



19 May 2025

Dear residents,

Re: Potential development south of Groveley Lane by Bournville Village Trust and St Modwen Homes

As you may know, this proposal is at an early stage. The documentation is long on length but short on information, and it is not possible for residents or political representatives to formally object at this stage.

It is unfortunate that neither BVT nor St Modwen contacted MPs in advance of the publication. The only submitted documents – which can be viewed here:

<https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SV7YA7SE05L00> – are a request for an opinion from Bromsgrove District Council on a future environmental study.

Having read through the 149 page assessment submitted by BVT and St Modwen, I think there are (at this stage) more questions than answers:

- The document says that 129 out of 174 hectares would be ‘given over to open space’ (75% of the total). But it is unclear what ‘open space’ means, including whether how much green space would be retained in its present form.
- It is unclear what share of the housing would be ‘affordable.’ The document says that ‘affordable housing will be provided in accordance with policy requirements’ – which in the Bromsgrove District Council area currently means ‘up to 40 per cent.’
- The building density is also unclear – the pre-planning documents say only that buildings ‘will vary in height between one and three storeys.’ The density would obviously have implications for the land-take within the proposed area.

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- There is no discussion of the inadequacy of Groveley Lane as a main access road for such a large development, nor are proposals for improving public transport listed.

I contacted BVT to seek further information as soon as the proposal was published by Bromsgrove District Council. I have received the below letter from BVT and St Modwen Homes, which I am reproducing in full for your reference below:

'While St Modwen Homes and Bournville Village Trust are in the very early stages of exploring how this land could be used in the future, including its potential as a new garden village, no planning application has been submitted, and there are no immediate plans to do so.'

'In January, an initial enquiry was submitted to Bromsgrove District Council to get their views on what they require to be covered in a full environmental assessment of the site. It is this 'scoping request' (formally known as an Environmental Impact Assessment Scoping Request) that has recently been published on the council's website.'

'There are currently no plans beyond this initial enquiry to the council. If that were to change, we would of course inform local stakeholders, like you, in advance and carry out a public consultation to involve the local community in preparing any proposals.'

I note that a consultation website appears to have been created – at <https://www.groveleygardenvillageconsultation.co.uk/> – although it is currently blank.

We urgently need more information. While the wider area urgently needs more genuinely affordable housing (and this may require building on some agricultural land), construction on this scale will inevitably have significant impacts on roads and other amenities, including beyond the construction period itself.

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As you will know, there is a long and controversial history of proposed development on the site, and it is deeply regrettable that this new proposal has come through without clarity about what the developers are proposing (it is clear from the documentation that planning work started at least as early as February 2023).

I am due to meet the Chief Executive of Bournville Village Trust soon to better understand their intentions and the merits (or otherwise) of the plans. This is clearly a matter of significant local interest, and I will share what updates I can.

Yours sincerely,

Laurence Turner
Member of Parliament for Birmingham Northfield