



Planning Committee

Report of Head of Planning and Building Control on 10 February 2022

Plans List Item Number: 4

Reason for bringing to committee

Major Application

Application Details

Location: GREAT BARR HALL & REGISTERED PARK, SUTTONS DRIVE, GREAT BARR, B43 7BB

Proposal: RESTORATION AND ALTERATIONS TO GREAT BARR HALL GRADE II LISTED BUILDING AND GRADE II REGISTERED PARK INCLUDING:- CREATION OF HOTEL/WEDDING CONFERENCE CENTRE/RESTAURANT - RESTORE LAWNS TO GREAT BARR HALL - 2 GATEHOUSE LODGES - MAINTENANCE BUILDING/STORE - 57 NEW DWELLINGS - ENHANCED OPEN SPACE AND NATURE CONSERVATION - ACOUSTIC BARRIER - BOAT HOUSE - SUMMER HOUSE - DEMOLITION OF FARM BUILDINGS AND INSTALLATION OF PHOTOVOLTAIC PANELS ALONGSIDE MOTORWAY. APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

Application Number: 13/1567/FL AND 13/1568/LB

Case Officer: Ann Scott

Applicant: BCG Lakes Limited

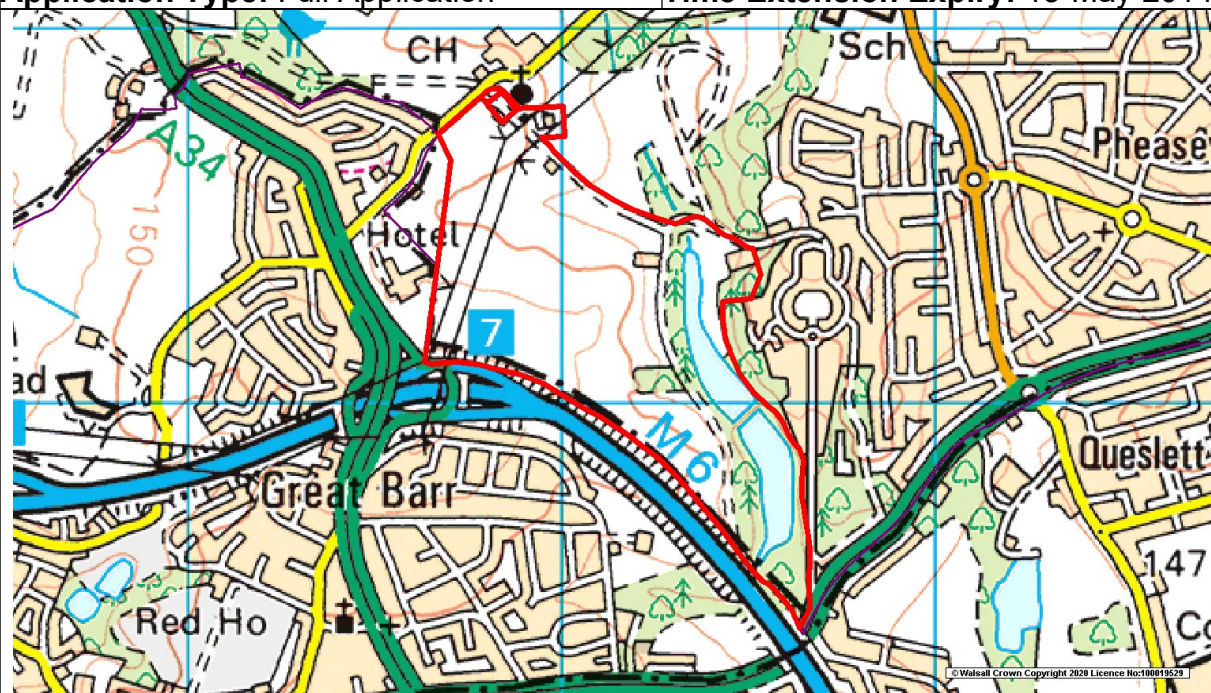
Ward: Pheasey Park Farm

Agent: MGL Design Associates

Expired Date: 12-Aug-2014

Application Type: Full Application

Time Extension Expiry: 13-May-2014



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Recommendation

Refuse Planning Permission

Proposal

Restoration and alterations to Great Barr Hall Grade II Listed Building and Grade II Registered Park including:

- Creation of Hotel/Wedding Conference Centre/Restaurant
- Restore lawns to Great Barr Hall
- 2 Gatehouse Lodges
- Maintenance Building/Store
- 57 new dwellings
- Enhanced open space and nature conservation
- Acoustic barrier
- Boat house
- Summer house
- Demolition of farm buildings and installation of photovoltaic panels alongside motorway

A submitted structural report provides an overview of the works needed to stabilise the superstructure. These include:

- Repair and replace all roof structures and covering.
- Repair masonry to all windows and door heads on the external wall and rebuild wall tops where damaged.
- Repair and replace all render including the various mouldings associated with the doors and windows.
- Replace all rainwater goods and down pipes.
- Install new windows and doors in external envelope.
- Construct new ground and first floors including stabilising the cellar vaulting with lime Crete infilling. The report mentions timber supports and the need to investigate why these were inserted. It may be the failure of these that has led to the collapse of vaulting.
- Consider the construction of a fully scaffolded enclosure with temporary roof to promote the preservation of the remaining fabric and facilitate the repair and construction works required.
- Consider temporary support for the principal flanking walls of the staircase hall
- The stabilisation of the hall is proposed in Phase 1 of the works and it is understood that the above would form the basis for this, however, it would need to be adapted as the circumstances surrounding the cellars has significantly changed.
- *Historical value:* The building has association with the original landowner, Joseph Scott was made a baronet in the late C18 and became MP for Worcester. The house was also known to be used for meetings of Lunar Society (its prominent inhabitants, visitors and the industrial growth of the nation) many of whom were Fellows of the Royal Society and who included Matthew Bolton, James Watt, Erasmus Darwin and Josiah Wedgwood. There is also association with prominent architects of national recognition with some attributions to elements such as the gate houses and chapel by Sir George Gilbert Scott and some influence from John Nash, although these attributions cannot be proved their involvement has a strong probability.

Site and Surroundings

The application site is situated within the grounds of the former St Margaret's hospital site, which has previously been partly developed to create a new residential estate consisting of 445 dwellings. This application is accompanied by an Environmental Statement.

The application site adjoins a wooded area and falls within the Grade II registered historic garden, Great Barr Hall estate, Great Barr Conservation Area the Green Belt, and within the Great Barr Hall Lakes open space and includes a SINC (Site of Importance for Nature Conservation) and number of SLINC's (Site of Local Importance for Nature Conservation). Tree Preservation Order 19 of 1995 protects all the trees on the site and on adjoining land.

The wider site contains a Site of Importance for Nature Conservation (SINC). St. Margaret's Hospital grounds, along with Great Barr Hall and Estate remain one of the most sensitive sites within the Borough.

The application site is partly situated in Flood Zone 3 as defined on the Environment Agency Flood Map for Planning. The site is also shown as being at risk from surface water flooding. These areas are generally centred on the lake areas but surface water flood risk areas extend closer to the Listed Hall building.

Relevant Planning History

02/2417/OL/E2 - An application for outline planning permission to redevelop the former St Margaret's Hospital for residential development, alterations to existing access at Queslett Road including repositioning of C20th gate posts and associated development. Refused 04/07/2003, won on appeal 13/09/2004.

15/0135/OL – (Land East of Netherhall Avenue) - Outline application (including details of access and scale) for erection of 14 detached family dwellings with associated external works. Withdrawn 08/12/2016.

10/1262/OL – (Former Queslett Centre, Lakeview Close) - Outline application for residential development (access, layout and scale to be determined). GSC 12/11/2010

13/1197/RM – Reserved Matters: Landscaping and External Appearance for outline residential scheme approved under Planning Application 10/1262/OL, together with details required by conditions 15, 16 and 17. Approved 25/10/2013

15/1364 – (Former Queslett Centre, Lakeview Close) - Redevelopment of former Queslett Centre for 7 detached houses and associated works including access road. GSC 06/11/2015

16/0516 – Construction of 5 dwellings and associated works – Holly Wood Nether Hall Avenue Great Barr. Refused August 2020.

21/0074 - Embankment repairs to the southern edge of the Upper Lake, reservoir dam wall repairs and removal of smaller trees, saplings and ground covering vegetation – Great Barr Hall Lakes – approved 6-1-22

National Planning Policy Framework (NPPF)

www.gov.uk/guidance/national-planning-policy-framework

The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it emphasises a "*presumption in favour of sustainable development*".

Key provisions of the NPPF relevant in this case:

- **NPPF 2 – Achieving sustainable development**
- **NPPF 4 – Decision Making**
- **NPPF 5 – Delivering a sufficient supply of homes**
- **NPPF 8 – Promoting healthy and safe communities**
- **NPPF 9 – Promoting sustainable transport**
- **NPPF 11 – Making effective use of land**
- **NPPF 12 – Achieving well-designed places**
- **NPPF 13 – Protecting Green Belt land**
- **NPPF 14 – Meeting the challenge of climate change, flooding and coastal change**
- **NPPF 15 – Conserving and enhancing the natural environment**
- **NPPF 16 – Conserving and enhancing the historic environment**

On **planning conditions** the NPPF (para 56) says:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

On **decision-making** the NPPF sets out the view that local planning authorities should approach decisions in a positive and creative way. They should use the full range of planning tools available and work proactively with applications to secure developments that will improve the economic, social and environmental conditions of the area. Pre-application engagement is encouraged.

National Planning Policy Guidance

On **material planning consideration** the NPPG confirms- planning is concerned with land use in the public interest, so that the protection of purely private interests... could not be material considerations

Enabling Development and Heritage Assets – Historic England June 2020

Reducing Inequalities

The Equality Act 2010 (the '2010 Act') sets out 9 protected characteristics which should be taken into account in all decision making. The characteristics that are protected by the Equality Act 2010 are:

- age

- disability
- gender reassignment
- marriage or civil partnership (in employment only)
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

Of these protected characteristics, disability and age are perhaps where planning and development have the most impact.

In addition, the 2010 Act imposes a Public Sector Equality Duty “PSED” on public bodies to have due regard to the need to eliminate discrimination, harassment and victimisation, to advance equality and to foster good relations. This includes removing or minimising disadvantages, taking steps to meet needs and encouraging participation in public life.

Section 149(6) of the 2010 Act confirms that compliance with the duties may involve treating some people more favourably than others. The word favourably does not mean ‘preferentially’. For example, where a difference in ground levels exists, it may be perfectly sensible to install some steps. However, this would discriminate against those unable to climb steps due to a protected characteristic. We therefore look upon those with a disability more favourably, in that we take into account their circumstances more than those of a person without such a protected characteristic and we think about a ramp instead. They are not treated preferentially, because the ramp does not give them an advantage; it merely puts them on a level playing field with someone without the protected characteristic. As such the decision makers should consider the needs of those with protected characteristics in each circumstance in order to ensure they are not disadvantaged by a scheme or proposal.

Development Plan

www.go.walsall.gov.uk/planning_policy

Saved Policies of Walsall Unitary Development Plan

- 3.2 to 3.5 The Countryside and Green Belt
- 3.6 to 3.8 Environmental Improvement
- 3.11 Forestry and Trees
- GP2: Environmental Protection
- GP3: Planning Obligations
- ENV14: Development of Derelict and Previously-Developed Sites
- ENV18: Existing Woodlands, Trees and Hedgerows
- ENV23: Nature Conservation and New Development
- ENV24: Wildlife Corridors
- ENV25: Archaeology
- ENV32: Design and Development Proposals
- ENV33: Landscape Design
- ENV40: Conservation, Protection and Use of Water Resources
- T7 - Car Parking
- T13: Parking Provision for Cars, Cycles and Taxis
- H4: Affordable Housing

- LC1: Urban open Spaces

Black Country Core Strategy

- CSP2: Development Outside the Growth Network
- CSP4: Place Making
- HOU2: Housing Density, Type and Accessibility
- HOU3: Delivering Affordable Housing
- ENV1: Nature Conservation
- ENV2: Historic Character and Local Distinctiveness
- ENV3: Design Quality
- ENV5: Flood Risk, Sustainable Drainage Systems, Urban Heat Island
- ENV6: Open Space, Sport and Recreation
- ENV8: Air Quality
- MIN1: Managing and Safeguarding Mineral Resources
- TRAN2: Managing Transport Impacts of New Development

Walsall Site Allocation Document 2019

- HC2: Development of Other Land for Housing
- HC3: Affordable Housing and Housing for People with Special Needs
- OS1: Open Space, Sport and Recreation
- GB1: Green Belt Boundary, Control of Development in the Green Belt
- EN1: Natural Environment Protection, Management and Enhancement
- EN2: Ancient Woodland
- EN3: Flood Risk
- EN5: Development in Conservation Areas
- EN7: Great Barr Hall and Estate and St Margaret's Hospital
- M1: Safeguarding of Mineral Resources

Supplementary Planning Documents

Conserving Walsall's Natural Environment

Development with the potential to affect species, habitats or earth heritage features

- NE1 – Impact Assessment
- NE2 – Protected and Important Species
- NE3 – Long Term Management of Mitigation and Compensatory Measures

Survey standards

- NE4 – Survey Standards

The natural environment and new development

- NE5 – Habitat Creation and Enhancement Measures
- NE6 – Compensatory Provision

Development with the potential to affect trees, woodlands and hedgerows

- NE7 - Impact Assessment
- NE8 – Retained Trees, Woodlands or Hedgerows
- NE10 – Tree Preservation Order

Designing Walsall

- DW1 Sustainability
- DW2 Safe and Welcoming Places

- DW3 Character
- DW4 Continuity
- DW5 Ease of Movement
- DW6 Legibility

Air Quality SPD

- **Section 5 – Mitigation and Compensation:**
- Type 1 – Electric Vehicle Charging Points
- 5.13 – Use of Conditions, Obligations and CIL

Open space, sport and recreation

- OS1: Qualifying Development
- OS2: Planning Obligations
- OS3: Scale of Contribution
- OS4: Local Standards for New Homes
- OS5: Use of Contributions
- OS6: Quality and Value
- OS7: Minimum Specifications
- OS8: Phasing of On-site Provision for Children and Young People

Affordable Housing

- AH1: Quality of Affordable Housing
- AH2: Tenure Type and Size
- AH3: Abnormal Development Costs
- AH4: Provision Location
- AH5: Off Site Provision

Consultation Replies

Walsall Civic Society

The Hall is now in such a poor state of repair that it presently has little or no historic value. The Civic Society advice is that the remains of the hall could be left as a ruin or relic within the park land. The existing hall is not capable of repair but would need to be largely rebuilt and this would result in de listing the structure.

Whether or not the proposal results in a picturesque ruin, or an imitation of the Victorian building. The opportunity should not be lost to remind the public of the connections with the Lunar Society but consider whether a development of this scale with limited public access, in historic parkland and green belt is a way to make that connection.

Conservation Officer – comments have been received by the Councils Conservation Officer first in February 2014 and again to revisions in April 2016.

The main points raised were as follows;

February 2014

The original plans and information was considered insufficient and lacked information in relation to a number of key issues:

- Cultural Heritage;
- Visual impact;

- Justification of design options selected for the enabling development;
- Building survey undertaken separately to the structural survey;
- Structural report commented on the chapel being uneconomic to repair and suggested demolition was the only option;
- Unclear plans;
- Amount of proposed demolition unclear;
- No demolition method statement;
- No detail on proposed re-building of the Great Barr Hall and inappropriate materials proposed; and
- Enabling development would result in harm to the registered parkland, direct and indirect impact on the setting of the listed hall and enclosure of the openness of the green belt.

April 2016

The key issues raised:

- Overall balance on impact on heritage needs to be struck against National Planning Policy Framework paragraphs 201 - 202.

The following issues need clarification:

- Justification of the 10 owners dwellings which do not contribute to the enabling development;
- Not all alternative options have been considered. The conversion of the building into apartments, sheltered accommodation/ nursing home may negate the need for enabling development as would other uses;
- The viability of complete demolition and replacement of a building with exceptional architecture which would negate the need for enabling development;
- Confidential financial details pertaining to the actual purchase price paid for the land and the financial status of the owners to ensure there is the ability to bring all the phases of the site forward;
- The need to undertake an independent assessment of the figures;
- An investigation of ownership to see if a trust can get involved in order to utilise grant funding such as the enterprise grant;
- The demolition of the chapel and replacement with pastiche architecture, as well as the clock tower goes against conservation philosophy and honest interpretation of the structure;
- The use of block work and plasterboard is not supported and may cause future defects to historic building fabric; and
- The car park's crenulated entrance is also pastiche and not historically accurate.

Ecology Officer – objection on the grounds of out of date information

- Significant parts of the survey data underpinning both ecological and tree reports date from 2012 and are too out of date;
- The short ecological report based on survey work carried out in February 2016 is insufficient and an inappropriate time to carry out field work for most species and habitats; No landscape & visual impact assessment;
- No landscape scheme; and
- Tree survey needs to be amended and updated in order to assess the impact on trees.

This application should be refused.

Historic England

The amount of development is very substantial and whilst the proposal has the potential to conserve some aspects of the heritage assets, stage one will cause very serious harm to the registered landscape and serious harm to the Grade II Listed Hall and stage two will cause further harm to the hall not in accordance with Section 12 of the National Planning Policy Framework which requires special regard to be given to the preservation of listed buildings and their setting. The NPPF refers to the need to avoid conflict between the conservation of heritage assets and achieving viable uses for them that are consistent with their conservation.

Recommend refusal based on the submitted information that fails to demonstrate that the amount of enabling development is the minimum necessary and fails to demonstrate that the proposal will secure the future of designated heritage assets or that it meets the tests of the National Planning Policy Framework.

Local Highways Authority

No objections to the proposed development subject to conditions:

- Highway improvements around the main access points off Chapel Road and closure to vehicular traffic to the Northern most access and improvements to pedestrian links and crossing facilities to Merrion's Wood, across Chapel Lane and Suttons Drive.
- The submission and agreement in writing of a Construction Methodology Statement.
- A restriction on the hours of operation for the wedding and conference facilities. To reduce the impact on the local highway network.
- Submission and Implementation of a Travel Plan to encourage sustainable travel to and from the site.
- Provision of parking and turning within the site prior to the Conference and Wedding facility coming into use.

Friends of the Earth - Walsall

Comments received on whether the enabling development will be used to support the proposed development and whether it can be justified in NPPF terms. Could it be built without any other development coming forward in future in the Green Belt.

Pollution Control – Concerns raised with regard to impacts from:

- Noise;
- Air quality;
- The potential for Odour from hot food preparation areas;
- Requirement for the control of dust and debris from the site during construction and demolition;
- Restrictive condition recommended with regard to the hours of operation for construction and engineering works;
- No development closer than 50m from the M6 hard shoulder; and
- Noise mitigation scheme to be submitted and agreed for the housing.

Sandwell MBC – Objection on the grounds that it allows for inappropriate development in the Green Belt. Concerns about enabling development along Chapel

Lane, the public gain does not outweigh the loss. Concerns the proposal will allow only limited access to the park and gardens to the public. Not sufficient public benefit from the development. Also not clear if more enabling development would be required if the repairs to the hall resulted in increased costs. More harm would result from further development of the site.

The strategic gap between Sandwell and Walsall would be to the detriment of the residents of Sandwell who would see no benefit from it.

Coal Authority - No objection.

Environment Agency - No objections to the proposed development subject to conditions in relation to provide a 10 metre buffer zone around the boundary of land East of Chapel Lane to prevent disturbance to the two ponds. A scheme to ensure that landscape within the site is managed to protect the ecological value of the site including watercourse, pond and wetland areas and a scheme to ensure the nature conservation value of the site is protected.

Environment Agency Sustainable Places Planning Specialist - The condition previously recommended regarding the assessment of the risks posed by the site to 'Controlled Waters' receptors (recommended in letter UT/2013/112360/01-L01, dated 14th January 2014) is considered sufficient to ensure the development of the site does not adversely impact the quality of water held within the aquifers underlying the site or the surface water bodies across the site.

Representations

Support

- 3 x letters of support for the application on the grounds that the proposal represents a final chance to preserve and improve the area and reduce anti-social behaviour.
- 1 x letter of support for the proposed wedding venue from local business who do weddings/conferences in West Bromwich.
- Application would add quality of life in the neighbouring area.
- Petition in support of the proposal for the enabling development and proposal with 385 signatures
- Petition in support of the proposal for the enabling development to save Great Barr Hall from the residents of the Nether Hall Estate with 95 signatures.
- Letter of support from third party hotel owner who comments that the proposal will bring the benefit of employment and visitors to the area.

Objections

- Vicar of Great Barr - objects to the housing proposals along Chapel Lane as unsuitable given the issues of the high voltages of the overhead cables over the site.
- St Margaret's Church – objection. We have legal rights over Suttons Drive from its junction with Chapel Lane to the point of access into the Churchyard.
- Beacon Action Group – objection – difficult to identify proposal due to volume of documents submitted. Applicants failed to address all concerns raised.
- 5 x Objections from nearby residents and third parties in relation to:
 - Inadequate services in Chapel Lane
 - Damage to wild life
 - Increased traffic problems particularly during rush hour

- Unacceptable development in Green Belt
- Need additional school places, GP services
- Great Barr Hall unlikely to be brought back to its former state
- Damage to the local environment
- Would change the character of the area from rural to urban
- Gated development with no proper access or public benefit

Determining Issues

- Impacts on Heritage Assets
- Principle of Use and Green Belt
- Habitat and Protected Species
- Protected Trees
- Landscape and visual impact
- Design and character
- Housing Need
- Open space
- Highways
- Amenity of Nearby and Intended Occupiers
- Flood risk
- Local Finance Considerations

Assessment of the Proposal

Impacts on Heritage Assets

The NPPF makes it clear at Paragraphs 194 and 195 that great weight should be given to safeguarding designated heritage assets, and that clear and convincing justification should be provided where harm arises. This approach is echoed within the Council's adopted Development Plan Policies, in particular Black Country Core Strategy Policy ENV2 which seeks to protect the historic environment, and Site Allocation Document Policy EN5 which makes it clear that development will not be permitted where it erodes the important character of a Conservation Area.

When considering a development proposal within a conservation area or within the setting of a listed building, sections 66 and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the asset and Paragraphs 199-202 of the NPPF 2021 states that when considering the impact of a proposed development on the significance or setting of a designated heritage asset, great weight should be given to the asset's conservation.

There are a number of components to the listed building and planning application which are dealt in turn.

The entire Great Barr Hall and gardens are within the Great Barr Conservation Area. Pursuant to the Planning (Listed Buildings and Conservation Areas) Act 1990, additional consideration needs to be given to the enhancement of the character and appearance of the conservation area.

The site also contains a number of listed buildings including the Grade II Great Barr Hall and Chapel, the grounds surrounding the Great Barr hall are a Registered Park and Garden and are also listed as Grade II. To the north-western edge of the park and garden is the Grade II listed Church of St. Margaret, and to the south of the park

and garden lies a former gatehouse called Handsworth House, a Grade II listed building. Both these buildings lie within the setting of the park and garden.

There is also the consideration of the Great Barr Hall and Chapel which have an 'at risk' status where the gardens and hall are both listed on the 2015 Historic England Heritage at Risk Register 2015, listed as 'very bad' condition with an at risk Category A, the highest and most vulnerable of the at risk categories. This at risk status and the need to reduce and reverse this deterioration needs to be considered as a material consideration in this application.

Loss of historic fabric and demolition:

The conservation officer advises that the applicant has attempted to interpret the structural report into plan form at the request of officers so as to indicate the full extent of demolition. The plans are still unclear when considering the demolition as these have been illustrated on the proposed plans rather than the existing plans and as such new structures are in place of areas of demolition. It is necessary when approving demolition works to a Grade II listed building to clearly identify lost areas of fabric (on existing plans). Whilst in some areas the demolition can be clearly gauged from the plans, in others, it is unclear what internal fabric would be lost.

The Great Barr Conservation area appraisal and management plan Draft 3 August 2021 refers to Policy EN7: the Great Barr Hall and Estate and St Margaret's Hospital site. Of the Walsall Site allocation Document 2019 which advises that

"Although most of the residential development here is now complete, there is potential for a small number of further homes to be provided through the redevelopment of the former sites of hospital buildings, the conversion and / or extension of the Hall, and the completing of enabling development to fund the restoration of the Hall and historic parkland."

Policy EN7 is focussed on the following areas:

- Safeguarding and where possible enhancing the relationship between Great Barr Hall and the surrounding landscape;
- A forward looking positive and pro-active approach to the future use and management of the Great Barr Hall Estate;
- Minimising impact to relevant built heritage assets and the conservation of the significance of the Great Barr Hall conservation area and RPG;
 - Resisting development where proposals are of an inadequate design quality, or where buildings are no longer extant or their use has been abandoned.
- Enabling development only justified when targeted at the restoration or maintenance of the built heritage assets
- A focus on potentially differing forms of ownership such as a trust for the RPG and Great Barr Hall and Chapel;
- Focus on the long term viability for the retention and restoration of the Hall and Chapel.

Character of the Great Barr Hall Site

The character of the immediate and nearby area has a rural feel which is not characterised as a built up area but is dominated by the existing mature woodland and soft vegetated appearance which results in the site having the perception of being isolated. It is considered that the addition of 57 dwellings, with the associated

residential paraphernalia and the other associated infrastructure and including the photovoltaic panels proposed adjacent to the M6 motorway would be detrimental to the character and appearance of the conservation area and result in a more urban appearance which does not reflect the historic character of the immediate area within the Green Belt.

The proposal for housing on this site is proposed mainly to facilitate and enable the redevelopment of the Great Barr Hall (formerly St Margaret's Hospital) the Grade II Listed Structure, to provide for the creation of a hotel/wedding/ and Conference Centre which also includes a restaurant.

In addition the proposal puts forward the restoration of the lawns to Great Barr Hall including the construction of 2 gatehouse lodges and an associated maintenance building/store, acoustic barrier, boat house, summer house and the demolition of existing farm building.

Whilst the proposal includes new housing as part of the enabling development the development must be weighed against the substantial harm to the existing Great Barr Hall Listed Structure. It may be in a poor state of repair and there may be an argument that the current proposal may result in an improvement to the site by reinstating the Listed Structure. However, any merit the building has is already lost and there are strong objections to the proposal from Historic England as a statutory consultee who consider that the proposal would result in substantial harm to the Great Barr Hall as a listed heritage asset and would also adversely impact on the historic parkland and green belt.

Consideration of harm to the setting of the Grade II Church of St. Margaret

Other than from an elevated location on the church tower, there is limited indivisibility between the development and this listed building. The dense trees and shrubs between the church and the new gates and lodge ensure that the impact on the church is very limited. As such the proposal satisfies Section 66(1) Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Consideration of harm to the setting of Handsworth House

Handsworth House is a former lodge to the Great Barr Hall. It is currently set amongst residential development along the Crescent, and lies at the southernmost entrance to the Great Barr Hall Estate and severed by the M6 motorway. The proposed scheme which includes enabling development would not be considered to cause harm to the setting of this listed building. As such the proposal satisfies Section 66(1) Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

It is considered that the introduction of 57 new houses in an isolated location would not preserve or enhance the characteristics or appearance of the Conservation Area would not be sufficient to outweigh the harm the development would bring. It is considered the proposal would result in 'substantial harm' to the Conservation Area as a whole, and insufficient evidence has been put forward to justify the harm, which would make the proposed development acceptable or outweigh the identified 'substantial harm' to designated heritage assets.

The proposed development and works are not considered to preserve or enhance the historic interest and significance of the listed buildings, including their setting. The proposals are inappropriate in materials, and are lacking in appropriate architectural

details. Consequently the proposed development is not considered to either preserve or enhance the architectural and historic character of the designated heritage assets or their historical context and are therefore contrary to paragraphs 195-201 of the guidance within the National Planning Policy Framework and this therefore fails to comply with paragraph Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as special regard is required to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 201 of the National Planning Policy Framework is clear that in such circumstances the application should be refused. Unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Policy ENV2 of the BCCS aims to protect and promote the special qualities, historic character and local distinctiveness. Proposals will be required to preserve and enhance local character and those aspects of the historic environment. The proposal fails to meet the tests of paragraph 201, and the proposal is therefore considered to be contrary to Policy ENV2: Historic Character and Local Distinctiveness of the Black Country Core Strategy. As the proposal fails to provide sufficient justification to overcome the policy concerns.

Paragraph 201 of the NPPF advises that where a proposed development will lead to substantial harm or total loss of significance a designated heritage asset, local planning authorities should refuse consent. Unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss subject to the following;

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by bringing the site back into use.

Paragraph 201 of the NPPF seeks to ensure that where a development proposal will lead to less than substantial harm to the significance of a heritage asset. The harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In relation to the proposed “enabling development” and heritage assets.

As defined in paragraph 201 of the NPPF, enabling development is development that would not be in compliance with local and/or national planning policies, and not normally be given planning permission, except for the fact that it would secure the future conservation of a heritage asset. However, paragraph 201 of the NPPF recognises that conflict with planning policies may be justified if the development proposed would secure the future conservation of the asset(s) and the wider benefits outweigh the disbenefits of not adhering to those policies. In such cases, enabling development is an entirely legitimate planning tool. Paragraph 79b of the NPPF also indicates that enabling development may be an acceptable exception to the restriction on isolated homes in the countryside. However, such circumstances may only transpire once all the relevant tests in the NPPF, including paragraph 201, have been addressed.

Enabling development is a planning mechanism which permits departure from

planning policies in appropriate cases (see NPPF paragraph 201), and so enables conservation of a relevant heritage asset in cases where otherwise the future of the asset would not be secured. It is not in the public interest to pursue enabling development if there are alternative means of delivering the same outcome for the heritage asset, such as other sources of public or private investment. It is an inherently inefficient way of raising money for the conservation of heritage assets, because it is likely that only a small percentage of the value of the new development is put towards the repairs and maintenance. The other percentage going on the costs of the enabling development

Even when it is clear that enabling development is the only way to secure the future conservation of a heritage asset, the LPA still need to assess whether the heritage and any other public benefit it would secure would outweigh any “substantial harm” as a departure from planning policy. In relation to the tests set out in paragraph 201 of the NPPF.

The Councils’ Conservation Officer has advised that there will be “substantial harm” to the significance of the heritage assets which would be completely lost as the proposal replicates the original and is proposed using historically inaccurate building materials, methods and craftsmanship. In visual terms the proposal fails to put forward clear and convincing justification for the alterations and extensions to the Listed Great Barr Hall and accompanying enabling development to overcome the policy concerns in relation to the visual impact of the proposal.

In relation to the proposed enabling development and in particular the proposed finance for the restoration of the Great Hall and the proposed enabling development. It is considered that the case put forward in relation to the likely costs of the development may not accurately reflect the actual costs for the restoration works and enabling development. Development costs may have increased since the application was submitted. In particular the conservation officer advised that the restoration costs of works and materials for the restoration of the Great Barr Hall may not adequately reflect the costs involved to properly restore the building using appropriate materials and construction methods. It is considered that the proposal does not put forward clear and convincing justification for the enabling development and associated works to restore the existing buildings to be converted in relation to estimates of the likely cost of works involved. In the long term the NPPF paragraph advises that development should achieve an economic objective by ensuring sufficient land of the right types is available in the right places and at the right time to support growth.

Principle of Use and Green Belt

The application site is within the Green Belt. National Planning Policy Framework Chapter 13, Paragraphs 147 and 148 state that it is only in ‘very special circumstances’ that inappropriate development should not be approved in the Green Belt and that ‘substantial weight’ should be given to any harm, unless it can be demonstrated that such harm is outweighed by other factors. This position is mirrored in Policy GB1 of the Council’s adopted Site Allocation Document. Policy EN7 Great Barr Hall Estate and St Margaret’s Hospital advises that there could be the potential for further homes to be provided through the redevelopment of the former hospital site. This could be achieved either through the redevelopment/conversion or extension to the Hall, and enabling development to fund the restoration of the Hall. On balance, this proposal does not meet the criteria set out in policy EN7 and paragraph 201 of the NPPF in relation to enabling development for the reasons set out in this report.

NPPF paragraphs 149 and 150 set out the exceptions to allowing development in the Green Belt and this includes extensions to, and re-development of buildings, providing they are not 'materially larger' than existing. As part of the original 2002 planning approval for the existing housing, the developer demonstrated the site to be landscaped with broad leaf trees as part of the restoration of the historic landscape. This current application proposes 57 additional dwellings which would further increase the built footprint within the Green Belt and is not regarded as an exception to the 'special circumstances'. When assessed against the tests in the National Planning Policy Framework it is considered that the current proposals represent inappropriate development in the Green Belt and is contrary to the NPPF 2021 chapter 13 Protecting Green Belt Land, and Policy GB1 and EN7 of the Site Allocation Document.

In relation to the proposals for the alterations and change of use of the existing Hall which is in a derelict state at present, substantial rebuilding and alterations would be required to facilitate the reuse of the building for the intended wedding venue. In relation to Green Belt Policies in the 'saved policies' of the Walsall Unitary Development Plan, and the NPPF paragraph 149 (g) it is considered that a partial or complete redevelopment of previously developed land, whether redundant or in continuing use would not have a greater impact on the openness of the Green Belt or would not cause substantial harm to the openness of the Green Belt. This however relates to proposals which would meet an identified housing need within the LPA area.

This development proposal does not propose the use of the footprint of the existing Hall for residential, instead it proposes a commercial use. In relation to the provision of housing the dwellings are proposed elsewhere on the site. These proposals for the redevelopment of the site and Hall does not constitute an exception to the 'special circumstances' for allowing development in the Green Belt. This application has failed to demonstrate any 'very special circumstances' to meet the National Planning Policy Framework tests for inappropriate development in the greenbelt.

Habitat and Protected Species

Much of the submitted information is out of date and surveys have not been carried out during the appropriate times and fail to properly evaluate the impacts on the basis of recent survey data and fail to demonstrate that the proposal would adequately safeguard and enhance important and protected habitats and species and that the development would not result in harm. In addition, the extra lighting has the potential to impact on foraging bats in the surrounding woods.

This application is therefore contrary to Saved Unitary Development Plan Policies GP2 (Environmental Protection), ENV18 (Existing Woodlands, Trees and Hedgerows), ENV23 (Nature Conservation and New Development) and ENV24 (Wildlife Corridors), Black Country Core Strategy Policy ENV1 (Nature Conservation), Site Allocation Document Policies EN1 (Natural Environment Protection, Management and Enhancement) and EN2 (Ancient Woodland), NE1 to NE10 of the Conserving Walsall's Natural Environment SPD and the National Planning Policy Framework.

Protected Trees

The surrounding woodland is protected by a woodland classification TPO title no. 19/1995 and the application site is also within a Conservation Area whereby all trees are automatically afforded protection. A Veteran Tree is also present along with ancient woodland which is afforded a further level of protection in Paragraph 175(c) of the NPPF. The submitted tree survey is out of date and fails to demonstrate the

impact of the proposal on the existing trees within the site.

The proposal is considered to be contrary to Policy EV18 Existing woodlands, trees and hedgerows, the Natural Environment SPD and NPPF.

Landscape and visual impact

The application is accompanied by a design and access statement. No landscape and visual impact assessment has been submitted with the proposal. In terms of the impact of the proposal from a visual point of view in relation to the green belt status of the site and in relation to the impact on heritage assets.

Views from beyond the site will be afforded from Church Lane. The western edge of the park and the Sutton Drive gate lodge, gate house and gates will be visible. Whilst the houses will affect the open rural character of this aspect of the conservation area, this is preferable to building the enabling development closer to the hall and in more significant areas of the registered park and garden. Notwithstanding this view it is considered that there has been insufficient information has been put forward in this submission to demonstrate that the openness of the landscape and justify that the likely visual impact of the development has been adequately considered to justify the “substantial harm” identified to the character and appearance of the locality which is presently “green belt” and is presently open in character. The proposed dwellings will have an impact on the wider site by eroding the sense of openness of the site and surrounding parkland. Contrary to Policy ENV2 Historic Character and local distinctiveness and GB1 of the Walsall site allocation document.

Design and Character

The design of the proposed dwellings are generally detached four to 5 bed dwellings or pairs of semi-detached dwellings with similar bedroom capacity. In terms of the details of fenestration and proposed visual appearance they are characterised by cottage style features, in terms of fenestration and detailing but are larger and more contemporary estate type dwellings in character most having garages either detached or attached to the dwellings. The layout of the proposed dwellings is in four groups, with an enclave of 5 dwellings to the East of the site nearest Great Barr Hall. A further three more linear type development of dwellings lies to the North West and South West Boundaries of the site.

Behind the South West boundary there is an acoustic wall and row of photovoltaic panels running alongside the embankment of the M6 motorway. The South Western Boundary is the closest to the M6 although it is separated by a bank of landscaping and the associated infrastructure mentioned above. The dwellings are interspersed with landscaping and the site is broken up by overhead power lines cutting through the site on the Western side of the application site. Access to the proposed dwellings is mainly facilitated from Sutton Drive to the North of the application site with estate roads proposed through the site to access the dwellings. The centre of the site is proposed to remain largely undeveloped other than existing landscaping.

In policy terms it is considered that the proposed design and layout of the housing would erode the present rural open character of the area by framing the Green Belt site with built development which is urban in form and uncharacteristic of the historic landscape setting, the conservation area and the green belt.

The proposal is therefore considered to be out of character in its design and layout and fails to reflect or enhance the character of the area and is contrary to Saved Unitary Development Plan Policies GP2 (Environmental Protection) and ENV32

(Design and Development Proposals), Black Country Core Strategy Policies CSP4 (Place Making), ENV2 (Historic Character and Local Distinctiveness) and ENV3 (Design Quality), Site Allocation Document Policies HC2 (Development of Other Land for Housing), EN5 (Development in Conservation Areas) and EN7 (Great Barr Hall and Estate and St Margaret's Hospital), DW2 to DW5 of the Designing Walsall SPD and the National Planning Policy Framework

Housing need

The Walsall SHLAA demonstrates slightly less than 5 years in terms of housing supply for the period 2020-25 this is the result of a low number of completions as a result of Covid. However with over a 1100 dwellings under construction combined with allocated sites in the Site Allocation Document that are expected to be completed by 2026 the five year period from 2021-2026 is 4827 dwellings and exceeds the five year requirement in the Black Country Core Strategy. The Council is therefore able to demonstrate a five year housing land supply. The current application is not considered a suitable "windfall" site as the site is within green belt and there are other sites identified within the SHLAA which would be more suitable for residential development. The proposal is considered to be contrary to BCCS Policy CSP2: Development outside the Growth Network.

In addition the adopted Walsall Council Supplementary Planning Document for affordable housing would require to provide a 25% affordable housing on-site. This application fails to provide the necessary Planning Obligation to secure this policy requirement.

Open space

The development does not directly provide or mention the provision of open space as the proposal is within the site for the Great Barr Hall. Open space provision for a development of this size would require the provision of open space in accordance with the Walsall Green Space Strategy 2018-2022 to be provided within the Borough and green belt land is included where it meets the definition of green space. This application fails to provide the necessary Planning Obligation to secure this policy requirement.

Highways

There are objections to the proposed development from third parties in relation to the adverse impact of the development from congestion and traffic generation.

In respect of the application the Highway Authority raises no objections to the proposed development subject to conditions in relation to highway improvements to around the main access points off Chapel Road and closure to vehicular traffic to the Northern most access and improvements to pedestrian links and crossing facilities to Merrion's Wood, across Chapel Lane and Suttons Drive. In accord with drawing number P677/01 Jan 2013. In addition highways require a Construction Method Statement, restricting on the hours of operation for the wedding/conference facilities, a travel plan to encourage sustainable travel to and from the site and the provision of parking and turning within the site prior to occupation or implementation of the use of the development.

Restricting the hours of operation for the wedding/conference facility may be unreasonable and difficult to enforce as it is likely that the hours of operation would require access to the site around the clock. Functions may run into the evenings and weekends and whilst the highway officer considers restricting the hours may reduce the potential for congestion at peak times. It is considered that the likelihood of traffic

generation from the site affecting the highway network at peak times on regular occasions is remote and is more likely to be staggered depending on bookings. Weddings occur at different times during the day and the conference facility business would need to be flexible in the ability to provide for bookings during the week and on weekends. It is considered that normal licencing hours for functions/Weddings from the Environmental Health Department/Registrar's Office, would be a more appropriate approach to dealing with the restrictions of the operation of the use

Since the application was first registered, the Council has adopted an Air Quality SPD which requires new residential development to provide electric vehicle charging points and installation of low NOx boilers. Whilst these can be secured by a safeguarding condition on any approval. Given there is an overall refusal, it is intended to include this as a refusal in this instance as no details have been provided. Contrary to Black Country Core Strategy Policy ENV8 (Air Quality), the Air Quality SPD and the National Planning Policy Framework.

Amenity of Nearby and Intended Occupiers

There are some third party neighbours have expressed some concerns that the development would increase traffic generation in the area has been assessed.

Some supporters of the application consider that there could be an improvement to antisocial behaviour from bringing the site back into use.

It is considered development of the site has the potential to provide a slight improvement of surveillance of the area arising from the usual comings and goings associated with a residential use. It is considered that the wedding/conference facilities are sufficient distance away from existing and proposed residences so as not to adversely impact on the amenities of the locality.

However, the isolated nature of the site is considered would result in a poor living environment for future occupiers of the proposed dwellings due to potential issues of crime, and a sense of fear of crime which is likely to lead to occupiers installing extra external lighting and other boundary security measures which would add to further harm to the visual appearance of the Green Belt and heritage assets. Whilst there are no objections in principle to the spacing of the dwelling in relation to the amenities of the occupiers from overlooking/shadowing/loss of light, notwithstanding this there are other "material" amenity considerations which are not supported in this application.

NPPF Paragraph 79 makes it clear that isolated homes in the countryside should be avoided; unless they are for rural workers, living permanently or near their place of work, optimal viable use of a heritage asset or secure the future of a heritage asset, re-use redundant or disused buildings and enhance its setting, or sub-division of an existing dwelling or be of truly outstanding or innovative reflecting the highest standards of architecture, to help raise standards of design in a rural area, or significantly enhance its setting whilst being sensitive to defining character of the area. The proposed development does not meet any of the listed exceptions to overcome the harm the development would bring.

Overall, the proposal is considered to have the potential to result in harm to the amenity of existing nearby occupiers, and would fail to provide a satisfactory level of amenity to intended occupiers of the development itself due to the resulting poor living environment and potential issues of crime / sense of fear of crime in this isolated location. This application is contrary to Saved Unitary Development Plan Policy GP2 (Environmental Protection), Site Allocation Document Policy HC2 (Development of

Other Land for Housing), the aims of Appendix D (Numerical Guidelines for Residential Development) of the Designing Walsall SPD and the National Planning Policy Framework 2021.

Flood Risk

BCCS Policy ENV5 Flood Risk, sustainable drainage systems and urban heat island seeks to ensure that the probability and consequences of flood risk will steer new development towards areas with a low probability of flooding through first the application of the sequential test. The exception test will then be required for certain vulnerable uses in medium and high probability areas. The application site is partly situated in Flood Zone 3 as defined on the Environment Agency Flood Map for Planning. The site is also shown as being at risk from surface water flooding. These areas are generally centred on the lake areas but surface water flood risk areas extend closer to the Listed Hall building. The application is accompanied by a flood risk assessment which concludes that if the development is approved a SUDs scheme is proposed and the scheme would be safe and designed to be resilient to flooding and would not increase flood risk elsewhere as a result of the proposed development through the loss of flood plain storage, impedance of flood flows or increase in surface water run-off.

Paragraph 154 of the National Planning Policy Framework requires that new development should be planned for in ways that avoid increased vulnerability from flood risk to the range of impacts arising from climate change, and care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure. Whilst the majority of the built development is not proposed within the flood risk areas, flood risk is an issue that should be considered carefully as the development would result in a “more vulnerable” use of the site. Details of surface water, flood risk and drainage can be secured by appropriate conditions.

Other Issues

The application site incorporates lakes within its red edge boundary. These are defined by the statutory definition is provided in Section 104 (1) of the Water Resources Act 1991 and Section 30A (d) of the Control of Pollution Act 1974. 'Controlled waters: Controlled waters are defined as virtually all freshwater including relevant territorial waters (extending 3 miles seawards from baseline), coastal waters (water inland of baseline), inland waters, surface water, public supply reservoirs and groundwater. It is understood that the land owner(s) when purchasing the land also the owner bought the land and the liability which requires the lakes to be surveyed every 10 years to check if there is a need for maintenance/upgrade etc. for safety reasons. The Environment Agency have had previous involvement with the lakes on the site and did previously serve an enforcement notice relating to maintenance, repairs and upgrades. A recent application was approved 21/0074 for works to the lakes. The proposal to upgrade and improve the lakes on the site is a statutory requirement and cannot be used as part of any enabling development to justify the development of the site for housing in the green belt.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to 'local finance considerations' when determining planning applications. In Walsall at the present time this means there is need to take account of New Homes Bonus monies that might be received as a result of the construction of new housing.

This application proposes 57 new homes.

The Government has indicated that, for 2019-20, it will award approximately £1,000 per dwelling per year, plus £350 for each affordable dwelling, for each net additional dwelling provided. This is an estimate of the payments likely as they are calculated using a formula based on which Council Tax band the property may be in. The payment is made each year for a period of 4 years from completion of the dwelling. In 2019-20 the total payments, taking account of completions over the last 4 years, are expected to amount to approximately £47738.

The weight that should be given to this, including in relation to other issues, is a matter for the decision-maker.

Conclusions and Reasons for Decision

Officers have worked with the applicant and their agents over a number of years to provide an opportunity to address the concerns raised by the Council and by consultees and interested parties. However, insufficient additional information or evidence has been submitted to address the issues raised and the Local Planning Authority are therefore unable to support the proposal in this instance.

Given that there are no material planning considerations in support of the proposals it is concluded that this application should be recommended for refusal.

Positive and Proactive Working with the Applicant

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern and allowing opportunities for the proposals to be amended. However, it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Recommendation

Refuse Planning Permission

Reasons for Refusal

1. This proposal is of poor design and layout which fails to reflect or enhance the character of the Great Barr Conservation Area, and fails to demonstrate that the development would not result in harm to the immediate and wider historic landscape, including the Grade II Registered Park and Garden. The proposal would therefore result in substantial harm to designated heritage assets through inappropriate repairs and rebuilding, resulting in the erosion of important characteristics, and there are no substantial public benefits arising which would outweigh the identified harm. This application is contrary to Saved Unitary Development Plan Policies GP2 (Environmental Protection), ENV32 (Design and Development Proposals) and ENV33 (Landscape Design), Black Country Core Strategy Policy ENV2 (Historic Character and Local Distinctiveness), Site Allocation Document Policies HC2 (Development of Other Land for Housing), EN5 (Development in Conservation Areas) and EN7 (Great Barr Hall and Estate and St Margaret's Hospital), DW3 (Character) of the Designing Walsall SPD and the National Planning Policy Framework.
- 2 The proposed development and works are not considered to preserve or enhance the historic interest and significance of the listed buildings, including

their setting. The proposals are inappropriate in materials, and are lacking in appropriate architectural details. Consequently the proposed development is not considered to either preserve or enhance the architectural and historic character of the designated heritage assets or their historical context and therefore contrary to paragraphs 195-201 of the guidance within the National Planning Policy Framework and therefore fails to comply with paragraph Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as special regard is required to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The proposal is therefore considered to be contrary to Policy ENV2: Historic Character and Local Distinctiveness of the Black Country Core Strategy. As the proposal fails to provide sufficient justification to overcome the policy concerns.

- 3 This proposal represents inappropriate development in the Green Belt for which no 'very special circumstances' are considered to exist and would result in harm to the character and openness of the Green Belt. This application is contrary to Site Allocation Document Policies GB1 (Green, Belt Boundary and Control of Development in the Green Belt) and EN7 (Great Barr Hall and Estate and St Margaret's Hospital) and the National Planning Policy Framework.
- 4 This application fails to provide sufficient information to assess the impacts to protected trees including those that may be affected and fails to provide sufficient information on mitigation or compensatory measures, and is therefore contrary to Saved Unitary Development Plan Policies GP2 (Environmental Protection) and ENV18 (Existing Woodlands, Trees and Hedgerows), NE1 to NE10 of the Conserving Walsall's Natural Environment SPD and the National Planning Policy Framework.
- 5 This proposed development in its design and layout fails to reflect or enhance the character of the area and the resulting development opens up the potential for crime and anti-social behaviour, and or sense of fear of crime to future occupiers due to the isolated location of the site. Contrary to "saved" Unitary Development Plan Policies GP2 (Environmental Protection) and ENV32 (Design and Development Proposals), Black Country Core Strategy Policies CSP4 (Place Making), ENV2 (Historic Character and Local Distinctiveness) and ENV3 (Design Quality), Site Allocation Document Policies HC2 (Development of Other Land for Housing), EN5 (Development in Conservation Areas) and EN7 (Great Barr Hall and Estate and St Margaret's Hospital), DW2 to DW5 of the Designing Walsall SPD and the National Planning Policy Framework
- 6 This application has failed to make an assessment of air quality, and has failed to provide details of any necessary mitigation measures and is therefore contrary to Black Country Core Strategy Policy ENV8 (Air Quality), the Air Quality SPD and the National Planning Policy Framework.
- 7 The application has failed to demonstrate that the proposal would adequately safeguard and enhance important and protected habitats and species and that the development would not result in harm. In addition, the extra lighting has the potential to impact on foraging bats in the surrounding woods. The application is therefore contrary to Saved Unitary Development Plan Policies GP2 (Environmental Protection), ENV18 (Existing Woodlands, Trees and

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- 8 The application has failed to demonstrate how a policy compliant level of on-site affordable housing and off-site public open space would be provided contrary to Saved Unitary Development Plan Policies H4 (Affordable Housing), LC1 (Urban open Spaces) and GP3 (Planning Obligations), Black Country Core Strategy Policies HOU3 (Delivering Affordable Housing) and ENV6 (Open Space, Sport and Recreation), Site Allocation Document Policies HC3 (Affordable Housing and Housing for People with Special Needs) and OS1 (Open Space, Sport and Recreation), OS1 to OS8 of the Open Space, Sport and Recreation Supplementary Planning Document, AH1 to AH5 of the Affordable Housing Supplementary Planning Document and the National Planning Policy Framework.

Front Page of Petition:

SAVE GREAT BARR HALL

Please take my signature herewith as confirmation of my support for the below enabling development application.

Site address: GREAT BARR HALL & REGISTERED PARK, SUTTONS DRIVE, GREAT BARR, B43 7BB, Application on. 13/1567/FL & 13/1568/LB

Proposal: Restoration and alterations to Great Barr Hall Grade II* Listed Building and Grade II Registered Park including:- Creation of Hotel/Wedding Conference Centre/Restaurant - restore lawns to Great Barr Hall - 2 Gatehouse Lodges - Maintenance Building/Store - 57 new dwellings - enhanced open space and nature conservation - acoustic barrier - boat house - summer house - demolition of farm buildings and installation of photovoltaic panels (alongside motorway).

NAME	ADDRESS	SIGNATURE
	3 DUCKERY WOOD WALK	
	9 DUCKERY WOOD WALK	
	" "	
	177 HILL STREET GREAT BARR	

LAPWORTHARCHITECTS

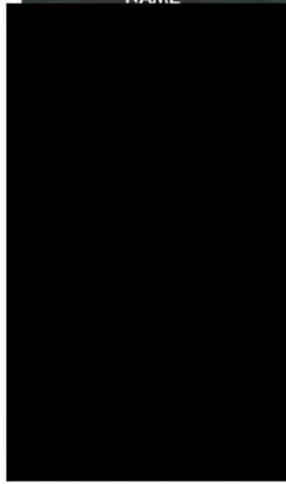

petition in support for Great Barr Hall Planning Application 13/1567/FL & 13/1568/LB

To Alison Ives,

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NAME	ADDRESS	SIGNATURE
	18 HESTON ROAD PARK HALL	
	9, Penny Close	
	9 " "	

LAPWORTH

END OF OFFICERS REPORT