which is particularly suitable for youth groups, but can be hired for use by the general public, 23 and 24

6.49) Bibliographic references

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17. What do you know about Rowney Green?' Rowney Green Association 1991
18. Bordesley Abbey. Guide prepared by Sue Hirst Published by Redditch Development Corporation
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20. 20. 'Abbey site reads like a social history'. Norman Hammond 'The Times' newspaper Wed., 23.08.1989
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22. The Parish Church of St Leonard in Beoley. E.D. Coombes. Vicar 1975
23. UK Boating Holidays, Alvechurch www.uk-boating.com
24. Peck Wood Brochure. www.peckwood.org

6.50) DESIGN

6.51) All new proposals will seek to create areas which have a distinctive character related to the local setting and which will give people pride and a sense of community and belonging. It is essential to understand the setting of a site so that the resulting layout and design is informed.

6.52) The starting point is to appraise the features of the site and surrounding area to determine the natural and built environment. Design and Access Statements should be used to enable a full and considered assessment of the site with special attention being paid to the Alvechurch Parish Design Statement (APDS) and the Alvechurch Historic Environment Resource Assessment (AHERA) documents.

6.53) Natural features can help give shape to a development and integrate it with its surrounds. The emphasis should be on conserving and enhancing the site's features whether it is open watercourses, retaining trees or avoiding large-scale levelling. These features can often form the focal point of the development.

6.54) Consideration should be given to any Alvechurch Parish listed buildings or conservation areas within the vicinity and distinctive areas can be created using local building forms and the use of local materials and architectural detailing should be encouraged.

6.55) The provision of landscaping, open spaces and play areas should not be an afterthought but be included as part of the design process for a site and provided imaginatively.

6.56) The Council has a vision for a more extensive, functional and better connected network of open and green spaces, and residential developments should demonstrate that they will enhance and integrate into the green network. Green networks provide attractive opportunities for pedestrians and cyclists to move around. Developments should seek to complete missing links and improve the environmental quality of existing links.

6.57) The APNP through community response also supports the concept of green infrastructure, the use of ecosystems, green spaces and water in strategic land use planning, where different elements are linked together. These elements would include water management, habitats, and access to green and open spaces.

6.58) NATURAL ENVIRONMENT

6.59) The Protection and Enhancement of the Natural Environment

6.60) A healthy natural environment, where farmland is producing food using sustainable farming systems and which enables wildlife to thrive and flourish, and our woodlands, wetlands and wildlife sites are protected and enhanced is what this neighbourhood plan encourages. Therefore development proposals that adversely affect the natural environment will be strongly resisted.

6.61) Alvechurch Parish is enclosed by escarpments or synclines, forming an undulating topographical ‘bowl’ of Triassic Mercia Mudstone with glacial deposits. Newbourne Hill, a terminal moraine, rising to more than 165 metres stands in the centre of the parish and is surrounded by several drumlins, low lying glacial elongated hills. The slowly permeable loamy and clayey soils have slightly impeded drainage so helping to protect areas downstream from excessive flooding (*Alvechurch Historic Environment Action Plan*) (HEAP)⁴, Rowney Green, Bordesley and Alvechurch Park (ALV_A3) was produced by Worcestershire Archive and Archaeology Service for English Heritage in 2014. It assesses the historic environment of a wide area of the Parish of Alvechurch, including the remnant historic features of the medieval Bordesley and Alvechurch Deer Parks

6.62) Many springs, originating from the gravels, which cap the hills, create wet flush sites, which have developed layers of acid peat. Some of these have been colonised by alder trees making an unusual type of valley side woodland with several rare species known only at one or two sites in the county, as well as a wide variety of other less unusual species. The parish is also an important area for wet and dry acid grassland representing some of the most valuable sites of this type in the county. Development well away from these areas could change the hydrological links in the hills and damage ancient woodland, ancient wood pasture and unimproved grassland. Development proposers will therefore be required to demonstrate an understanding of likely hydrological impacts as part of the application process.

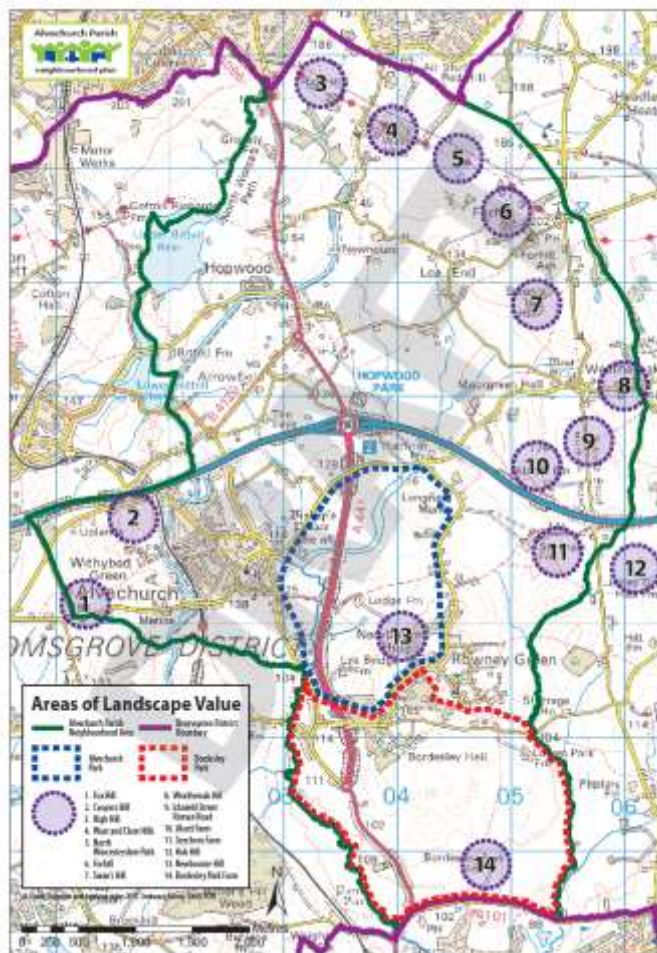


Fig 19. Landscape Areas

6.63) Double click the map to open a larger view PDF file

6.64) The appearance of the natural environment across the disparted medieval Bordesley and Alvechurch Parks should be especially protected. Alvechurch Park, which lies across the western hillside of Newbourne Hill, is considered to be a very good example of “the recently-recognised concept of medieval ‘aesthetically-modified landscapes’”⁵.

6.65) The old ponds near to historic farmsteads and the many ponds formed by the historic clay, marl and gravel extraction pits contribute significantly to biodiversity in the parish and are known to support wild fowl and great

⁴. ([Alvechurch Historic Environment Action Plans \(HEAP\)](#) Alvechurch Village and Withybed Green (ALV-A1) and Rowney Green, Bordesley and Alvechurch Park (ALV-A3)

⁵ Letter from CJ Bond dated 26th January, 1994 <https://alvechurchparishplan.org/how/>(library page) this letter is held in the Historic Environment Record (the HER) at Worcestershire Archive and Archaeology Service

crested newts as well as other aquatic species. The dry pits provide food and shelter for terrestrial wildlife such as deer, foxes, badgers, grass snakes and slow worms. These are all important assets and should be protected (WCC HEAP)

6.66) The River Arrow, its main tributary Dagnell Brook, their tributary streams, riverside and canal side meadows, a fishery, the canal, the Bittell reservoirs and watercourses related to the historic moat, mills and fish ponds all contribute to the high importance of the wildlife corridors through the parish. The headwaters of the Arrow and the Dagnell Brook drain fields where land also drains to the River Cole and north to the River Trent while the Arrow flows through Redditch and south to the River Severn. Flocks of migrating birds are seasonally recorded, one notable record being that of Logie, the BBC satellite-tagged Osprey, who sheltered in Peck Wood and at Bittell reservoirs during inclement weather for two days while on her migration from Guinea-Bissau in Africa to the highlands of Scotland in the spring of 2008.

6.67) The variety of wildlife habitats present in the parish is shown by the bird records noted by BTO recorders. These include nesting kingfishers, ravens, buzzards and other raptors, owls, all three species of woodpecker, bullfinches, tree creepers and many others. The WMRSS Sustainability Appraisal by URSUS Consulting Ltd (2008 Page 6) stated that "Bird species provide a good indication of the state of the wildlife in the countryside". The once common breeding curlews and skylarks have not been heard recently which may be due to predation of their eggs by foxes.

6.68) The hedgerows and veteran trees lining the ancient route ways and bounding the disparked medieval parks form more valuable wildlife corridors. It is recommended that these hedges are cut only once every three years, providing more food for wildlife and saving money for owners. These veteran trees and the many other veteran oaks in the parish need to be protected as even decaying veteran trees are very important for biodiversity while the badger tunnel into Peck Wood, constructed under the Alvechurch bypass when it was built so that the badgers could roam safely to their territory, should be kept free from blockages.

6.69) The once common hedgehog is now under threat from development and habitat loss caused by the reduction of hedgerows and an increase in the intensification of our agricultural landscapes. In the last 10 years, the hedgehog population has declined by 30%; there are thought to be less than one million left in the UK. "Hedgehogs particularly like big crunchy beetles, earthworms and slugs, making them a gardener's best friend." (Source the Wildlife Trust). Gardens, hedgerows, woodlands, grasslands, parkland and cemeteries are all important hedgehog habitats. Adult hedgehogs travel between 1-2km per night and over home ranges between 10 to 20 hectares in size. In suburban areas, this means they range over entire housing estates and neighbourhoods.

6.70) Therefore, this Neighbourhood Plan encourages the creation of hedgehog highways because the hedgehogs need to be able to roam far and wide in search of food, mates and nesting sites. By cutting a 13 cm (5 inch) hole in fences and boundary treatments or digging channels beneath garden boundaries to connect gardens up will create the much needed hedgehog highways.

D H M Snaddon BSc CBiol MRSB

November 2016

6.71) The parish has a unique local identity and a distinctive character. Different settlements within the parish make different contributions to its identity and character. Each area has its own character and so they are described as 'character areas'. The following appraisal outlines the key characteristics that contribute to the built environment of Alvechurch Parish overall and to each of the character areas. The appraisal has been used to inform design policies in the Alvechurch Parish Neighbourhood Plan.

6.72) Development proposals will need to demonstrate a more detailed understanding of local character. The parish's character stems from the fact that it is a traditional rural area situated in the northeast of the county of Worcester and has an area of 6,800 acres, of which 896 acres are arable, 5,418 acres are permanent grass and 48 acres are wood. The land is high, varying from 400 ft. above the ordnance datum in the south to 600 ft. in the north. The subsoil is clay and marl, and the chief crops are wheat, oats and oil seed rape. Alvechurch Village has a largely intact historic core, based around its conservation area, and significant remains of its industrial past.

6.73) Alvechurch Village, set on low lying land close to the meandering River Arrow together with its compactness, means that local people have a strong sense of connection with the surrounding countryside, either from their homes or from around the edge of the village .

6.74) There are many locally significant ‘view sheds’ of the local historic landscapes and environment afforded by the ‘bowl’ shaped topography, prominent hills and relatively low-density woodland across the parish. There are also unspoilt distant rural open views to the Lickey Hills, Hopwood, Forhill, Weatheroak Hill, Beoley and the Cotswold Hills from public footpaths near the top of Newbourne Hill. (Grid Ref. SP 0400 7180 and Grid Ref. SP 0465 7180) Redditch Crematorium (out of area) has been so sited that surprise rural panoramic views across the disparked medieval Bordesley Park open up to mourners when they enter the hall and as they make their way out

6.75) Included in this parish are the hamlets of Forhill, Hopwood and Lea End in the north, Rowney Green and part of Weatheroak Hill in the south east and Withybed in the West. The ward of Bordesley adjoins the Redditch boundary.

6.76) For further information on Landscape character and to see the historic landscape character of Bromsgrove District Council area, see page 85 in the section of the [Worcestershire Historic Landscape Characterisation 2012](#)

[The-heritage-of-alvechurchdorothy-snaddon.pdf](#) (Library page)

Double click on map to open a larger view in a PDF file

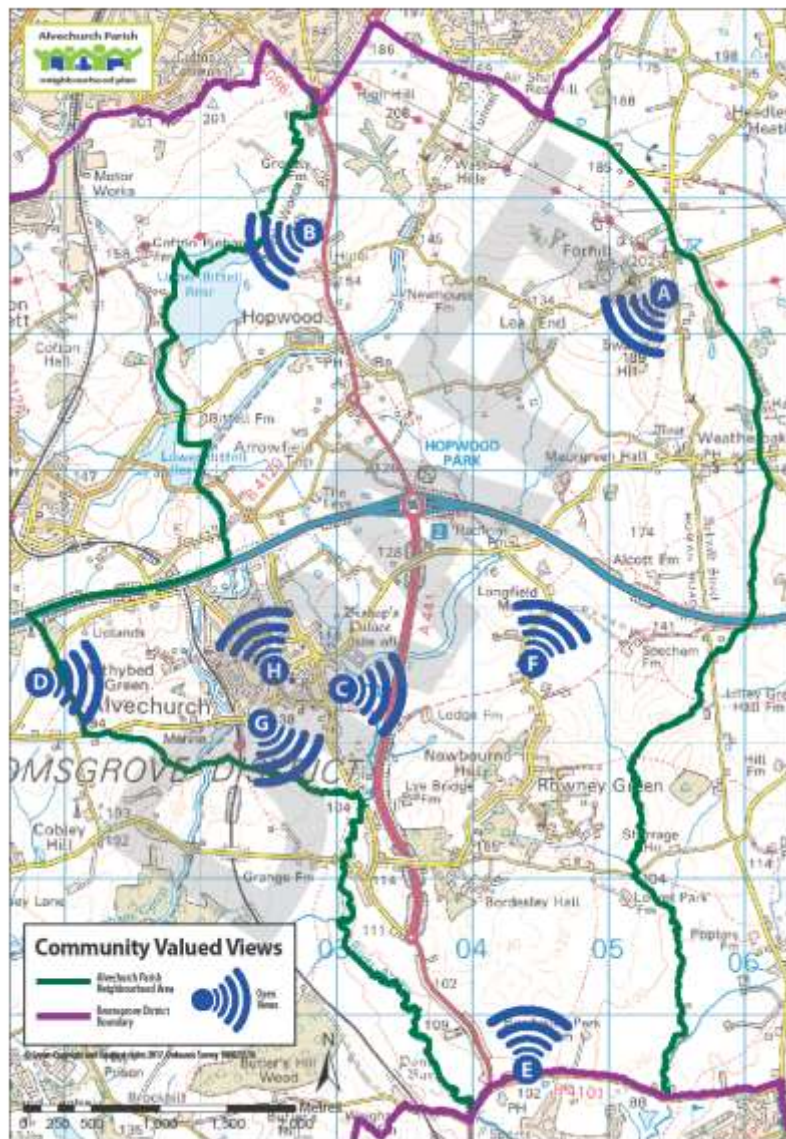


Fig 20. Parish protected views

SECTION 7 LEISURE, WELL-BEING AND HEALTH

Alvechurch Parish Neighbourhood Plan

Leisure, Well-Being and Health

Policy summary

Policy	Summary	Evidence Base
POLICY LHW 1: HEALTHY ENVIRONMENTS AND HEALTH CARE FACILITIES	<i>To ensure a good provision of healthcare for parish residents by encouraging development schemes that actively contribute to improving the health and wellbeing of the neighbourhood area.</i>	<p>NPPF Chap. 8; paragraphs (para). 69 - 71, 73 – 78</p> <p>BDP 6 Infrastructure Contributions</p> <p>BDP 12 Sustainable Communities</p> <p>BDP 25 Health & Well Being</p> <p>BDC Council plan 2017 version</p> <p>Healthy Weight, Healthy Lives: A Cross-Government Strategy for England, HM Government 2008</p> <p>Quality of Life Survey 2008</p> <p>Healthy Weight, Healthy Lives: One Year On, HM Government 2009</p> <p>Health Profile 2011 – Bromsgrove (NHS and Department of Health)</p> <p>Healthy Lives, Healthy People: A Call to Action on Obesity in England (HM Government)</p> <p>WCC. Health Impact Assessment</p> <p>WCC. Joint Strategic Needs Assessment</p> <p>Director of Public Health Annual Report 2015-16</p> <p>Bromsgrove Health and Well-being Profile March 2016</p>

[Evidence Base Summary:](#)

P9-10 Community consultations: Comments

“Long waiting times for health care appointments”

“The potential need for health facilities to expand or be enhanced to meet any growth”

“Current medical facilities in the Parish are restrictive... lack of meeting rooms or any space for expansion”

“Existing health facilities are remote from many parts of the Parish”

Page 12: *“Keeping in mind with more houses we will need more places in our schools, GP surgery etc.”*

2016 Consultation – Number of concerns

2 - GP practice capacity & future location

4 - More NHS dental provision

Medical facilities excel ... housing growth will have impact on this and schools

7 - GP practice ... need expansion to cope with growth

25 & 30... medical ... facilities must keep pace with housing

“Extra social and community infrastructure will be needed if there is a significant increase to housing up to 2030”

Community,” many concerns about loss of essential facilities and amenities”

**POLICY LHW 2:
PROTECTION OF LOCAL
GREEN SPACES**

To identify and protect designated Local Green Space that is special to the local community whilst encouraging its use for healthy activities.

NPPF Chap. 8, para 70, 73 – 77

BDP 6 Infrastructure Contributions

BDP 12 Sustainable Communities

BDP 21 Natural Environment- c)

BDP 24 Green Infrastructure

BDP 25 Health and Well Being

[Worcestershire Green Infrastructure Strategy \(on-going\),Worcestershire County Council](#)

[Worcestershire Green Infrastructure Framework Documents, Worcestershire County Council](#)

[Bromsgrove Green Infrastructure Baseline Report, Bromsgrove District Council](#)

[Worcestershire Access and Informal Recreation Strategy 2009-2019](#)
[Play England](#)

[WCC Community Greenspace Scheme](#)

[Natural England](#)

[Environment Agency](#)

[Woodland Trust](#)

[PROTECTION OF LOCAL GREEN SPACES](#)

[Neighbourhood Planning-Local Green spaces](#)

[How to win local green space through Neighbourhood Plans](#)

APNP; E.B. Summary

Biodiversity is also seen as a good thing to encourage

Need to have balance between wildlife, public access, and leisure areas

More growing areas should be on agenda for local community

Page 30; The River Arrow ... publicly accessible for short stretches. Canal has a tow path... used for fishing & walking...Bittell reservoir ...fishing & sailing...

The Whole Parish Questionnaire Results

"In 17 years' time, Alvechurch Parish will be a more sustainable area with...access to open countryside ?- 93% agreement

Answer11- Protect the green belt at all costs

We should build first on existing agreed sites...? 72% agreement

A7 No more housing

A 8 Need to limit otherwise there will be no green belt left eventually

A6. It is good now - many non-intensively farmed areas

Answer 8. ... we are rural not urban

A9. We should ensure that any new housing developments are made to preserve existing hedgerows... plant new trees

A10. Being able to access our beautiful countryside ... is fantastic... should be protected ...

A22. Must conserve and enhance this asset

**POLICY LHW 3:
IMPROVEMENT TO AND
PROTECTION OF OPEN
SPACES**

*To identify and protect
the network of open
spaces in the Parish that
is special to the local
community whilst
encouraging its use for
healthy activities*

APNP Policy HDNE 4 and APNP Policy LHW 2&3

NPPF Chap. 8, para 73 – 75, 78

BDP 6 Infrastructure Contributions

BDP 12 Sustainable Communities

BDP 21 Natural Environment- c)

BDP 24 Green Infrastructure

BDP 25 Health and Well Being

[Protection of open spaces](#)

[Worcestershire Green Infrastructure Strategy \(on-going\),Worcestershire County Council](#)

[Bromsgrove Green Infrastructure Baseline Report, Bromsgrove District Council](#)

[WCC Community Greenspace Scheme](#)

[Play England](#)

[Worcestershire Access and Informal Recreation Strategy 2009-2019](#)

[Natural England](#)

[Environment Agency](#)

[Woodland Trust](#)

APNP; E.B. Summary

Section 8: Alvechurch is a fairly large semi-rural area with over 27 miles of Public Rights of Way...

Worcester-Birmingham canal...well used by walkers, cyclists, fisher-folk and boaters.

Parish Questionnaire Results

Page 3 "In 17 years' time, Alvechurch Parish will be a more sustainable area with...access to open

countryside 93% agreement

P 6 There is a facility for all ages ... why spoils this area? This is why people chose here.

Protection of the natural and historic environment
87% agreement

P 31 13. Local farmers are the best custodians of the landscape...should be mixed with good footpaths

P 46 22. Make better use of public footpaths and
bridleways

24. Need to manage canal pathways better

2016 Booklet Consultation

3 More trees / shrubs

Picnic in the park 2017-Question 7 on creating more riverside walks within the parish brought near unanimous support 105 from 111 received, people with a similar significant level of support for question 8 on protection and increase of green spaces in the parish with 104 respondents in favour.

**POLICY LHW 4: SPORT,
LEISURE AND
RECREATION FACILITIES**

*To improve facilities for
all ages in providing
leisure and recreational
opportunities suitable for
a growing and diverse
community.*

NPPF Chap. 8, para 70, 73 – 75

BDP 6 Infrastructure Contributions

BDP 12 Sustainable Communities

BDP 15 Rural Renaissance i)

BDP 25; Health & Well being

[Bromsgrove District Council Open Space, Sport and Recreation Assessment \(PMP\)](#)

[Improving Community Sports Facilities](#)

Parish Questionnaire. Results

Page 6; 27" There are enough facilities for all ages...why spoil this area? This is why people chose here".

"Plan should encourage...A variety of leisure, cultural & sporting activities 87% agreement"

P 31; 13." Local farmers are the best custodians of the landscape...should be mixed with good footpaths"

P 45; 14. "Cycling is one of the fastest growing sports in the UK and we attract lots with our hills"

15. "Majority of residents too old/young to use cycle ways"

*P46; 22." Make better use of public footpaths and
bridleways"*

7.1) Members of the Alvechurch Neighbourhood Plan Group undertook an assessment of community facilities within Alvechurch, and this is available in the back ground Base Line Evidence documents. This assessment supplements Bromsgrove Green Infrastructure Baseline Report.

7.2) Alvechurch has a very active community life, with many different groups and organisations represented in the Parish. The Group’s assessment confirmed the perception identified at public consultations that most of Alvechurch’s existing community facilities are of small to medium capacity, and that there is no large venue for groups of more than 200 people. As a result, Alvechurch Parish Council has commissioned a more detailed study into community facilities and their need.



7.3) BDC’s Infrastructure Delivery Plan (IDP) sets out the additional requirements that new homes will bring.

7.4) Worcestershire County Council (WCC) has a statutory duty to ensure there are sufficient school places for all children of statutory school age living in Worcestershire and whose parents /carers apply for a place at a state funded school.

7.5) The latest version sets out the following social and community infrastructure requirements. Where ever possible, additional pupils are accommodated within existing schools. If capacity prevents this, then extensions and alterations are favoured over new build schools.

7.6) Larger settlement main allocations numbers of pre-school children coming through will be monitored and opportunities to expand schools as and when necessary will be sought. WCC do not anticipate that any entirely new schools will be required.

7.7) The need for expansion of existing GP services by one GP may be necessary if over development occurs post 2023.

Health Impact Statement

7.8) Our housing Policy APNP H 7 (Re. Services and facilities), anticipates a shortfall in services if major housing development takes place in Alvechurch Village from 2023-2030. To mitigate such shortfalls, Policy LHW 1 hopes to address this at the proposal stage by adopting the WCC policy for instigating the requirement of a Health Impact Assessments in their proposal⁶.



⁶ WCC [Health Impact Assessment in Planning Toolkit](#)

7.9) "A Health Impact Assessment is an assessment which ensures that the effect of development on both health and health inequalities of the local population are considered and responded to during the planning process.

7.10) In March 2015, the Worcestershire Health Improvement Group, a sub-group of the Health and Wellbeing Board, adopted the development of Health Impact Assessments (HIAs) as a tool for use in influencing the planning process across Worcestershire. Since then, the Public Health team is supporting Worcestershire County Council (WCC) to enable Local Planning Authorities to take this approach forward through policy and delivery routes.

7.11) A Health Impact Assessment in Planning Toolkit has been developed to enable planners to embed health impact considerations in their practice.

7.12) The Toolkit aims to aid the preparation of HIAs in planning related projects, including the development of planning policy and planning applications. It provides guidance on the HIA process and demonstrates how it can be used. It also helps to identify aspects of the built environment which impact the health of Worcestershire's residents".

[Source WCC](#)

7.13) **Key issues were gathered from consultations:** please note these were raised by the community:

7.14) The anomaly created by our medical practice being attached to the South Central Birmingham Clinical Commissioning Group (SCB, CCG) rather than the Redditch and Bromsgrove Clinical Commissioning Group (R&B, CCG).

7.15) **Explanation:** Alvechurch surgery is in Worcestershire but a part of the Birmingham based Northwood Medical group, which falls under the financial control of the (SCB, CCG). Some Birmingham health care services however will not accept after hospital care patients who happen to live in the Worcestershire clinical area after they have been referred to them by the Birmingham based doctors, due to their post code and difficulties in securing finance from Worcestershire Clinical Commissioning Groups.

7.16) "Long waiting times for health care appointments"

7.17) (N.B. not at all times but this may be highlighted if housing numbers are increased). Long waiting is caused by a large patient to Doctor Ratio with the overall ratio of 2243:1. This is made worse by only 4 doctors and the medical practice split between 2 locations. The total numbers of patients at the Alvechurch surgery is 4823 and there are 4149 at the Kings Norton, Birmingham surgery.



Fig 21. [The Alvechurch medical centre leased on the ground floor of this building](#)

7.18) (Community comment)

7.19) *"The potential need for health facilities to expand or be enhanced to meet any growth"*

7.20) Current medical facilities in the Parish are restrictive, including a lack of meeting rooms or any space for expansion. Appointments are hard to obtain due to only 4 doctors who share 2 surgery locations and a rising population base.

7.21) It is recognised that walking and cycling along green corridors, whilst an attractive recreational pursuit, also provides a means of functional and sustainable low-carbon transport.

7.22) Taking advantage of the opportunities afforded by the many miles of accessible linked movement corridors including footpaths, bridleways and canals, is an alternative to car-borne traffic for many shorter journeys, and can be encouraged through, for example, the Rights of Way Improvement Plan and the Local Transport Plan. These opportunities offer people the chance to improve their health, both physical, mental and through exercise, and this can reduce stress levels, and reduce the cost of ill-health on society. This issue is explored further in the Health and Wellbeing chapter.

7.23) The parish Council continues to work with the community, through public surveys, to gather information for improvements that local people wish to see in the community. Currently in 2017 consultation is going on to establish what extra play equipment is needed to improve local playing fields and the possible mix of play equipment that may be achieved through developer contributions gained through a local housing site just being completed. This could include equipment for example like; risky play, skate, zip-wires, or even outdoor gym etc. Further development at other locations may come forward in the future and provide improvements including for play areas in those other settlements and parts within Alvechurch Parish.

7.24) Community comments

Picnic in Park 2016

- *"Drs Surgery needs new larger premises"*
- *"Yes extension to school, new additional medical centre +dentists and other public services"*
- *"Yes school and Doctors are full"*
- *"Depends on if Doctors want to expand or build anew"*
- *"Education, medical and shopping facilities must keep pace with housing developments"*

Sept 2016 booklet consultation

- *"Concerns over schools capacity"*
- *"Alvechurch patients disenfranchised from local planning (CCG) decisions"*
- *"More NHS dental provision needed"*
- *"Education, medical and shopping facilities must keep pace with housing developments"*
- *"GP practice and schools need expansion to cope with future growth"*

SECTION 8 LOCAL BUSINESS, SHOPS AND SERVICES

Alvechurch Parish Neighbourhood Plan

Local Business, Shops and Services

Policy summary

Policy	Summary	Evidence Base
Policy BSS 1: Local Shops	<i>To support and improve the shopping facilities in the parish mainly situated in the Alvechurch village centre, but in the other parish settlements as needed, with a focus on appropriate range and scale of new shopping provision.</i>	<p>NPPF Paragraph 70 emphasises that plans should positively support community services and facilities, guard against unnecessary loss of the same, support the development of extra businesses, shops and facilities while ensuring an integrated approach to housing development, economic activity and necessary community facilities and services</p> <p>BDP Paragraph 4.8 supports the continuation of a network of local centres giving local residents easy access to shopping, services and employment</p> <p>BDP Paragraph 4.9 – Smaller villages and neighbourhood centres to be maintained and enhanced in order to play a valuable role in providing local services so reducing the need to travel for daily requirements</p> <p>BDP Paragraph 5.1 - Strategic objectives here include SO3 on the vitality and viability of local centres and villages across the district</p> <p>See also:</p> <p>The Social Infrastructure Audit, Bromsgrove District Council BDC</p> <p>BDC Settlement Hierarchy Background Paper September BDC</p> <p>2012 Retail Study CBRE 2013</p> <p>Whole Parish Questionnaire</p> <p><i>Page 20; Answer 5; Good mix of shops is needed</i></p> <p><i>Page 21; A19; Local employment must be market driven not "encouraged"</i></p> <p><i>Page 22; A 28; more shops on existing Alvechurch site ok but not using green belt for industrial sites</i></p> <p><i>A 44; Desperately need a more vibrant, attractive shopping area</i></p>

Policy BSS 2:
Alvechurch Village Centre:

To obtain the right combination of Centre preservation, enhancement and new development with a balance between shops and services, residential amenity and public realm.

NPPF Paragraph 23 refers to the importance of support and development to town centres through planning policies – by extension applies to other community centres like villages. Continuing, Paragraphs 35/37 mention sustainable transport modes that support pedestrian movements and public transport while accommodating efficient delivery of goods and services. Emphasises land use should encourage people to embark on shorter journeys

[Bromsgrove Centres Strategy](#)

The overall aim of the Strategy is to create distinctive and vibrant centres by supporting and promoting retail, business, cultural, leisure and residential investment in the seven centres, of which Alvechurch Village is one.

BDP Paragraph 4.8 supports the continuation of a network of local centres giving local residents easy access to shopping, services and employment

BDP Paragraph 4.9 – Smaller villages and neighbourhood centres to be maintained and enhanced in order to play a valuable role in providing local services so reducing the need to travel for daily requirements

BDP16.6 encourages developers to support infrastructure improvements for pedestrians and cyclists.

See also:

[Bromsgrove District Council The Social Infrastructure Audit](#)

[BDC Settlement Hierarchy Background Paper September BDC](#)

[Retail Study CBRE 2013](#)

[BDC Council plan 2017 version](#)

Whole Parish Questionnaire

Page 23:A 2;Infrastructure is an issue

Page 24;A 15;Increasing the amount of green infrastructure (and biodiversity) In the built up areas

Page 26:A9; Block road to precinct from Birmingham Rd.

A12;Increase pedestrianisation but minimise road adjustments and parking

A19;Would make village more welcoming

A26;The square is dangerous for parking, entering/exiting parking spaces and for pedestrians - both of our cars have been damaged on the square

Page 27: A33;As the village expands, consideration is needed for managing this in the Centre

<p>Policy BSS 3: Safeguarding Existing Businesses</p>	<p><i>To secure the continuation of existing sites for business purposes where possible and with controls specified to limit loss of both business activity and sites.</i></p>	<p>NPPF Paragraph 17 sets out core planning principles that cover among others economic development, achieved through thriving local places that include rural communities with sufficient community and cultural facilities and services to meet needs.</p> <p>BDP para 8.110 refers to The challenge for the Bromsgrove District Plan as maximising the value from existing employment sites and supporting existing and new businesses across the District</p> <p>BDP12 gives support to sustainable communities through provision of new facilities and resisting loss of existing facilities by seeking to have business sites marketed for not less than 12 months prior to proposed change of use or making such sites available for other community benefits.</p> <p><i>See also:</i></p> <p>Sustainable Communities Act 2007</p> <p>The Social Infrastructure Audit, Bromsgrove District Council</p> <p>Quality of Life Survey April 2008, Bromsgrove District Council</p> <p>West Midlands Economic Strategy</p> <p>Employment Land Review, Drivers Jonas Deloitte Employment</p> <p>Land Availability Report, Bromsgrove District Council</p> <p>Whole Parish Questionnaire</p> <p>Page 22, A33 Try to focus on existing sites</p> <p>A43; Priority should be given to businesses which use local resources/labour and provide services which respond to needs of the local community - industrial symbiosis could be considered on a local level</p> <p>Page 28, A3; Bordesley already has a commercial Centre which can be enlarged</p> <p>Community," many concerns about loss of essential facilities and amenities"</p>
<p>Policy BSS 4: New Business Developments in the Parish</p>	<p>To promote small and medium scale business activity especially with a rural or tourist / leisure focus and which fits with the residential and green belt character of the Parish</p>	<p>NPPF Paragraph 28 deals with measures to provide a strong rural economy through all types of businesses and enterprises using both existing and well-designed new buildings, rural diversification, tourism and leisure opportunities and the retention of local village services and facilities.</p> <p>BDP13.1 supports economic development in the larger settlements and encourages sustainable economic activity in rural areas that brings both economic and community benefits</p> <p>BDP Paragraph 8.104 – new developments should respect and reflect local/rural distinctiveness</p>

BDP Paragraph 8.115 – small scale rural business sites and leisure/ tourism schemes will be supported outside the village boundaries but should have minimal environmental impact to harmonise with local character.

BDP15.1 supports rural enterprises and identifies conditions for extension to or new rural buildings. Emphasises support for tourism , leisure and equine related business opportunities

BDP15.3 in relation to the above in the Green Belt says very special circumstances to be justified

See also:

[Employment Land Review 2012, Drivers Jonas Deloitte](#)

[Employment Land Availability Report, Bromsgrove District Council](#)

[Strategic Housing Land Availability Assessment;](#)

[Housing Market Assessment, Housing Vision](#)

[Quality of Life Survey April 2008, Bromsgrove District Council](#)

[Government promotes UK's fast rural broadband scheme](#)

Some comments from Whole Parish Questionnaire (community responses)

Page 21: Answer 16;"But limited to uses such as 'craft centres' and small offices"

A19 ;"Local employment must be market driven not "encouraged"

Page 23:A8;"Small retail - craft centres and office developments"

Page24:A22; "Redundant farm buildings"

"A 35;Especially close to Alvechurch station"

Page28:A1; "Small businesses within existing built up areas would be a good move"

"Most of us would probably prefer to keep the character of the Parish as it is and commute outside for work"

**Policy BSS 5:
Communications
Infrastructure**

To promote and support parish wide business activity through an enhanced communications infrastructure particularly in broadband capacity and to require Connectivity statements for all new major residential developments

NPPF Paragraphs 42 and 43 say :

Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.

In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed

broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.

[Bromsgrove Infrastructure Delivery Plan](#)

[Welcome to Superfast Worcestershire](#)

[WORCESTERSHIRE LOCAL BROADBAND PLAN:](#)

[Connecting Worcestershire](#)

BDP on page 10 lists at Part3 key challenges including

7) Responding to the needs of existing employment and the economy and recognising the importance of farming/agriculture in the District.

8) Recognising the strength provided to the economy by diversification into, for example, high technology industries, green industries and in rural areas, farm diversification. Also recognition of the benefits of homeworking in rural areas whilst acknowledging potential problems of broadband coverage in such area

Whole Parish Questionnaire (community responses)

Page29:A27;My wife works from home - high speed broadband has been a great help

A32; How sustainable/viable is this in reality? Businesses need amenities for their workers so development of both goes hand in hand

"Community, many concerns about loss of essential facilities and amenities"

**Policy BSS 6:
Assessing Design
In Alvechurch
Village Centre**

In the design of shop fronts and in the use of business signs and advertising, special consideration must be given to the fit with the Centre's Conservation status.

NPPF Paragraph 9 mentions the importance of better design. This is added to at Paragraphs 59/60 which refer to the use of design codes to deliver high quality outcomes, but not through stifling new design and while having regards to promoting /re-enforcing local building distinctiveness. Whilst also regarding paras.59-68 as a whole.

BDP18 sets out policies on permitted retail development in local centres. This is supported by BDP 19 providing details on high quality design for such development and giving examples of tools and guidance to achieve it.

BDP Paragraph 8.181 – new village developments as elsewhere should have high quality designs

See also

[Standards and quality in development - a good practice guide \(2nd edition\), National Housing Federation](#)

[Urban Design Compendium, Homes and Communities Agency](#)

[Manual for Streets 1 & 2, Communities and Local Government, Department for Transport, Chartered Institution of Highways and Transportation](#)

[By Design: Urban Design in the Planning System, CABE](#)

[Car parking: what works where, English Partnership](#)

[Creating successful masterplans: a guide for clients, Commission for Architecture and the Built Environment](#)

[Design Review, MADE](#)

[Building for Life](#)

[Worcestershire Landscape Character Assessment, Supplementary Guidance Worcestershire County Council](#)

[Conservation Area Bromsgrove District Council](#)

[Historic Landscape Character Assessment Worcestershire, Worcestershire County Council](#)

Whole Parish Questionnaire (community responses)

Page 22:Answer44;Desperately need a more vibrant, attractive shopping area

Page 26:A9; Block road to precinct from Birmingham Rd.

A19;Would make village more welcoming

Page27:A33; As the village expands, consideration is needed for managing this in the Centre

Page35:A18; Need to improve all areas

**Policy BSS 7:
Bordesley Hall
Employment Area**

To retain, and to support expansion of, this site as a significant base for a range of business activity and that gives employment opportunities to Parish residents

NPPF Paragraph 70 emphasises that plans should positively support community services and facilities and guard against unnecessary loss of the same.

BDP14.3 and 14.4 stress the importance of retaining existing and relevant employment sites where possible and resisting change of use for housing

BDP13 e) identifies the need for a balance between sustainable economic development in rural areas through proportionate extensions to existing business or conversion of rural buildings while taking into account the potential impact on the openness and the purposes of including the land in Green Belt. Proposals that can demonstrate significant benefits to the local economy and/or community will be considered favourably.

[Bordesley Hall, The Holloway, Alvechurch](#)

[Welcome to Bordesley Hall](#)

See also

Employment Land Review, Drivers Jonas Deloitte Employment

Whole Parish Questionnaire (community responses)

Page20:Answer1;Would not like to see business development on new sites

Page22:A33;Try to focus on existing sites

A31:Brownfield sites only

“Community, many concerns about loss of essential facilities and amenities”

See also

Employment Land Review, Drivers Jonas Deloitte Employment

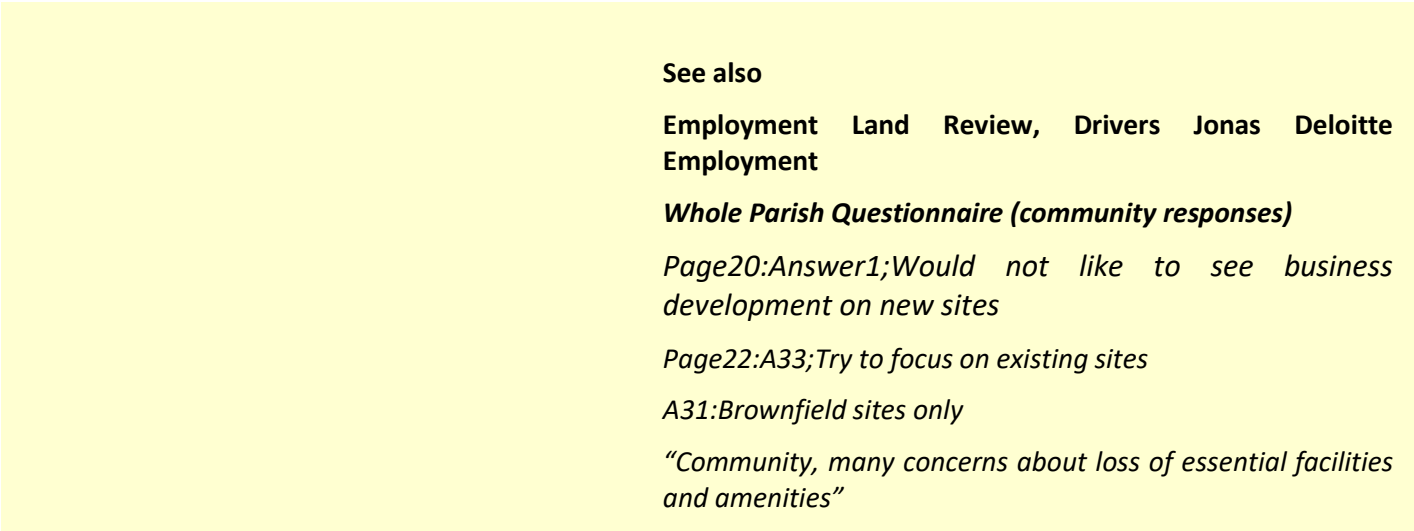
Whole Parish Questionnaire (community responses)

Page20:Answer1;Would not like to see business development on new sites

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See also

Employment Land Review, Drivers Jonas Deloitte Employment

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Page22:A33;Try to focus on existing sites

A31:Brownfield sites only

“Community, many concerns about loss of essential facilities and amenities”

8.5) Looking at the proportions of the Alvechurch Parish population in different types of occupation in 2011 over 14% (the largest percentage) are employed in health and social work and 13.3% work in wholesale and retail trade's activity. Next is the proportion in education at a little over 12%. This is followed by 10.5% in manufacturing and just over 8% in technical work. Only 27 people are shown as working in agriculture, fishing and forestry work.

8.6) Closer examination of 2011 census data on the actual occupations of Parish residents shows over 1,000 residents at work are variously in professional occupations or categorised as "managers, directors or senior officials". Relatively small numbers are found in service occupations like leisure and care, (number 186), in sales and customer service (151) and working as machinery operatives (118). The Acorn profile produced by the County Council research department and projected for 2011, describes 42% of the area's population as "wealthy achievers", 47% are "comfortably off", 5.5% are of moderate means and only 3.4% are "hard pressed". Data like these point to the relative affluence of the residents of Alvechurch Parish.

8.7) To get work, which provides this "relative affluence", means invariably travel outside of the Parish boundaries and high rates of commuting out from the Parish to places of work can be expected. The 2001 census data show over 65% of the Parish residents at work travelled more than the 5 kilometres to their workplace, with nearly a half of the total working 10/20 kilometres and upwards from the Parish. (NB: comparable 2011 census data on this measure not found. Also Figures for 2001 may take into account the now closed Longbridge motor works)

8.8) To cater for our resident's every day needs, now and in the future, the main parish shopping centre and location of other personal/community services should be found in Alvechurch village. Therefore, in this plan we assert that as with business, 'large scale' shopping developments are not needed in the parish itself. Plentiful opportunities for major shopping lie close -by in Birmingham, Redditch and other urban centres and attract our Parishioners. In particular Redditch, Bromsgrove and Longbridge all have large supermarkets and other shopping offers within a relatively short drive for residents living in any part of the Parish.

8.9) In Alvechurch village centre as well as a varied selection of shops there are medical and other personal/family services facilities along with pubs, fast- food outlets, cafes and a restaurant. Our Policies BSS 1 and BSS 2 are based on important considerations of the sustainability of local shops and services. With the focus on Alvechurch village for retail and other services, the policy intention is also to support some retail development for everyday needs for smaller settlements like Hopwood and Rowney Green. In addition to the range of shopping and other services available for residents this plan recognises the valuable contribution to local employment made by these village centre businesses.



Fig 23. *Alvechurch Precinct shopping area*

8.10) A number of buildings in and around the village centre are occupied as office premises which, while adding to the opportunities for local employment, put some limit on expansion of the shopping offer should that be desired. There is no land in the centre area immediately available and clear for development. There are also design considerations that come into play to keep the best of existing shop and services premises and to cover new developments that may take place.

8.11) Policy BSS 6 recognises design considerations in the way shops and offices are presented and in the use they make of advertising media. The policy intention here is to get the best fit between the heritage features in and around The Square and the Conservation area and those newer buildings as in the Precinct.

8.12) Car parking spaces are available on the roads around the village centre and in the nearby car parks at Tanyard Lane (District Council-owned) and at the Alvechurch sports and social club (private ownership but with a public use agreement). This promotes the ease of travelling by car from all parts of Alvechurch Parish to the village centre in the knowledge of available car parking spaces. Following recent concerns about the future of the Sports and Social Club the Parish Council successfully sought from Bromsgrove DC an agreement formally to list the Club car park as an asset of community value.

8.13) Our Neighbourhood plan recognises that car movements, car parking and pedestrian safety do not necessarily fit well given the current road configuration, which brings vehicles passing through the village centre at a legal 30mph into contact with slow moving vehicles negotiating car parking places and pedestrians moving across the roadways from shop to shop. A development plan for the Alvechurch village centre, which examines shopping needs and opportunities alongside pedestrian and vehicle access and movement, is a short to mid-term requirement. We identify a community action/ project as the means to progress these matters.

8.14) Bromsgrove District Council's cabinet meeting in November 2017⁷ announced a Centres strategy. The Bromsgrove Centres Strategy 2017-2020 details the plans for the seven principal Bromsgrove District centres. "It delivers the potential to maintain and grow the economy of the centres by enabling new retail, housing, leisure and commercial opportunities to come forward, attracting new inward investment, continuing and enhancing business support services, maximising marketing opportunities and strengthening our creative offer".

Projects for outlying centres

Alvechurch Village

Business Survey Establish Alvechurch Village "Team"

Marketing and Promotion

Events ☐

Public Realm Improvements

Business Support

8.15) The Parish's geographical location with its proximity to the West Midlands major urban centres and its own combination of settlements both large (Alvechurch) and small (Rowney Green, Hopwood, Bordesley) might lead to the view that business and employment *outside* the parish and shopping and local services *within* the parish, capture in strategic planning terms, all that is needed. That is not the situation envisaged in this neighbourhood plan. The parish has businesses additional to those of village centre retail and services, which should be retained. Policies BSS 3 and BSS 4, in our Neighbourhood plan, draw on relevant parts of the National Planning Policy Framework (NPPF) and the Bromsgrove District Local Plan 2011-2030 to give support for thriving local businesses and a buoyant rural economy within our Parish.

8.16) Among the number of significant existing business enterprises in the Parish are the following:

Bordesley Hall:

8.17) This is not formally designated as a business park but operates as such (See ***Employment Land Review 2012, Drivers Jonas Deloitte***). The Hall is an 18th century country house, not subject to any heritage protection, and a number of more recently constructed out buildings. In December 2016, there were 31 companies and approximately 155 people working at the Hall location. Currently in 2017 there are 26 companies and 70 people based at the site (figures from Harris Lamb letting agents).

⁷ [BROMSGROVE CENTRES MANAGEMENT STRATEGY 2017 - 2020](#)

8.18) The wide range of businesses currently or recently found there include-

Exhibition Specialists / Flower Preservationists, Telecoms, Air Conditioning for large scale car manufacturing, Handmade Glass producer/commercial and retail, Plumbers, Fishing Tackle warehouse, Child Protection (Charity), Advertising/Marketing, Printing/All materials, Health/Fitness Training for Schools/Personal Training, Asbestos Investigation/Removal, Jewellery Manufacturer, Boat/Sails Maker/Repair, Steel Fabrication, Data Centre, Exhibition set up- Large scale commercial, Classic/Vintage car specialists/Renovators, Environmental Housing surveyors, Architect, Security/Surveillance, Electrical Installations, Specialist/Sports Surfacing Company and a Bespoke Software Company.

8.19) The Hall and its surrounding site have recently undergone a change in ownership. (The NP Steering Group met with the owners' representative in early 2017.) Prior to this change, its future in its current form and its business uses was already under review due to defects in some of the more recently constructed out-buildings and in the overall heating system. In the mid-term and subject to the interests of new owners of the site, the possibilities look to include removal of buildings at the site and/ or the preparation of the land for different business use. We have been advised that the current owners' intention is to continue to designate the Bordesley Hall site as for business purposes. Any proposal for general housing development at the Bordesley Hall site would be resisted as not in accordance with the Housing Policies in this Neighbourhood Plan, which are based on the sustainability for housing of the Alvechurch village location.

8.20) We think the Bordesley Hall site has particular value as a substantial and local business area and local employer base and accordingly we have devised a particular policy, number BSS 7, to encourage both its continuation and expansion for a potentially wider or different range of business purposes. Changes to the buildings or to the site itself however, will be expected to take into consideration the impact on nearby residents living on the Holloway (with its limited traffic handling capacity) and on the close-by settlement at Rowney Green as well on the use of the Peck Wood residential holiday and training centre. The position of the Hall and its associated site overlooking the 'district-important' Bordesley Park landscape and green belt area will mean that any building changes must fully take visual impact issues into account.

8.21) [Hopwood Services on the M42 junction 2:](#)

This is one of 27 motorway services run by Welcome Break a leading UK independent motorway services operator. Hopwood services are open 24 hours a day, 365 days a year and attract a share of the 85 million motorway customers annually who use Welcome Break facilities. Brands available at Hopwood are Burger King, deli2go, ecotricity, Harry Ramsdens, Krispy Kreme, Starbucks, Subway, Tesla, Waitrose and WH Smith.

8.22) We welcome the additional shopping and employment opportunities that Hopwood service bring to the Alvechurch community and appreciate its role as part of the facilities that should be in place principally for the benefit of the travelling public and business users who are using the motorway network. As with other business we will resist inappropriate extension by these motorway services into the green belt in the Hopwood area.

8.23) [Agri-related and leisure and tourism businesses.](#)

Alvechurch does have a substantial rural hinterland, which in the words of the Bromsgrove District Plan could be considered for what is termed "rural renaissance." This recognises the continued relevance of farming and related agricultural work including the conversion of agricultural buildings for other appropriate purposes, along with businesses providing sport and leisure activities like horse riding and canal cruising which take particular advantage of an area's rural features. Alvechurch is a part-rural area that has both a major canal boat centre (ABC boat hire and boat building) and several horse stabling and riding businesses. For the additional business opportunities they provide and for the recreational value they also offer to both visitors and the resident population, they deserve continuing support in terms of land use proposals in Alvechurch Parish.

Fig 24. Alvechurch ABC boating marina, in wintertime



8.24) Parish residents properly have signalled as in the figure below they do not favour Green Belt land being given up for the development of new businesses. Our Neighbourhood plan policies recognise this and similarly acknowledge that existing and new businesses must have regard to minimising any adverse environmental impact.

8.25) In the modern age businesses and home workers expect a good communication infrastructure to support the work of the business on which they are engaged. Reliable and fast internet connectivity is a must and in recognition of NPPF paragraphs 42 and 42 our Plan makes explicit at Policy BSS 5 the importance of the communications infrastructure to business and for new residential developments.

8.26) Unfortunately that reliable and fast internet connectivity has not been established as yet for the entire Alvechurch Parish area. Download speeds of less than 2Mb are not unusual according to our residents while Ofcom speaks of the need for at least 10Mb speeds in today's world during 2017 BT Open Reach and other Internet service providers have been at work in parts of the parish installing fibre networks. Worcestershire County Council has a superfast broad band support programme with limited benefit so far for internet customers of all kinds in this parish.

8.27) Option 2

8.28) We should be prepared give up some greenbelt and other sites for business to increase the local jobs available”.

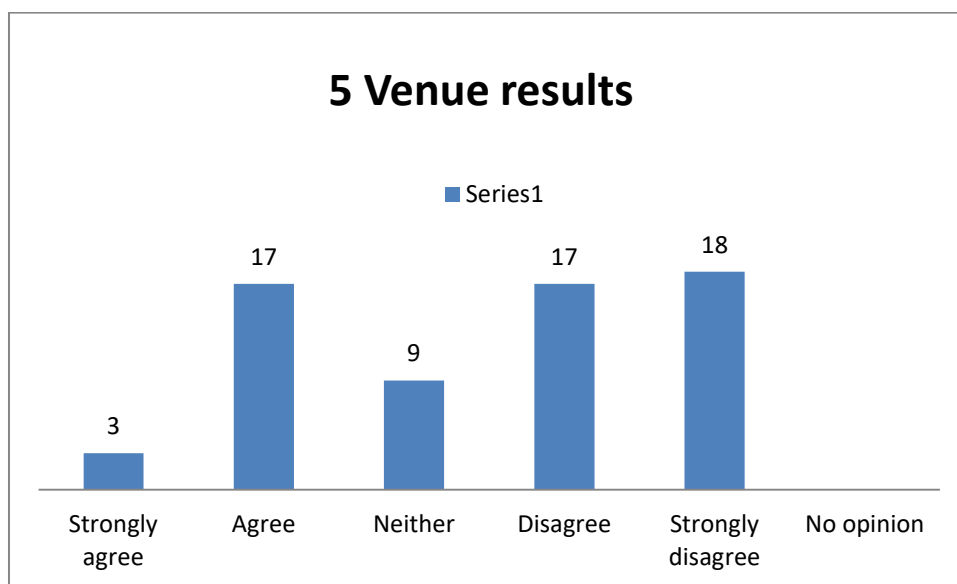


Fig 25. Business Option 2

SECTION 9 GETTING AROUND-TRANSPORT

Alvechurch Parish Neighbourhood Plan

Getting Around-Transport

Policy summary

Policy	Summary	Evidence Base
POLICY GAT 1: GETTING AROUND	<i>To promote more sustainable and accessible methods of travel around the Parish and reduce the need for vehicle use</i>	<p>NPPF Core planning principles 17 Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations, which are or can be made sustainable</p> <p>Bromsgrove DC District Plan 2017 Car usage rates higher in District BDP16 Sustainable transport links to Strategic Objective 6 encouraging more sustainable transport. Striking balance between accessibility and sustainability</p> <p>Department for Transport's Single Departmental Plan 2015 to 2020</p> <p>Bromsgrove Transport Analysis and Mitigation Report May 2013</p> <p>Worcestershire Local Transport Plan LTP 3</p> <p>Worcestershire Local Transport Plan LTP4 2017-2030. Multiple references to the promotion of sustainable transport approaches including cycling and walking.</p> <p>WCC, Sustainable modes of getting to school</p> <p>How can I deal with Transport in NPs? Resources for NPs. prepared by Francis Shaw, Neighbourhood Planning Officer, Locality.</p> <p>Evidence from community feedback in various phases of consultation that more sustainable transport is preferable (see earlier in this document).</p> <p><i>Whole Parish Questionnaire (community responses)</i></p> <p><i>Page 40:Ans 3; Rail and bus can't connect as too far apart</i></p> <p><i>A 11;Whilst rail improvements are excellent - local bus services are a joke and do not provide adequate alternative public transport</i></p> <p><i>A12; Yes if this will reduce car usage</i></p> <p><i>A26; County Council transport planners should be more</i></p>

**POLICY GAT 2:
PROVISION OF
ADEQUATE PARKING**

To make the community areas of the parish more accessible and pedestrian-friendly by providing alternatives to vehicle use and by ensuring safe and adequate parking facilities at key parish facilities for all categories of vehicles and for unloading by delivery vehicles

NPPF Core planning principles on parking provision in residential layouts and references in other sections to parking provision supporting local businesses / economic growth

Bromsgrove DC District Plan 2017

BDP16.5 Need for adequate parking at key facilities. Need to include parking arrangements in travel plans including school travel plans.

[Draft Transport scheme –Bromsgrove & Redditch Plans](#)

[WCC highways Design Guide](#)

[Worcestershire Local Transport Plan LTP4 2017-2030.](#)

Scheme NEST9 parking improvements at Alvechurch railway station.

[Space to Park](#)

Significant evidence from community feedback in various phases of consultation that more parking provision is needed at key Parish facilities (see earlier in this document).

Whole Parish Questionnaire (community responses)

Page 41:A2; Need better parking next to the school

A7; Free parking in village centre and railway

A10; Generally centre is ok - bigger issue is shortage of bays on village roads leading to parking on pavements

Page43:A20; As long as Bromsgrove council do not interfere and start charging which will stop a lot of people driving in to shop and affect the businesses

A35; Reduce cars parking on grass verges and spoiling them

Page 44:A46; This is important if we want more use of Alvechurch centre as Social Club car park future is not secure

**POLICY GAT 3:
IMPROVING ROAD
SAFETY AND TRAFFIC
MANAGEMENT**

To secure reductions in traffic speed through the designation of lower speed limits in residential areas (including 20mph where appropriate) and improved highway engineering (including

NPPF Promoting sustainable transport.

Create safe and secure layouts, which minimise conflicts between traffic and cyclists or pedestrians.

Bromsgrove DC District Plan 2017

2.31 Although the District benefits from excellent strategic road connections, it experiences localised environmental problems and associated congestion

*pedestrian
points
(appropriate).*

*crossing
where*

caused by high traffic volumes.

It will be necessary to manage the cumulative traffic impact generated by new developments following the implementation of measures, which maximise the use of walk, cycle and passenger transport modes. All proposals must be subject to appropriate appraisal in consultation with Worcestershire County Council and consistent with LTP3/4 policies and design standards. Full consideration must be made of the impact on the wider transport network, including that managed by the Highways England.

[Worcestershire Local Transport Plans 3/4](#)

various references to the importance of safety and traffic management.

[Road Safety RoSPA 2017](#)

[In partnership with the Cabinet Office The Behavioral Insights Team \(BIT\) Improving road safety: new results](#)

Significant evidence from community feedback that road safety and traffic management are a high priority in the Alvechurch Parish Neighbourhood Plan.

Specific elements mentioned include reductions in speed limits, improved pedestrian crossings, better management of HGVs and more traffic calming facilities in the village centres. These elements were most noticeable in the 2016 Parish-wide consultation (noted earlier in this document).

Whole Parish Questionnaire (community responses)

***Page 40:**A9; Anything to reduce traffic and we're in a good location to achieve this*

***Page 45:**2; Too scared to ride bikes round area as no footpaths*

A10; more cycle ways are less important than reducing speeding

***Page 46:** Riding a bike between Hopwood and Alvechurch is dangerous due to speeding cars*

***Page 47:**A15; Parish needs a better service from County Highways: Communication and Capital investment*

***Page 48:**A26; Road crossings are very limited and the A441 is a nightmare.*

A31; Hopwood suffers with current high limits on A441 50-40 mph. Ash lane should be 20mph limit.

A32; Speed limits already apply but are not enforced. Police do not have resources

A38; People and cyclists first - car second = healthier, active, reduced pollution - community and environment

Page 49; A42; We need a proper review of essentials after the PC priority's for -A441 Hopwood situation

Vehicular network

9.1) The M42 motorway is seen by many as an 'edge' to Alvechurch Village, beyond which development should not go. However, the A441 road varies. The A441 road to the north and south is designated as a major A road and very busy (and therefore more difficult to cross) than the B road connecting it to Alvechurch Village. It is also seen as a barrier to development.

9.2) Relative to wider transport infrastructures, Alvechurch is well positioned nationally and locally for residents and visitors to get into and out of the Parish and to travel around within it.

9.3) The road network allows relatively easy commuting to neighbouring towns and the city of Birmingham, though traffic volumes at peak times do lead to some congestion. The key road elements are the M42, running east-west through the Parish with an intersection at Hopwood and the A441, which runs north-south through the Parish linking Birmingham to Redditch. The latter used to run through Alvechurch itself, but now forms a by-pass to the east of the village.

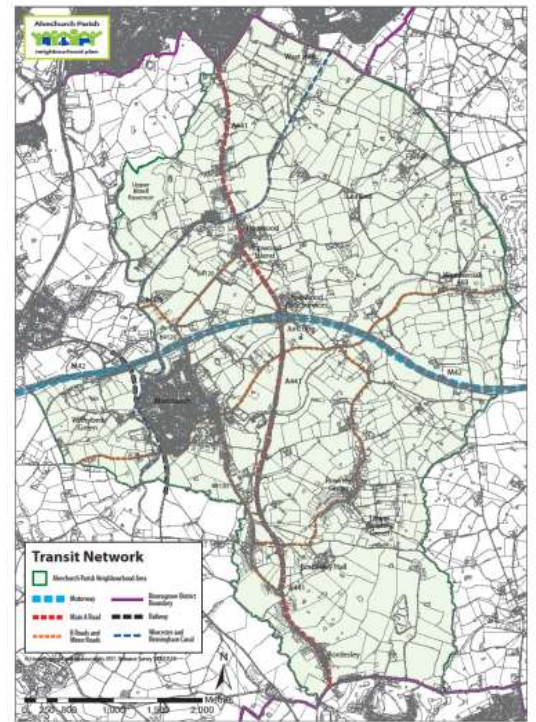


Fig 26. *Map showing major transport routes through Alvechurch parish*

To view this Transport Network map more clearly Ctrl+click it to open a larger PDF

TRAFFIC ISSUES AND ROAD SAFETY

Fig 27. *Dangerous overtaking on A441 at Hopwood traffic from South Birmingham*

9.4) Although the Worcestershire Local Transport Plan (1) suggests traffic volumes fell slightly in 2009/11, these volumes are likely to have risen again as economic growth has started to return. They are still far higher than some major routes were ever engineered for (such as the A441). Local roads connecting different parts of the Parish and residential streets are generally good and few parts of the Parish are isolated. Some of these smaller roads suffer from speeding problems.



9.5) **A441 at Hopwood leading to and from the M42 motorway junction 2**

9.6) The A441 has become overly congested since the new Longbridge development has come on line. This has added to the already high volume of traffic using this main arterial road that leads to junction 2 of the M42 motorway. Rush hour times are particularly hazardous when crossing this road, to access bus stops etc. It has become increasingly difficult for young children and our more elderly residents.



9.7) There are no designated crossing points on the A441 at Hopwood or Bordesley, which are two of the parish's smaller settlements located along this major highway. Public footpaths along the A441 in Hopwood are too close to the carriageway and overgrown to the point where they are no wider than a foot's width in places, making them unfit for purpose and unsafe.

Fig 28. *Speeding traffic near the Westmead Hotel, A441 Hopwood*

9.8) **Parking**

9.9) Public parking facilities in the Parish are concentrated in Alvechurch village centre (13). The Tanyard Lane car park (45 spaces) is supplemented by 47 spaces at the Alvechurch Sports and Social Club in Radford Road (available to the public during the daytime under a shared-use agreement) and approximately 25 spaces of designated on-street parking. There are 6 designated spaces (3 within the Tanyard Lane car park) for drivers with disabilities. All of this parking is free and is well used by residents and visitors to shops, offices and surgeries.

9.10) Dedicated parking provision for the Alvechurch schools and library complex is relatively poor, leading to a significant amount of inconsiderate parking on roads and pavements at peak times.

9.11) There are no specific public parking facilities in the outlying settlements in the Parish. Normally this causes few issues but sports facilities in Alvechurch and Rowney Green, with little dedicated parking provision, are oversubscribed when matches are being played, leading to indiscriminate on-street parking with implications for local residents.

9.12) **WALKING**

9.13) The many intersecting roads in Alvechurch are supplemented by a number of alleyways, which make the village centre very accessible for pedestrians. Alvechurch is a compact settlement and few properties are more than 15 minutes' walk from the centre. Bear Hill, linking village centre to the station, is the most significant undulation in what is largely a flat settlement.

9.14) Alvechurch is a fairly large semi-rural area with over 27 miles of Public Rights of Way (PRoW's) criss-crossing the Parish. The PRoW's comprise footpaths and bridleways, many of which are well used by the local community and ramblers groups from Birmingham and elsewhere. Maintenance of PRoW's is carried out by volunteers from the Alvechurch Village Society, working on behalf of the Parish Council and in collaboration with Worcestershire County Council Countryside services.

9.15) Alvechurch has a rail link to Birmingham and Redditch, a branch off what is locally known as the Cross-City line⁸. Services are well used for commuting and leisure from the village's railway station. This section of the line was upgraded in 2014/15 to improve the facilities at Alvechurch station and add an additional 3 mile section of track between Alvechurch and Redditch to facilitate a timetable upgrade from 2 to 3 trains per hour in each direction. The station enhancements were noted in WCC LTP3 (1) and contemporary Network Rail and London Midland delivery programmes (8, 9) They should have included the resurfacing of the station car park and marking out of specific spaces to maximise usage of the facility to 50 spaces. The latter issue was noted in WCC LTP4

⁸ in December 2017 the Train Operation Company changed from London Midland to West Midlands Rail

A collage of various public transport vehicles. It includes a yellow and red bus in the top left, a white van with a green roof in the center, a high-speed train in the top right, a white van in the bottom right, and a blue and white train in the bottom left. The vehicles are arranged in a circular pattern around a central white van.

car parking facilities.

9.18) Worcester-Birmingham Canal

9.20) Questionnaires have returned a desire for some integration of all methods of getting around and that connect up with the bordering Authorities transport systems.

9.22) Walkability

9.24) Various studies (such as those carried out by the Institute of Highways and Transportation) suggest that the maximum time for which people will walk rather than get in their cars is about 15 or 20 minutes. For our parish to remain sustainable, new development should therefore ideally be ideally no more than a 15- 20 minutes' comfortable walk of "The Village" centre.

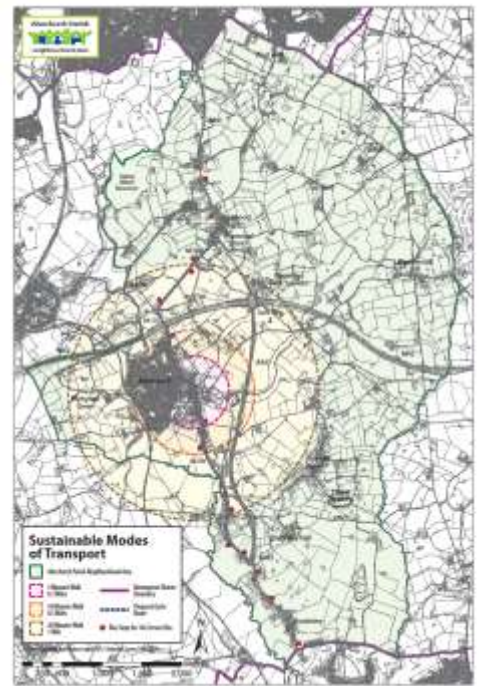


Fig 29. *Map of Sustainable transport modes*

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9.26) Bus Routes

9.27) There is one daily bus the 146 that runs from Redditch to Birmingham and passes through Bordesley, Alvechurch Village, Hopwood and then on to Birmingham and back. This is a very limited service especially curtailed at the weekends and week day evenings with no service at all on Sundays.

9.28) There is also a once a day bus the 182 & 183, leaving in the mornings and returning just after midday. This takes in Redditch to Bromsgrove visiting – Rowney Green, Alvechurch, the Hopwood caravan site, Barnt Green - Lickey End and winds its way back , but as mentioned this is a once a day only in the week service. Timetable can be seen in the links in fig 2.8

[Ctrl click or double click on the map to open an online pdf for a larger view.](#)

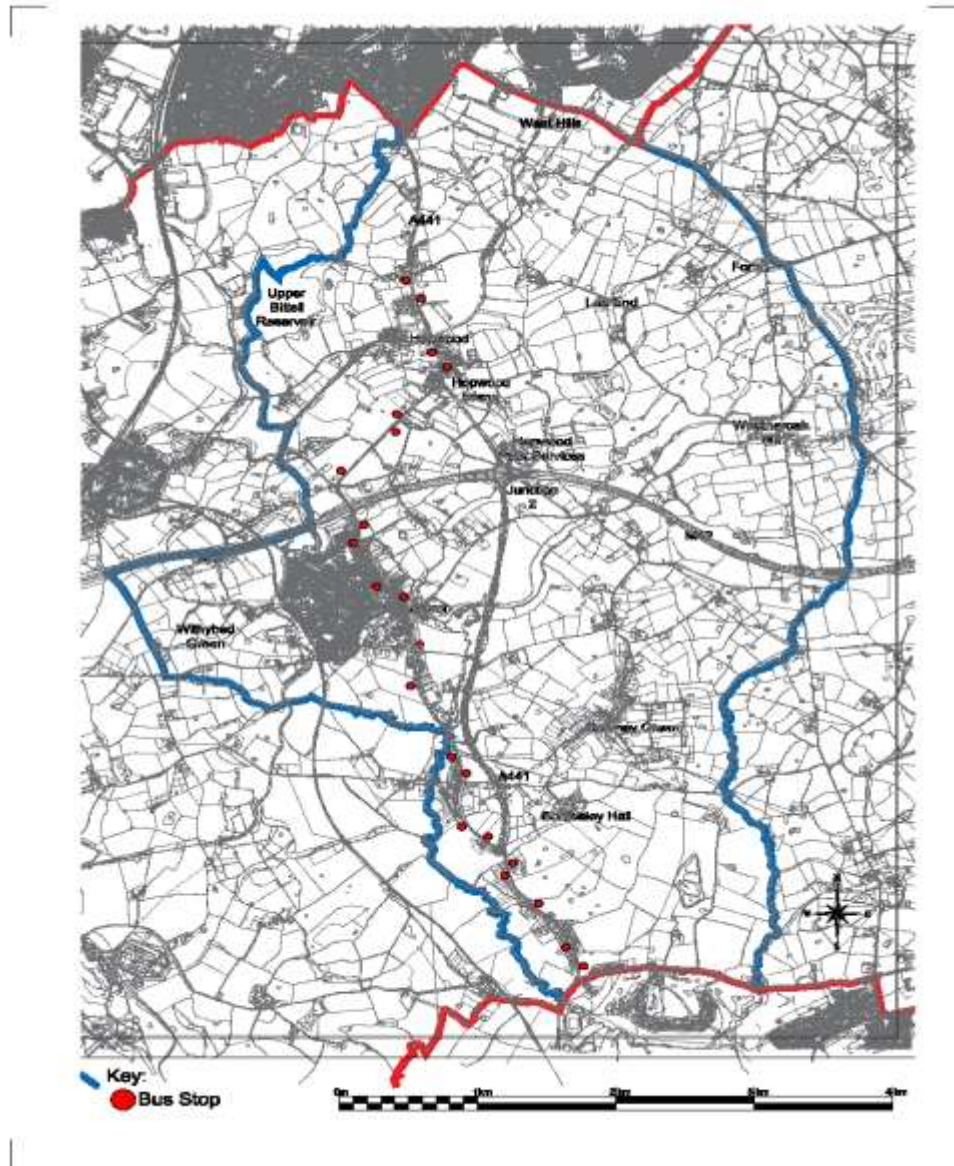


Fig 30. [map showing the 146 bus stops through the parish](#)

[http://www.worcestershirebus.info/timetables/Bus-services-182-and-183-from-01-09-](http://www.worcestershirebus.info/timetables/Bus-services-182-and-183-from-01-09-2018)



9.31) There are however no off road dedicated cycle routes, suitable for inexperienced cyclists, in the Parish and very little encouragement for cyclists e.g. through off road tracks or storage facilities at the station and village centre.

9.33) In line with the objectives identified in the Worcestershire County Council Local Transport Plan 3(WCCLTP3) above, the specific objectives of their Cycling policy will be to:

- 9.34) A New suggested Priority for Investing Public Funds? Whether by helping people get to workplaces or schools, reducing the phenomenal cost of physical inactivity to the health service or alleviating the strain on local public transport, our economy is boosted every time a journey is made by bike.

A detailed map showing the proposed cycle route around Weymouth. The route is highlighted in red, starting from the town center and looping through various areas including Upper Mill Reservoir, Weymouth Green, and Weymouth Heath. Key locations labeled include Weymouth, Upper Mill Reservoir, Weymouth Green, Weymouth Heath, and Weymouth Heath. A scale bar at the bottom indicates distances up to 10 miles. A north arrow is located in the bottom right corner.

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9.35) Dutch cities reap massive economic benefits because of a consistently high level of investment for several decades (now £24 per person per year). Although London now plans to spend £12.50, Scotland is up to £4 and other cities are increasingly following, England outside the capital still spends less than £2 per head; far too low to seriously increase cycling levels. Investment now would help government realise the full financial potential that cycling can deliver.

Fig 33. *Artist's impression of integrated*

footways

9.36) A possibility in Alvechurch parish is envisaged here how cycle tracks formed by road and footpath engineering from Hopwood down to Robert's Corner and onward to Alvechurch Village Centre could be achieved.

(Photographic impression Hopwood to Alvechurch)

9.37) Too often cycle routes have been designed piecemeal or cyclists have been an afterthought in highway design. As we saw from some best practice areas, thinking bike at the beginning of a design and planning process can reap dividends for other road users as well as cyclists.

9.38) The Alvechurch Parish Neighbourhood Plan encourages and supports: THE GET BRITAIN CYCLING initiative:



9.39) (The All Party Parliamentary Cycling Group Initiative, House of Commons, London SW1A 0AA, April 2013 recommends); *"That this House supports the recommendations of the All-Party Parliamentary Cycling Group's report 'Get Britain Cycling'. Endorses the target of 10 per cent of all journeys being by bike by 2025, and 25 per cent by 2050; and calls on the Government to show strong political leadership, including an annual Cycling Action Plan, sustained funding for cycling and progress towards meeting the report's recommendations... Source: Parliamentary debate 16 Oct 2014"*

9.40) Under the Infrastructure [Act 2015](#), (link to web site), the Government is required to set a CYCLING AND WALKING INVESTMENT STRATEGY (CWIS) for England⁹. This document outlines the timetable and approach for developing the first CWIS in 2016.

9.41) The CWIS strategy will set out a long-term vision for walking and cycling to 2040. At the heart of the development of the CWIS is a desire for walking and cycling to become the norm for short journey or as part of a longer journey. This vision will be progressed through a series of shorter term, 5 year strategies. There are a number of objectives that will support the long-term ambition, with specific funded actions to be set out on achieving these objectives.

9.42) A statutory requirement is that cyclists' and pedestrians' needs are considered at an early stage of all new development schemes, including housing and business developments as well as traffic and transport schemes, including funding through the planning system. Revise existing design guidance, to include more secure cycle parking,

⁹ [April 2017 Government Walking and cycling strategy](#)

continental best practice for cycle-friendly planning and design, and an audit process to help planners, engineers and architects to think bike in all their work.

9.43) Local authorities should seek to deliver cycle-friendly improvements across their existing roads, including small improvements, segregated routes, and road reallocation.

9.44) The APNP should promote integrated and effective land use and transport planning such that new developments are located and designed to maximise accessibility by cycling and walking.

9.45) **Economic benefits** are, by providing safe cycle routes, secure cycle parking at key destinations, and improving signage, the accessibility and viability of a village centre and its associated facilities can be significantly improved.

9.46) **Environmental benefits** of cycling are a low carbon emitting and energy efficient method of travel. Cycling measures when applied strategically, can act to increase the efficiency of the existing constrained rural transport networks by encouraging the use of this more resource-efficient way of 'Getting Around' and act to reduce transport's contribution to climate change or greenhouse gas emissions.

9.47) **Social benefits** of cycling are cheap and offer a particularly important way of travel for those without access to a car, such young people. Where cycling measures are applied using a strategic, area-based approach, cycling can realistically provide accessibility to key local health, employment, leisure, education, retail and transport services and facilities, achieving better accessibility for a fairer society.

9.48) Some users are more confident on bikes than others and are quite happy using roads, whereas others such as children and occasional cyclists need to have routes, which are segregated, direct and largely off-road routes, especially to schools and village centres with routes wide enough for children to be accompanied.

9.49) **The Alvechurch Parish Neighbourhood Plan encourages the Worcestershire County Council Local Transport Policy (WCC LTP) and supports: the parliamentary initiative CYCLING AND WALKING INVESTMENT STRATEGY (CWIS) and recommends a statutory requirement that cyclists' and pedestrians' needs are considered at an early stage of all new development schemes.**

SECTION 10 EVALUATION OF EVIDENCE BASE

10.1) The evidence base is the best evidence that a small rural community can gather from the evidence available and with the limited resources that they have available to them. This is achieved by hundreds of hours of work by community volunteers with the help of Local Authority planning officers.

10.2) To be a true community led plan as many consultations and presentations, as physically possible, were arranged and given around the various parts of the Neighbourhood Plan Area

10.3) The steering Group, through these consultations and presentations have encouraged the local community to be aware of the changes to the planning process and to realise that this allows local people to have a say in the way their community develops over the course of a Local Authority Plan period. It allows local people to have a say in how planning proposals for the Parish should be considered.

10.4) Not all questions at consultations produced clear preferences. Better formulated questionnaires may have produced different results to that which were put forward. However the Neighbourhood Plan process has continued with follow up community questionnaires right through to the latest Pre-submission consultation process. From community response, analysed from earlier and then from the latest consultations, has led to a more positive way forward. That gives people an opportunity to express their views in how Alvechurch Parish needs to develop from the present day to 2030 and beyond.

10.5) The Alvechurch Neighbourhood Plan is seen as a true community led Plan, formed by a volunteer Steering Group with quality assistance from our Local Authority planning officers. Initial help came from the Campaign for the Protection of Rural England (CPRE) and the National Association of Local Councils (NALC) who helped produce a Scoping Report for the Steering group. More recently CAG Sustainability Consultancy were employed to carry out the sustainable assessment of the APNP, results of this can be seen in the Sustainability Assessment document.

SECTION 11 HOW TO COMMENT ON THE NEIGHBOURHOOD PLAN

10.6) The Alvechurch Parish Neighbourhood Plan can be viewed fully on our website <http://alvechurchparishplan.org> or call into the Parish Council office (1A George Road, Alvechurch, B48 7PB) for your consultation copy, or email the Parish Clerk at clerk@alvechurch.gov.uk

SECTION 12 GLOSSARY

Affordable Housing:

From April 2012 affordable housing is defined in the National Planning Policy Framework

(Prior to this the definitions in Planning Policy Statement 3 apply).

ADR: Area of Development Restraint. Is land removed from the Green Belt and set aside by Local Authorities for development in the future to meet the Strategic housing figures of the Local Authority.

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Local people & affordable housing

Criteria and Allocations Policy for the Letting and Allocation of Rural Affordable Housing Developed under 'Exception Site' Policy Affordable Social housing

All applicants wishing to be considered for Rented Housing within the proposed scheme must be registered on the Bromsgrove District Council (BDC) Home Choice Plus, choice based lettings scheme.

1. The District Council will also nominate applicants registered on Home Choice Plus for consideration for Shared Ownership or Fixed Equity units where applicants have expressed a wish to be considered by placing a bid on Home Choice Plus.

2. The following Local Connection Eligibility Criteria will be applied: (The –first phase of eligibility will be considered initially, and only if insufficient applicants are eligible will the other phases be considered in order.)

The first phase of eligibility will be restricted to:

i) Local residents within the parish, with a minimum term of residence who want to remain in the locality but cannot afford to do so

ii) Those who have previously resided in the parish for a number of years and who need to return to the parish but cannot afford to do so and who qualify as one or more of the following:

Ancient woodland: An area that has been wooded continuously since at least 1600 AD.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Alvechurch Parish Council (APC): the first tier of local Government in Alvechurch

Biodiversity: The term 'biodiversity' is commonly used to describe the number, variety and variability of living organisms. This very broad usage, embracing many different parameters, is essentially a synonym of 'Life on Earth'.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Infrastructure Levy: (CIL) A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Right to Build Order: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

CPRE: The Campaign for the Protection of Rural England

Designated heritage asset: Is a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development plan: This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

Drumlin: A drumlin, from the Irish word droimnín ("littlest ridge"), first recorded in 1833, and in the classical sense is an elongated hill in the shape of an inverted spoon or half-buried egg formed by glacial ice acting on underlying unconsolidated till or ground moraine.

Dispark

1. : To throw open (a private park); *especially* : to convert (a park) to something else than a private park *Henry VIII decided to dispark the Duchy parks and turn them more profitably into pasture — A. L. Rowse*

Green infrastructure: Is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Inclusive design: Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

Local Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership: (LEP) a body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local planning authority (LPA): The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Green Space: The [National Planning Policy Framework \(NPPF\)](#) introduced a new concept of a Local Green Space designation [\(1\)](#). This is a discretionary [designation](#) to be made by inclusion within a [local development plan](#) or [neighbourhood development plan](#).

The designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife [\(2\)](#).

Policies within the local development plan or neighbourhood development plan for managing development within a Local Green Space should be consistent with the policies protecting green belts within the NPPF [\(3\)](#).

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies, or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies, which have been saved under the 2004 Act.

Local Wild Life sites: Local Wildlife Sites are identified and selected locally using robust, scientifically-determined criteria and detailed ecological surveys. As a result, these special and often secret spaces have a huge part to play in the natural green fabric of our towns and countryside. These sites are named differently across the UK. In **England**, **they** are Local Wildlife Sites.

Major Development;

The Town and Country Planning (Development Management Procedure) (England) Order 2015 states: “*Major development, means development involving any one or more of the following— (a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwelling houses where— (i) the number of dwelling houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more; “mining operations” means the winning and working of minerals in, on or under land, whether by surface or underground working*”

Massing; is described as: The combined effect of the height, bulk and outline of a building or group of buildings

Neighbourhood Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood plans (NP) A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older people: People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs. **Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

ROSPA: The Royal Society for the Prevention of Accidents (RoSPA) is a British charity that aims to save lives and prevent life-changing injuries which occur as a result of accidents.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Rural Exceptions Site to reflect Local Plan Policy APNP H3:

"A small site adjacent to the settlement boundary used to deliver affordable housing for local people in accordance with emerging District Local Plan Policy BDP9. These are sites that would not normally be considered suitable for housing development. Local people are people who meet the Settlement Connection criteria."

Safer Routes to School

Safer routes to school scheme (SRTS) could be provided by engineering improvements to help improve safety, accessibility and encourage more children to walk or cycle to school. It is hoped that a scheme will result in less traffic and congestion and improved air quality in and around the school area.

Where possible improvements could include a 20mph zone with traffic calming or other speed reduction measures as required, safer crossing points, new or extended lengths of footway, cycle facilities and enhanced signing, lining and lighting in the area.

However, highway changes alone are not enough to make a safer route to school scheme successful. The involvement of the school community is vital if we are to see a real shift towards walking and cycling.

Other initiatives that might be considered are:

School Travel Plan and action group

On school site cycle storage facilities

Pedestrian maintenance sessions

Crossing Patrols

Walking buses or cycle trains

Classroom activities

Site of Special Scientific Interest (SSSI's): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic Environmental Assessment: (SEA) A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Supplementary planning document: (SPD) Documents, which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.

Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Syncline: A syncline is a concave geological fold, with layers that dip downward toward the centre of the structure. This arrangement is opposite to that of an arching anticline.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites, which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available

SECTION 13 APPENDICIES

APPENDIX A: EVIDENCE BASE

NATIONAL CENSUS DATA FOR ALVECHURCH PARISH

[Alvechurch Parish statistics](#)

[Alvechurch 2011 ward census details](#)

This gives Key statistics and detailed data

[Office for National Statistics, Neighbourhood Statistics: Alvechurch Parish](#)

This report (*link above*) covers the characteristics of people and households in Alvechurch Parish in Bromsgrove (GSS code E04010263). Figures are sourced from the 2011 Census key statistics.

There were 5,611 usual residents as at Census day 2011. Of these, 97% lived in households and 3% lived in communal establishments. The average (mean) age of residents was 43.8 years.

In total there were 2,364 household spaces. Of these, 2,294 (97%) had at least one usual resident and 70 (3%) had no usual residents.

RESOURCES AND THEIR HYPERLINKS

NATIONAL POLICY

[National Planning Policy Framework: March 2012](#)

[Localism Act](#)

[Plain English Guide to the Localism Act](#)

[Planning Practice Guidance](#)

[English Heritage and Neighbourhood Planning](#)

[NHBC Standards 2018](#)

OTHER LOCAL AUTHORITY EVIDENCE AND DOCUMENTS RELATING TO THE APNP

[Current Bromsgrove District Council Local plan](#)

[Strategic Environmental Assessment and Habitat Regulation Assessment Screening Determination for the Alvechurch Parish Neighbourhood Plan](#)

[Strategic Environmental Assessment and Habitat Regulation Assessment Screening Determination](#)

[Housing Land Supply](#)

[Bromsgrove District Plan Settlement Hierarchy Background paper](#)

[5YHLS at 1st March 2016](#) (begins on page 18 of the Hearing Statement)

[The Bromsgrove SHLAA 2015 can be downloaded here](#)

[Bromsgrove SHMA Overview Report 2012](#)

[Housing Delivery Performance \(October 2013\) - Bromsgrove District Council](#)

Viability Studies

[Bromsgrove District Council & Redditch Borough Council Local Plan Viability Study \(HDH Planning and Development\) - July 2014](#)

[Affordable Housing Viability Study \(Levvel Ltd\) - June 2012](#)

Area Assessment Study

[Area Assessment Study for the six larger settlements in the District](#)

[Alvechurch Area Assessment Sustainability Appraisal](#)

[Objectively Assessed Housing Need and Housing Assessment](#)

[North Worcestershire Objective Assessment of Housing Need \(AMION and Edge\) - April 2014](#)

[Housing Need Assessment - Report in response to Inspector's Interim Conclusions \(AMION and Edge\) - August 2014](#)

Sustainability Appraisal and Habitats Regulation Assessments

[BDC Sustainability Appraisal Scoping Report 2012 2015](#)

[BDC Sustainability Appraisal of Bromsgrove District Plan Proposed Submission Version](#)

[Bromsgrove District Council – Alvechurch Area Assessment Sustainability Appraisal: September 2013](#)

Bromsgrove District Plan key submission documents

[CD 1.10 List of Superseded Local Plan Policies and Proposals](#)

[CD 1.13 Bromsgrove Infrastructure Delivery Plan](#)

[CD 1.3 Schedule of Minor Recommended Changes to Bromsgrove District Plan](#)

Bromsgrove District Plan adopted January 2017

[Table 2 Districts Settlements Hierarchy page 20](#)

[Employment Land Requirements Para 8.24 page 21](#)

[BDP Policy 13 New Employment Development page 62 \(sets out balanced portfolio of sites for development\)](#)

[BDP Policy 15 Rural Renaissance page 67 \(notes Bromsgrove has seen a rise in commuting out of the District to work, leading to dormitory villages and a decline in local rural facilities. It is important that planning policies promote rural communities where people can live, work and access essential local facilities.\)](#)

[BDP Policy12 Sustainable Communities page 58 \(on the importance of local services and facilities\)](#)

Worcestershire Housing Market Assessment

[Worcestershire Strategic Housing Market Assessment \(GVA\) - February 2012](#)

[SHMA Appendix 2 - Bromsgrove Overview](#)

[Worcestershire CIL Viability Study \(HDH Planning and Development\) - Jan 2013](#)

[Worcestershire Demographic report Census 2011](#)

[Worcestershire CC – Transport Plan download page](#)

[Worcestershire County Council Local Transport Plan 3](#)

Sustrans - [A full range of walking and cycling solutions tailored to your needs](#)

EVIDENCE USED FOR EACH POLICY THEME and TOPIC GROUP

HOUSING; H

[Current Bromsgrove District Council Local plan Good Practice Guide to Public Engagement in Development Schemes](#)
[Guidance consultation and pre-decision matter](#)
[Bromsgrove District Plan Settlement Hierarchy Background paper](#)
[Land Availability Housing Bromsgrove District APRIL 2015](#)
[Development Options for Bromsgrove District](#)
[Sustainability Appraisal of Alvechurch Area Assessment](#)
[5 Year Housing Land Supply in Bromsgrove District 1st April 2017](#)
[Housing Needs Assessment – Report in response to Inspector’s Interim Conclusions 29th August 2014](#)
[Bromsgrove District Council: District Level Housing Market Assessment](#)
[Worcestershire Strategic Housing Market Assessment – Main Report 2012](#)
[Affordable Housing Viability Study for Bromsgrove District Council 2011](#)
[Fewer homes built on rural exception sites: CPRE's reaction](#)
[Parliament Definition of affordable housing](#)
[2011 Census Analysis - Comparing Rural and Urban Areas of England and Wales](#)
[Alvechurch Historic Environment Resource Assessment](#)
[Alvechurch Parish Design Statement](#)
[NHBC Standards 2018 now available](#)
[The 2018 edition will come into force for every new home registered with NHBC where foundations are begun on or after 1 January 2018.](#)
[Alvechurch Conservation Area designated November 1968](#)
[The Rural Challenge. Achieving sustainable rural communities for the 21st century](#)
[The Institution of Lighting Professionals \(ILP\)](#)
[NHBC Standards 2018](#)
[Design and access statements How to write, read and use them CABE](#)
[A guide to our Built Environment Experts-CABE](#)
[Habinteg release '7 points about the new Housing Standards 2015' briefing](#)
[Building for Life 12 - Third edition](#)
[National Housing Standards, Housing Standards Handbook](#)
[Urban Design Compendium](#)
[Manual for Streets-on behalf of the Department for Transport, and Communities and Local Government](#)
[Bromsgrove Green Infrastructure Baseline Report](#)
[Bromsgrove Infrastructure Delivery Plan](#)
[Get Britain Cycling Summary & Recommendations](#)
[BREEAM is the world’s leading sustainability assessment](#)

[Future communities](#)

[BDC Retail Study CBRE 2013](#)

[Quality of Life Survey](#)

[Summary of Alvechurch, April 2014 Questionnaire Results](#)

HERITAGE, DESIGN AND THE NATURAL ENVIRONMENT: HDNE

[Current Bromsgrove District Council Local plan](#)

[Local Heritage List Strategy](#)

[English Heritage and Neighbourhood Planning](#)

[British History on line -Alvechurch Parish](#)

[WCC Worcestershire Historic Towns Survey +Godson and Godson map](#)

[WCC- HEAPS Resource Assessment](#)

[Worcestershire Historic Environment Action Plans Pilot Study Report](#)

[Landscape Character Assessment Supplementary Guidance](#)

[Better Places to Live by Design - Office of the Deputy Prime Minister \(September 2001\)](#)

[Rowney Green, Bordesley and Alvechurch Park ALV_A3](#)

[Rowney Green website](#)

[Peck Wood website](#)

[Manual for Streets 1 & 2 - Communities and Local Government,](#)

[Manual for Streets 1 & 2 - Communities and Local Government, Department for Transport, Chartered Institute of Highways and Transportation \(March 2007\)](#)

Natural Environment

[*A living landscape...A call to restore the UK's battered ecosystems, for wildlife and people*](#)

[Natural England](#)

[The Environment Agency](#)

[Trees and Woodland in Worcestershire](#)

[Flood map for planning](#)

[Woodland trust](#)

[Worcestershire wildlife trust](#)

[Worcestershire Country Services](#)

[Seechem Equestrian Centre](#)

[Biodiversity 2020, Department for Environment, Food and Rural Affairs](#)

[Alvechurch Species list](#)

[Alvechurch Bird Species Recorded in Alvechurch Parish 2010-2016](#)

[Historic England](#)

[English Heritage Local Plan Guidance](#)

Worcestershire Historic Landscape Characterisation 2012

Standards and Quality in Development: A Good Practice Guide. 2nd Edition National Housing Federation (2008)

Worcestershire Biodiversity Action Plan

Biodiversity 2020: A strategy for England's wildlife and ecosystem services

The Worcestershire Biological Records Centre

English Heritage – Climate Change and Energy Saving

Worcestershire Bridleways & Riders Association

Summary of Alvechurch, April 2014 Questionnaire Results

LEISURE, WELLBEING AND HEALTH: LHW

Current Bromsgrove District Council Local plan

Northwood & Alvechurch Surgery

Bromsgrove Health and Well-being Profile March 2016

BDC 9.9 Quality of Life Survey

BDC 9.8 Social Infrastructure Audit

NHS Birmingham South And Central Clinical Commissioning Group (soon to change in 2018 to Birmingham / Solihull CCG)

Redditch and Bromsgrove Clinical Commissioning Group

NHS Birmingham South Central Estates strategy 2015 (focusing on the Primary care estate)

Birmingham and Solihull Sustainability and Transformation Plan

The STP Plan for Herefordshire and Worcestershire

Healthy Weight, Healthy Lives Cross-Government Strategy

Healthy Lives, Healthy People: A Call to Action on Obesity in England

Bromsgrove District Council Plan 2017 ... priorities for 2017-2020

Quality of Life Survey

WCC Improving the public's health and reducing inequalities_<http://www.worcestershire.gov.uk/jsna>

Sports and recreation

Bromsgrove Open Space, Sport and Recreation Local Needs Survey

Bromsgrove Green Infrastructure Baseline Report

Chapter 7 Provision for Children and Young People

Chapter 8 Outdoor Sports Facilities

Chapter 9 Playing Pitch Strategy

Chapter 10 Allotments

Chapter 11 Cemeteries and Churchyards

Chapter 13 Green Corridors

[Appendix A: Benefits of Open Space](#)

[Appendix C: All Sites](#)

[A Parish Profile St. Laurence, Alvechurch 2013](#)

[Worcestershire Green Infrastructure Strategy 2013-2018](#)

[Worcestershire Access and Informal Recreation Strategy 2009-2019](#)

[Communities Greenspace Pack - Worcestershire County Council](#)

[The Open Spaces Society is Britain's oldest national conservation body](#)

[Neighbourhood Planning Local Green Spaces](#)

[How to win local green space through Neighbourhood Plans](#)

[Play England > Parks and open spaces](#)

[Natural England](#)

[The Environment Agency](#)

[Woodland trust](#)

[Improving Community Sports Facilities - A toolkit for the strategic planning of community sports facilities](#)

[Summary of Alvechurch, April 2014 Questionnaire Results](#)

LOCAL BUSINESS, SHOPS AND SERVICES: BSS

[Current Bromsgrove District Council Local plan](#)

[Bromsgrove Social Infrastructure Audit](#)

[Bromsgrove Settlement Hierarchy Background Paper](#)

[Bromsgrove District Employment Land Review \(Drivers Jonas Deloitte\) - December 2012](#)

[Bromsgrove District Council – Employment Land Availability Report: April 2013](#)

[Bromsgrove Infrastructure Delivery Plan](#)

[BDC 9.9 Quality of Life Survey](#)

[West Midlands Strategic Economic Plan \(SEP\),](#)

[Bromsgrove District Employment Land Review 2012](#)

[Land Availability Housing APRIL 2015](#)

[Appendix 5 Rural East Qualitative Site Assessments](#)

[Bromsgrove Retail Study \(CBRE\) - October 2013](#)

[Bromsgrove Centres Strategy 2017-2020](#) *the overall aim of the Strategy is to create distinctive and vibrant centres by supporting and promoting retail, business, cultural, leisure and residential investment in the seven centres, of which Alvechurch Village is one.*

[Alvechurch Conservation Area designated November 1968](#)

[Manual for Streets-on behalf of the Department for Transport, and Communities and Local Government](#)

[Standards and quality in development - a good practice guide \(2nd edition\)](#)

[Urban Design Compendium](#)

[A guide to our Built Environment Experts-CABE](#)

[Manual for Streets-on behalf of the Department for Transport, and Communities and Local Government](#)

[Car parking –What works where?](#)

[Space to Park is part of the AHRC funded Home Improvements Knowledge Exchange](#)

[Bordesley Hall, the Holloway, Alvechurch](#)

[Welcome to Bordesley Hall](#)

[Bromsgrove District Council Plan 2017 ... priorities for 2017-2020](#)

[Appendix 1 - Bromsgrove Study Area Map](#)

[Superfast Broadband Worcestershire – news update webpage](#)

[Sustainable Communities Act 2007](#)

[Guidance-Broadband Delivery UK](#)

[WORCESTERSHIRE LOCAL BROADBAND PLAN: Connecting Worcestershire](#)

[Summary of Alvechurch, April 2014 Questionnaire Results](#)

Bordesley Hall Jan 2015

At the moment there are 32 companies, and 150 people working here.

12 months ago there were in total 48 companies and 294 people working here.

Types of companies varies vastly, some types are:

Flower Company	Website provider	Telecoms Company
Air-conditioning supplier	Warehouse for fishing tackle	Handmade glass producer
Plummer Company	Child Protection (Charity)	Bespoke Lock manufacturer
Advertising company	Printing Company	Health / Fitness training for schools
Asbestos investigation / removal	Property Services	Jewellery manufacturing
Yacht sails manufacturing	Steel Fabrication Company	IT Training
Architects	Data centre	Office Cleaning
	Companies that have recently left include:	
Accountants	Pension companies	Shipping company
Electrical Testing	Waste Disposal Company	Interior Designer

GETTING AROUND-TRANSPORT: GAT

Strategic road network and the delivery of sustainable development

Standards for Highways

Department for Transport's (Dft's) objectives for 2015 to 2020

Bromsgrove Plan-Transport Network Analysis and Mitigation Report May 2013

Redditch Transport Network Analysis and Mitigation Report May 2013

Worcestershire Rail Investment Strategy

Worcestershire Rail Investment Strategy Consultation Report

Worcestershire Local Transport Plan 4 - Worcestershire County Council

Transport evidence bases in plan making and decision taking

Worcestershire Local Transport Plan Transport Policies

Manual for Streets-on behalf of the Department for Transport, and Communities and Local Government

Bromsgrove Centres Strategy 2017-2020

Car parking –What works where?

Space to Park is part of the AHRC funded Home Improvements Knowledge Exchange

Sustainable Communities Act 2007

Get Britain Cycling Summary & Recommendations

ROSPA: Road Safety Engineering: Cost Effective Local Safety Schemes

Summary of Alvechurch, April 2014 Questionnaire Results

Other useful resources accessed by the APNP

[My Community neighbourhood Planning Resources](#)

<http://mycommunityrights.org.uk/>

[Locality-Neighbourhood Planning](#)

[Neighbourhood Planning Road Map Locality \(PDF, 1.3 Mb\) link to page to download](#)

[Guide to Neighbourhood Planning CPRE Link to page to download](#)

[Alvechurch – Wikipedia](#)

[Summary of Alvechurch, April 2014 Questionnaire Results](#)

APPENDIX B: ASSETS OF THE ALVECHURCH PARISH

Assets of community value

An asset of community value is a building which a community group has asked the Council to list as being of value to that community.

This is a new legal right, designed to give communities the opportunity to control the assets and facilities that matter to them.

If an asset is listed, and comes up for sale, community groups could be given a total of six months to put together a bid to buy it.

Designated heritage asset:

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation

What is a Local Heritage List?

Local lists identify heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area. There are a significant number of heritage assets within the District which are important to our local communities and make a valuable contribution to our sense of history and understanding of place, but are not protected by statutory listing. A Local Heritage List will identify the location of these assets and using the selection criteria detailed in the BDC 'Local Heritage List Strategy' Document, define what is significant about them.

A Local Heritage List will identify what is valued at a local level as opposed to national level. Nationally important heritage assets are identified as either scheduled Ancient Monuments, or on the Statutory List (occasionally they appear on both) or as register of Parks and Gardens. Other heritage assets do not satisfy the criteria for any of these national designations, and if not located in a conservation area they have no formal recognition and consequently no protection.

Heritage Assets are defined in the National Planning Policy Framework (NPPF) as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'. These assets can include buildings, structures, landscapes, archaeological sites or places associated with significant local, historical events, important people, trades or industries, craftsmen or locally distinctive buildings in terms of their architecture or materials, to name but a few examples. Overall they are heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area.

Heritage Assets - are not just buildings

What is the difference between ‘Statutorily Listed Buildings’ and Buildings on a Local Heritage List?The Local Heritage list is not restricted to buildings. It may include archaeology, or areas, such as village greens, or ponds. It may also include structures such as bridges, signposts, letter boxes to name but a few.

Statutorily listed buildings are designated by the Government, on the advice of Historic England; they are graded according to their significance and protected by law. Listed Building Consent is invariably required for any works to a listed building.

Assets on the Local Heritage List have to satisfy the criteria detailed in the Local Heritage List Strategy document. The level of protection afforded to a heritage asset on a local list will be dependent on how the local list was prepared. The more robust the process for adding a heritage asset to the local list, particularly in terms of the selection criteria, the greater the weight for protecting the asset.

Heritage assets on the Local Heritage List will not have the same protection as those on the statutory list, although the draft District Plan policy supports the retention of heritage assets on the list. Heritage assets on the local list do not attract additional consent requirements, unlike statutory listed buildings.

This table provides Community valued assets as well as non-designated assets including, buildings, structures, landscape features etc. that gives Alvechurch Parish area its distinctiveness.

THE STRATEGIC ASSETS OF THE PARISH ARE		
At a local level, easy access to the beautiful rolling landscape of north Worcestershire....it's often referred to as a "gateway to the countryside"	At a regional level, proximity to Birmingham ...a high quality sporting, cultural and shopping centre and a city with significant employment potential.	At a national level, a relatively-central position for travel to all parts of Britain
SITES OF SPECIAL SCIENTIFIC INTEREST		
Bittell Reservoirs Hopwood Dingle(Grovely Dingle)	Leisurely pursuits	There are also several WILD LIFE SITES which are noted on the Bromsgrove District Council's Constraints map
INFRASTRUCTURE ASSETS		
Excellent rail services; railway station on the Cross-City line, providing services to Redditch and Birmingham on a twenty minute basis (improved in 2015)	Good transport service links through nearby large conurbation centres Hourly 146 Bus service Once a day 182/183 bus service	Excellent road communications....an intersection within the Parish onto the national motorway network with associated motorway services facilities
A wide range of housing types which gives a broad demographic base to the community.		

COMMUNITY VALUED ASSETS		
Alvechurch Sports & Social Club, which provides a public car park		
A Village Centre conservation area including several listed buildings <i>(see National Heritage list below)</i>		
COMMUNITY IDENTIFIED Non Listed HERITAGE ASSETS		
The Alvechurch Village Hall, with space for audiences up to 100	The Village Hall, Rowney Green include "The Goat and Trousers" Friday night pub.	The Village Hall at Hopwood The Shared Church at Rowney Green
Alvechurch Baptist Church	St Mary's Catholic Church	Alvechurch Historical Society Museum - (Potential for Community Acquisition)
ENVIRONMENTAL ASSETS		
Many miles of public rights of way (footpaths and bridle paths) criss-crossing the beautiful local countryside, most of which is Green Belt	The Birmingham-Worcester Canal, several miles of towpath and a large marina	Peck Wood in Rowney green Hopwood Motorway Services natural drainage system
Alvechurch Park and Bordesley Park historic sites,	Lye Meadows	Icknield Street and ancient pathways including the Salt Way
COMMUNITY SERVICE ASSETS -non designated assets		
Two modern schools designed for pupils up to year 9 and on to year 14. Both schools have been recently acknowledged by OFSTED to be providing excellent standards of teaching and learning.	The School complex incorporates a Community Library.	A Post Office and a good range of other local shops, pubs and restaurants, including.....
General store / supermarket	Fish & chips, Chinese and Indian takeaways	The Swan, Red Lion, Weighbridge and Crown public houses in Alvechurch The Hopwood House Inn and the Peacock Inn at Hopwood. The coach and Horses pub at Weatheroak
Alvechurch Sports & Social Club, which provides a public car park	Optician	Chemist
Doctor's surgery/medical centre Chiropractor	Dental practice	3 hairdressers / barbers Beauty complex at the Old Mill

2 local butchers	Greengrocer and Farm shop Gin and Pickles delicatessen	2 or 3 vehicle repair garages & car sales
Funeral director	Village centre Carpentry Workshop	2 estate agents
Community advice centres such as the Parish Office and Citizens Advice Bureau at the Library	A range of community meeting rooms, associated with churches (The Ark, the Baptist Church Hall etc.), pubs (The Red Lion, The Weighbridge etc.) and sheltered housing complexes (Tanyard Lane).	An Internet café / youth centre (The Lounge) Potential for Community Acquisition?
A nursery and several playgroups / crèches	A wide range of community-based organisations providing daytime and evening activities for all ages: These include sports clubs (football, cricket etc.) catering for all-age sport and recreation.	The Village Magazine
The Rowney Green shared church and Chapel	Chiropodist	Beauty/therapy clinic
Vets and cat sanctuary	The Calling Oak magazine (Rowney Green)	Café Morso/ bistro
COMMUNITY LAND ASSETS		
4 significant recreational areas in Alvechurch Village including The Meadows (The Wiggin field children's playground, sports pitches and wildlife area) and cricket pitches and pavilions run by Alvechurch & Hopwood Cricket Club	BDC owned ;George Road Playing Fields and Crown Meadow (MUGA and separate playground for smaller children)	Community allotments scheme (Old Rectory Road) Potential for Community Acquisition?
Tanyard Lane public car park, with no parking charges!	NB. Social Club car Park till 2025	The Parish Council run Pavilion at Rowney Green with associated Parish playing fields used for youth football.
The Parish Council runs Community Centre Hopwood, with associated youth football field.	Alvechurch & Hopwood cricket ground at Lea End lane, Hopwood.	2 Rugby club grounds, one including cricket in Ash Lane Hopwood.
2 Parish Council run tennis courts to the rear of Rowney Green village Hall	Newbourne Wood	The open landscape gaps between settlements

HERITAGE AND ENVIRONMENTAL ASSETS		
Heritage – already recognised <i>See National heritage list below which identifies listed buildings and structures building</i>		
St Laurence Parish Church with 4 acres of churchyard, ancient monuments and trees		
HERITAGE – POSSIBLY FOR THE LOCAL LIST		
There are 37 distinct character areas in Alvechurch Village recognised in the Alvechurch HERA. Any development should seek to preserve and enhance the distinct character of each.	Among these areas, which might be listed as of local heritage value, are:	Former industrial areas around the canal, from Scarfield through to Callow Hill
Withybed Green and its surrounding area to the south-west of Alvechurch	Old Rectory Lane	Town Mill
Cooper's Hill	Hopwood Village Hall	Alvechurch Village Hall
Historic farmhouses and their former outbuildings (e.g. High House, Foxhill, Alvechurch Lodge, Grange... and farmhouse at Stonehouse Lane) Areas with remnants of ancient farming and old hedge patterns		
IN ADDITION, ANY DEVELOPMENT SHOULD TAKE ACCOUNT OF:		
The characteristic “gateways” to Alvechurch village, including their bridges and views	The distinctive ridge-line development at Rowney Green	The shape of Alvechurch Village and how it has grown from the ancient centre towards the west
The urban nature of the village centre	Mixed farmland and tree cover separating the settlements	The Victorian Parish canal bridges
ENVIRONMENTAL ASSETS		
Many miles of public rights of way	The Birmingham-Worcester Canal, several miles of towpath, a large marina and Upper Bittell reservoir	The river Arrow and its environs and feeder brooks
There are many areas of good woodland and other trees; including ancient woodland and extensive recent tree-planting.	Small-scale mixed farming encouraging biodiversity	Higher land giving extensive views
Designated wildlife protection		

areas: two SSIs, two local nature reserves managed by Worcestershire Wildlife Trust and six special wildlife sites		
COMMUNITY LAND ASSETS		
23 hectares of public play areas: significant recreational areas in Alvechurch, Hopwood and Rowney Green, and other smaller areas	Community allotments	free public car parks
SUMMARY OF COMMUNITY SERVICE ASSETS		
Excellent schools for pupils up to year 9, incorporating a Community Library.	A Post Office and a good range of other local shops, pubs and restaurants	Local dairy and meat production
A wide range of community-based organisations providing daytime and evening activities for all ages, including sports, fitness, music and art	A good range of community societies and associations – Community meeting rooms in Alvechurch, Hopwood and Rowney Green	A youth centre (The Lounge)
The Village Monthly Magazine	A business park at Rowney Green with a range of companies	The Social Club

Historic England 2016 National heritage list for Alvechurch Parish

[BARN AND COW HOUSE ABOUT 20 METRES NORTH OF LONGFIELD MANOR](#)

List Entry Number: 1100218

Heritage Category: Listing

Grade: II

Location:

BARN AND COW HOUSE ABOUT 20 METRES NORTH OF LONGFIELD MANOR, Alvechurch, Bromsgrove, Worcestershire

[OUTHOUSE ABOUT 5 METRES NORTH WEST OF LONGFIELD MANOR](#)

List Entry Number: 1100219

Heritage Category: Listing

Grade: II

Location:

OUTHOUSE ABOUT 5 METRES NORTH WEST OF LONGFIELD MANOR, Alvechurch, Bromsgrove, Worcestershire

[SEECHEM MANOR](#)

List Entry Number: 1100220

Heritage Category: Listing

Grade: II*

Location:

SEECHEM MANOR, Alvechurch, Bromsgrove, Worcestershire

[LEA END FARMHOUSE](#)

List Entry Number: 1100221

Heritage Category: Listing

Grade: II

Location:

LEA END FARMHOUSE, ASH LANE, HOPWOOD, Alvechurch, Bromsgrove, Worcestershire

[VINE COTTAGE](#)

List Entry Number: 1100222

Heritage Category: Listing

Grade: II

Location:

VINE COTTAGE, 16 AND 18, BEAR HILL, Alvechurch, Bromsgrove, Worcestershire

[24, 26 AND 28, BEAR HILL](#)

List Entry Number: 1100223

Heritage Category: Listing

Grade: II

Location:

24, 26 AND 28, BEAR HILL, Alvechurch, Bromsgrove, Worcestershire

[THE OLD HOUSE](#)

List Entry Number: 1100224

Heritage Category: Listing

Grade: II*

Location:

THE OLD HOUSE, 32, BEAR HILL, Alvechurch, Bromsgrove, Worcestershire

[CHURCH OF ST LAURENCE](#)

List Entry Number: 1100225

Heritage Category: Listing

Grade: II*

Location:

CHURCH OF ST LAURENCE, BEAR HILL, Alvechurch, Bromsgrove, Worcestershire

WINDSOR MEMORIAL CROSS ABOUT 15 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST LAURENCE

List Entry Number: 1100226

Heritage Category: Listing

Grade: II

Location:

WINDSOR MEMORIAL CROSS ABOUT 15 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST LAURENCE, BEAR HILL, Alvechurch, Bromsgrove, Worcestershire

[15 AND 17, MEADOW LANE](#)

List Entry Number: 1100227

Heritage Category: Listing

Grade: II

Location:

15 AND 17, MEADOW LANE, Alvechurch, Bromsgrove, Worcestershire

[MOORGREEN HALL](#)

List Entry Number: 1100228

Heritage Category: Listing

Grade: II

Location:

MOORGREEN HALL, RADFORD ROAD, WEATHEROAK HILL, Alvechurch, Bromsgrove, Worcestershire

[NUMBER 2 BEAR HILL, 1 AND 3, RED LION STREET](#)

List Entry Number: 1100229

Heritage Category: Listing

Grade: II

Location:

2, BEAR HILL,

1 AND 3, RED LION STREET, Alvechurch, Bromsgrove, Worcestershire

[SCARFIELDS FARMHOUSE](#)

List Entry Number: 1100231

Heritage Category: Listing

Grade: II

Location:

SCARFIELDS FARMHOUSE, SCARFIELD HILL, Alvechurch, Bromsgrove, Worcestershire

[17, THE SQUARE](#)

List Entry Number: 1100232

Heritage Category: Listing

Grade: II

Location:

17, THE SQUARE, Alvechurch, Bromsgrove, Worcestershire

[BROADCROFT FARMHOUSE](#)

List Entry Number: 1100233

Heritage Category: Listing

Grade: II

Location:

BROADCROFT FARMHOUSE, WATERY LANE, Alvechurch, Bromsgrove, Worcestershire

[BITTELL FARMHOUSE](#)

List Entry Number: 1167245

Heritage Category: Listing

Grade: II

Location:

BITTELL FARMHOUSE, BITTELL FARM ROAD, Alvechurch, Bromsgrove, Worcestershire

[THE OLD RECTORY](#)

List Entry Number: 1167265

Heritage Category: Listing

Grade: II

Location:

THE OLD RECTORY, OLD RECTORY LANE, Alvechurch, Bromsgrove, Worcestershire

[GATE PIERS AND GARDEN WALL ABOUT 20 METRES SOUTH OF MOORGREEN HALL](#)

List Entry Number: 1167279

Heritage Category: Listing

Grade: II

Location:

GATE PIERS AND GARDEN WALL ABOUT 20 METRES SOUTH OF MOORGREEN HALL, RADFORD ROAD, Alvechurch, Bromsgrove, Worcestershire

[2, 4, 6 AND 8, RED LION STREET](#)

List Entry Number: 1167298

Heritage Category: Listing

Grade: II

Location:

2, 4, 6 AND 8, RED LION STREET, Alvechurch, Bromsgrove, Worcestershire

[5, RED LION STREET](#)

List Entry Number: 1167311

Heritage Category: Listing

Grade: II

Location:

5, RED LION STREET, Alvechurch, Bromsgrove, Worcestershire

[CROWN HOUSE](#)

List Entry Number: 1167380

Heritage Category: Listing

Grade: II

Location:

6, THE SQUARE,

CROWN HOUSE, THE SQUARE, Alvechurch, Bromsgrove, Worcestershire

[15 AND 16, THE SQUARE](#)

List Entry Number: 1167386

Heritage Category: Listing

Grade: II

Location:

15 AND 16, THE SQUARE, Alvechurch, Bromsgrove, Worcestershire

[12 AND 14, THE SQUARE](#)

List Entry Number: 1167392

Heritage Category: Listing

Grade: II

Location:

12 AND 14, THE SQUARE, Alvechurch, Bromsgrove, Worcestershire

[5 AND 7, SWAN STREET](#)

List Entry Number: 1167398

Heritage Category: Listing

Grade: II

Location:

5 AND 7, SWAN STREET, Alvechurch, Bromsgrove, Worcestershire

[K6 TELEPHONE KIOSK ABOUT 15 METRES EAST OF NUMBERS 12 AND 14, THE SQUARE](#)

List Entry Number: 1248086

Heritage Category: Listing

Grade: II

Location:

K6 TELEPHONE KIOSK ABOUT 15 METRES EAST OF NUMBERS 12 AND 14, THE SQUARE, BEAR HILL, Alvechurch, Bromsgrove, Worcestershire

[WATER TOWER](#)

List Entry Number: 1296919

Heritage Category: Listing

Grade: II

Location:

WATER TOWER, WEATHEROAK HILL, Alvechurch, Bromsgrove, Worcestershire

BRIDGE OVER BIRMINGHAM AND WORCESTER CANAL (NUMBER 69)
WORCESTER AND BIRMINGHAM CANAL, BRIDGE AT LEA END LANE

List Entry Number: 1297001

Heritage Category: Listing

Grade: II

Location:

BRIDGE OVER BIRMINGHAM AND WORCESTER CANAL (NUMBER 69), LEA END LANE,

WORCESTER AND BIRMINGHAM CANAL, BRIDGE AT LEA END LANE, WORCESTER AND BIRMINGHAM CANAL,
Alvechurch, Bromsgrove, Worcestershire

[MEDIEVAL CROSS ABOUT 5 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST LAURENCE](#)

List Entry Number: 1301009

Heritage Category: Listing

Grade: II

Location:

MEDIEVAL CROSS ABOUT 5 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST LAURENCE, BEAR HILL, Alvechurch,
Bromsgrove, Worcestershire

[GATE PIERS AND GATES ABOUT 5 METRES EAST OF LONGFIELD MANOR](#)

List Entry Number: 1348533

Heritage Category: Listing

Grade: II

Location:

GATE PIERS AND GATES ABOUT 5 METRES EAST OF LONGFIELD MANOR, Alvechurch, Bromsgrove, Worcestershire

GATE PIERS, GATES AND FLANKING WALLS ABOUT 20 METRES SOUTH WEST OF BITTELL FARMHOUSE

List Entry Number: 1348534

Heritage Category: Listing

Grade: II

Location:

GATE PIERS, GATES AND FLANKING WALLS ABOUT 20 METRES SOUTH WEST OF BITTELL FARMHOUSE, BITTELL FARM
ROAD, Alvechurch, Bromsgrove, Worcestershire

[WEATHEROAK FARMHOUSE](#)

List Entry Number: 1348535

Heritage Category: Listing

Grade: II

Location:

WEATHEROAK FARMHOUSE, RADFORD ROAD, WEATHEROAK HILL, Alvechurch, Bromsgrove, Worcestershire

[ROWNEY GREEN HOUSE FARMHOUSE](#)

List Entry Number: 1348536

Heritage Category: Listing

Grade: II

Location:

ROWNEY GREEN HOUSE FARMHOUSE, ROWNEY GREEN LANE, ROWNEY GREEN, Alvechurch, Bromsgrove, Worcestershire

[1 AND 1A, THE SQUARE](#)

List Entry Number: 1348537

Heritage Category: Listing

Grade: II

Location:

1 AND 1A, THE SQUARE, Alvechurch, Bromsgrove, Worcestershire

[LOWER PARK FARMHOUSE](#)

List Entry Number: 1348538

Heritage Category: Listing

Grade: II

Location:

LOWER PARK FARMHOUSE, STORAGE LANE, Alvechurch, Bromsgrove, Worcestershire

[THE OLD SMITHY](#)

List Entry Number: 1389158

Heritage Category: Listing

Grade: II

Location:

THE OLD SMITHY, 11 AND 11A, THE SQUARE, Alvechurch, Bromsgrove, Worcestershire

[LANE HOUSE](#)

List Entry Number: 1391203

Heritage Category: Listing

Grade: II

Location:

LANE HOUSE, AQUEDUCT LANE, Alvechurch, Bromsgrove, Worcestershire

[GRANELLI](#), ADJOINING PERGOLAS TO EAST, SOUTH AND WEST AND GARAGE BLOCK AND BOUNDARY WALL TO NORTH-WEST

List Entry Number: 1392204

Heritage Category: Listing

Grade: II

Location:

GRANELLI, ADJOINING PERGOLAS TO EAST, SOUTH AND WEST AND GARAGE BLOCK AND BOUNDARY WALL TO NORTH-WEST, THE RISE, HOPWOOD, Alvechurch, Bromsgrove, Worcestershire

[THE LAWNS](#)

List Entry Number: 1393135

Heritage Category: Listing

Grade: II

Location:

THE LAWNS, SCHOOL LANE, Alvechurch, Bromsgrove, Worcestershire

[Moated site 130m north east of Moorgreen Farm](#)

List Entry Number: 1017527

Heritage Category: Scheduling

Location:

Alvechurch, Bromsgrove, Worcestershire

[Moated site and fishponds at the Bishop's Palace](#)

List Entry Number: 1018334

Heritage Category: Scheduling

Location:

Alvechurch, Bromsgrove, Worcestershire

APPENDIX C: GREEN BELT & CONSTRAINTS

The West Midlands Green Belt

The West Midlands Green Belt is the largest of the three green belts in the West Midlands, covering some 923 square miles. It surrounds Birmingham and Solihull, the Black Country and Coventry, and extends between 6 and 15 miles outwards from the edges of those major urban areas. The West Midlands Green Belt also contains many 'holes' for settlements of varying size, the largest being Redditch, Kidderminster and Cannock as well as smaller villages.

The West Midlands Green Belt extends outwards to the edges of a ring of towns surrounding the conurbation. In Lichfield, Tamworth, Nuneaton, Rugby, Warwick and Leamington, Stratford-upon-Avon, Alcester, Worcester and Stourport, the Green Belt reaches the edge of the town on its conurbation side but does not surround it. Redditch, Bromsgrove, Kidderminster, Cannock, Bedworth and Kenilworth are surrounded by Green Belt on all sides.

One of the most distinctive features of the West Midlands Green Belt is that its inner boundary closely follows the outer edge of the conurbation and Coventry. When the Green Belt boundaries were drawn, very little land was left between the urban area and the Green Belt to provide for longer-term development.

(Source Birmingham Development Plan 2031 Green Belt Assessment October 2013)

List of Constraints; Alvechurch Parish – Environmental Designations

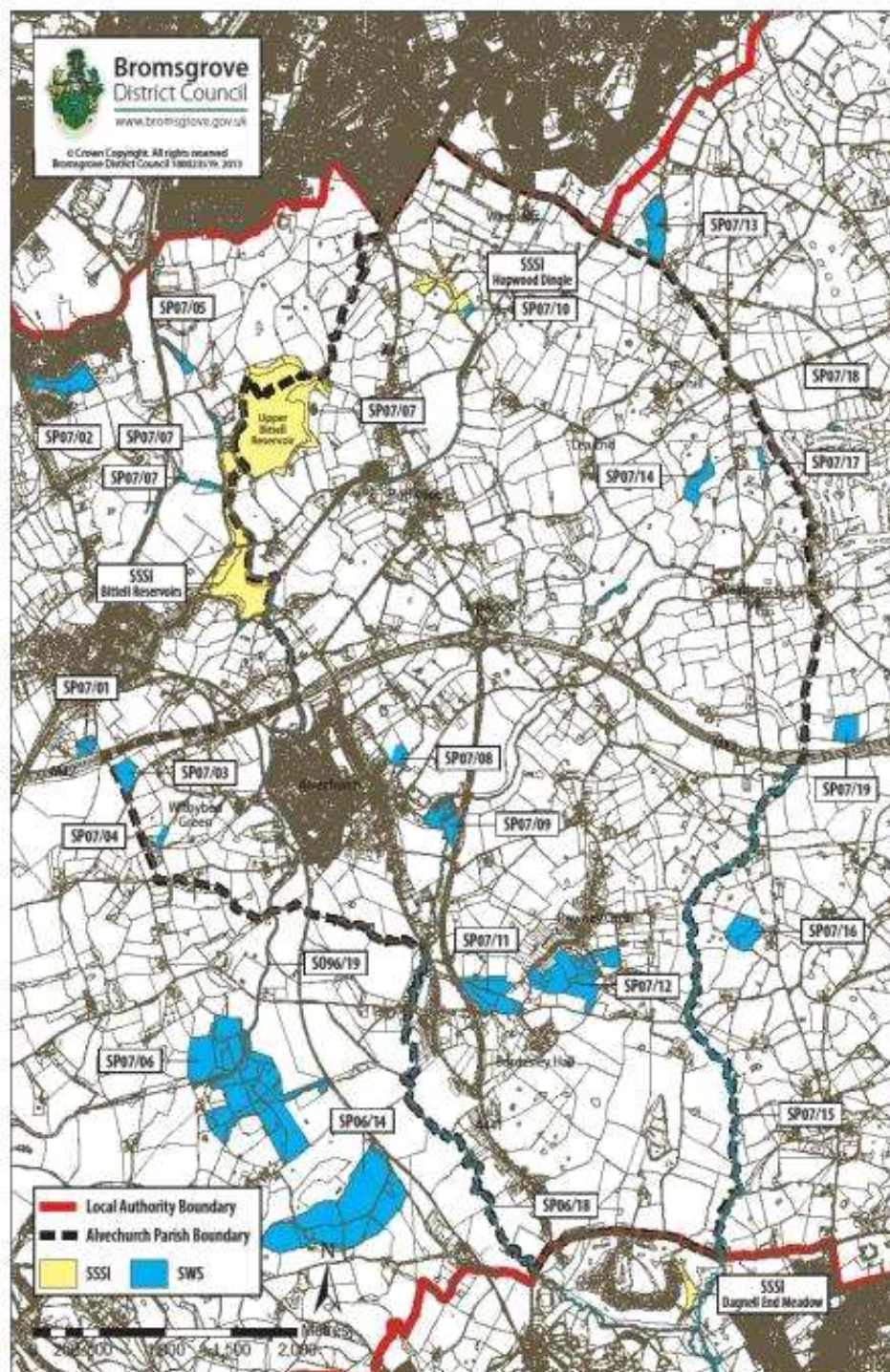


Fig 34.

Bromsgrove Constraints Map

Key to map (see also map in main document page 42)

Sites of Special Scientific Interest within the parish (SSSI)

Bittell Reservoirs

Hopwood Dingle

SSSI in nearby adjoining the Parish

Dagnell End Meadow (South of Bromsgrove Boundary in Redditch)

Special Wildlife Sites/Local Wildlife Sites in the parish

SO96/19 Worcestershire and Birmingham Canal

SP06/18 River Arrow

SP07/03 Coopers Hill Wood

SP07/04 Meadow near Foxhill House

SP07/08 Alvechurch Playing Fields

SP07/09 Old Fish Ponds (semi improved grasslands)

SP07/10 Hopwood Dingle (Part)

SP07/11 Peck Wood SP07/12 Rowney Green

SP07/14 Swans Hill Wood

SP07/15 Dagnell Brook

SP07/17 Lake at Mount Pleasant

Special Wildlife Sites/Local Wildlife Sites nearby in Bromsgrove District adjoining Alvechurch Parish

SP07/07 Bittell Reservoir (Associated Ponds)

SP06/14 Butler's Hill Wood

SP07/01 Cock's Croft Wood

SP07/02 Cofton Reservoir

SP07/05 Cofton Plantation

SP07/06 Shortwood Rough Grounds

SP07/13 Redhill Complex (Grassland adjoining parish boundary to north)

SP07/16 Storage Wood

SP07/18 Pond at Golf Course near Wythall

SP07/19 Moorfield Coppice