



Minutes of Wain Homes Presentation to the Rowney Green Association on Tuesday 2nd Sept 2025

Attendees: John Cypher (Chair), Michael Corfield (Treasurer), Andy Dunkers (Vice-Chair), Wendy Easter (Committee Member), Cllr Marc Worrall, Cllr Steve Hornsby, Cllr Ruth Clarke, Pete Cain, Nigel Jealous, Richard Woodward, Dorothy Snaddon, Will Savage, Mark Baker, James McManus, Andy Ballard, Liz Ballard, Tim Edwards, Anne Galletly, Kim Copeland, Brian Jones, Mary Garrett, Peter Garrett, Martin Miller (Secretary).

Mr John-Rhys Davies (JRD) presentation on behalf of Wain Homes.

John Cypher welcomed JRD of the Bristol Division of Wain Homes to the meeting, as well as Parish Cllrs Clarke, Worrall and Hornsby. JRD stated he was here to be accountable for Wain Homes in their development of Bordesley Manor and apologised that communication to date had not been ideal. Only ground work by Shannonside Civil Engineering Co. was being undertaken at present and Wain Homes would be on site from November when a permanent site officer will be in place. The meeting was opened up for initial questions. Cllr Worrall said the construction environment management plan for the site had not been circulated to APC and JRD said he would check it is distributed (Action). He confirmed that Shannonside were the principal contractor at present. Tim Edwards said that lorries were currently coming to the site for all directions and at speed on the Holloway where many children reside. JRD said all lorries should only come via the A441 and up the Holloway and return that way. He agreed that road signage was not very good and he would correct this (Action). Dorothy Snaddon pointed out that the soil banks around the entrance to Bordesley Hall were natural habitats and the ground beside the road was not stable so lorries can easily damage it. JRD said the road surface should be regularly swept and cleaned of any debris. JRD confirmed to Cllr Worrall that all pre-commencement conditions had been met which was not true for the pre-occupation conditions. The Heritage Wall had been unlawfully demolished which he regretted and was undertaken before Wain Homes Bristol division took over. The rebuild will match bricks to the previous wall and the nature of the rebuild was yet to be determined and agreed with Bromsgrove DC. John Cypher indicated that Tim Hawkeswood (not able to attend) will have a lot to contribute on the nature of the rebuild as the wall formed part of his house boundary.

JRD then outlined the changes to be made to the development. Prior to his involvement, a previous design of 46 houses had been deemed of poor character so new designs of 43 dwellings were now in place with some having mock Tudor frontages, more in keeping with prevailing design around RG. Anne Galletly expressed a view that mock Tudor was not altogether in keeping with RG but Wendy Easter thought the new designs were more varied and interesting. JRD said the Hall renovation into potentially 6 apartments itself presented a problem in that the façade was of interest and would be preserved but the rear of the property was in poor condition, unsightly, and with many 20th century alterations. A new planning proposal was to be submitted to Bromsgrove DC changing the existing plan for 3 enormous flats in the Hall now into 4 flats (3x3 beds + 1x1 beds) and an attached terrace of 3 houses (all 3 beds) which would be within the Hall's footprint. This involved demolishing the rear of the Hall (approx. 60% of the total). JRD said that although the Hall was a heritage site it was not listed and could be demolished but Wain Homes wanted to preserve as much of the Hall as possible and build in a manner sensitive to its features. A specialist architect had been engaged for this purpose. Wendy Easter asked if space could be set aside for a children's play area. JRD outlined an area adjacent to the lake for this. JRD said there would be about 11 parking spaces around the Hall for these 7 properties and for visitors. Peter Garrett stated this was insufficient as most households had at least 2 cars (with couples both working) which means more spaces are needed. Richard

Woodward asked if there would be public access to the development and the play area. JRD said that although it was a private road access would be allowed and no entrance gates would be installed. Andy Ballard was concerned that the creep in the project from 49 to 50 dwellings and being a mix of different property types might mean that already agreed Section 106 infrastructure payments (for school places, medical services etc) might then not be sufficient. Will Savage asked about the height of the new proposals. JRD said the tallest dwelling was 2½ stories (2+dormer) and below the height of the Hall. RJD reassured Will Savage that a full landscaping visual assessment of the development will have been made in the original planning application.

JRD stated that there were bats in the loft of the Hall requiring a licence to allow development. Building a separate home for the bats was too expensive (£50k). There would also be seasonal restriction on when Wain Homes could work. Cllr Worral said that Alvechurch PC had earlier pursued the Section 106 aspects to the development with Bromsgrove DC and the Community (e.g. RG residents) must identify what they need to be provided. RJD said there was approximately £0.5m set aside from the original planning application for Section 106 to cover healthcare, transport improvements, recreation etc.. Richard Woodward mentioned a number of necessary improvements for RG Park that could be funded. There would be separate Section 106 monies linked to the new application (vide supra) for developing Bordesley Hall itself.

John Cypher asked about the timescale of the development. Completion of the building of the 43 houses would take until the end of 2026 or Spring 2027. Planning permission for the Hall development may take up to a year to go through so work on the Hall might start at the end of 2026 at the earliest.

John Cypher thanked JRD for his commitment to working with RG on this and closed the meeting at 20:32 hrs.