

Minutes of the Rowney Green Association
Meeting on Tuesday 1st September 2026 at 7:30pm



Attendees: John Cypher (Chair), Andy Dunkers (Vice-Chair/acting Secretary), Michael Corfield (Treasurer), Cllr Alan Bailes (WCC & BDC), Cllr Marc Worrall (APC), Cllr Ruth Clarke (APC), Cllr Steve Hornsby (APC), Maggie Rollason, Will Savage*, Wendy Easter, Pete Cain, Judy Hallam, Brian Jones, Tim Edwards*. (*part)

1. Apologies received from: Martin Miller, Andy Ballard, Liz Ballard, Nigel Jealous, Wendy Jealous, Steff Affleck, Richard Woodward.

2. Approval of Minutes. The minutes for the July 7th 2026 meeting were approved.

3. Matters Arising from the Meeting on July 7th 2026.

3.1 Michael Corfield confirmed that the yellow (ex WCC) grit bin on Chapel Lane had been adopted by Alvechurch PC.

3.2 Parking availability in Alvechurch village is on APC's Planning & Highways agenda for w/c 7th Sept. The consultant's report requested by BDC had been received by Cllr Alan Bailes in draft form but has been passed back to the consultants to address review points. As a minimum, extra spaces should be made available in the Tanyard Lane car park (BDC owned).

4. Bordesley Manor update.

4.1 The site manager had been invited to speak at this meeting but disappointingly, no response to the RGA request/follow up had been received. A request had also been made to the Bristol based planning manager, but also without response. On behalf of the RGA, Steff Affleck had spoken in person to the site manager and provided a written summary, which John Cypher read out, as well as providing some historical context. Discussion focussed on S106 monies (paid by developers for local services expansion/improvements), totalling £271k, and where they were being allocated. Attendees raised various points about related traffic issues. It was agreed that the committee would collate questions on behalf of the RGA membership and put them to Wain Homes, **Action** to also include the following two points.

4.2 An update on the unlawfully demolished Heritage Wall was provided. Wain Homes had commissioned a firm of civil engineers, supported by arboricultural specialists, to investigate options for restoring the wall. These documents are publicly available on BDC's website. In short, they noted that remaining sections of the wall were in less than perfect states of repair and that digging foundations for the replacement section may damage tree roots, potentially impacting stability of nearby trees. Reinstatement was possible but no guarantee could be made on longevity. In principle, reinstatement should have happened before occupation of the new homes began, and Wain Homes have confirmed that people will start to move in from the end of September. John Cypher had written to BDC to confirm the RGA will want to see the wall fully replaced but, to date, no response had been received. Cllr Alan Bailes will chase. **Action.** It was noted that the wall is clearly marked on the Wain Homes produced site map. Cllr Steve Hornsby asked who

will own the wall. On the basis that Bordesley Manor residents will pay a maintenance charge, it is assumed that a residents' management committee will be formed, and by default they would also have the heritage wall in their purview?

4.3 An RG resident had asked whether a notice board could be put up within the new development, so that the various village groups can promote their events, as already happens with the notice board outside the village hall. Everyone agreed this was a good idea and the RGA committee will see whether Wain Homes would be willing to finance this. **Action.**

5. RG Community Improvements Projects- action reports and continuing

5.1 Footpath/Bridleway by Alpine Lodge Farm. Wendy Easter/Cllr Alan Bailes updated that the land owner had been contacted and was happy for improvements to be made. The next step is for WCC to specify requirements, noting that this is an equestrian route. Once received, a view can be taken on financing and its sourcing, and whether the Alvechurch Footpath Group can undertake the work themselves. Ideally this would be resolved/actioned before winter.

5.2 Extra Flowers/Bulbs. Michael Corfield will order the daffodil bulbs, ready for distribution in October. An update will appear in the next Calling Oak.

5.3 RG Lane signage improvement. The RGA's suggestions, documented by Wendy Easter, had been sent to Cllr Alan Bailes, who confirmed these had now been submitted on the WCC portal. In principle, funding is available for these changes. John C updated that the '20 is plenty' national campaign group are lobbying Government to make 20 mph the default especially in villages where pedestrians have to walk in the roadway, and shifting the onus to local councils to prove why that wouldn't be suitable in individual developments, if that was their view. Cllr Alan Bailes noted that the WCC independent councillors had separately submitted a proposal that in all new housing estate developments, 20 mph will be the speed limit.

5.4 Holloway road safety. The RGA propose a mandatory 'Give Way to oncoming traffic' sign and road markings be added for vehicles travelling down The Holloway to clarify what is already in the Highway Code. This has been sent to Cllr Alan Bailes who, again, has submitted it in the WCC portal.

5.5 Footpath resurfacing in RG centre. John Cypher has proposed resurfacing of c. 62m of footpath, linked to available WCC funding, and this request is with Cllr Alan Bailes for consideration.

6. Planning issues

6.1 BDC local plan scoping consultation. The RGA committee broadly endorse BDC's proposals on aspects of the production process for the new district plan and will respond by the end of the week. **Action.** It is positive to note the amount of community engagement proposed. Cllr Marc Worrall confirmed that APC had already submitted their comments.

6.2 Other planning issues/National Planning Policy Framework. A new part of the revised NPPF is the presumption in favour of housing development around railway stations, which

is in line with the BDC ALV001 proposal as improved by the Parish Council. Cllr Marc Worrall noted that this had been anticipated by APC in their responses to proposed development in Alvechurch i.e. location is suitable but challenging the number of houses and stressing the need for supporting infrastructure, including parking.

6.3 Newbourne Wood management plan. Worcestershire Wildlife Trust had recently issued a draft management plan covering all of their sites, including Newbourne Wood. Inter alia, this proposed taking out conifers and reducing the number of non-native mammals (e.g. muntjac deer, grey squirrels). This topic has been picked up by APC, and councillors Hornsby and Easter will meet Tom Watkins from WWT at Newbourne Wood w/c 7th Sept to discuss. **Action**

7. Wildfire risk and community preparedness

The recent events in Stourbridge had focussed village minds on this topic, and it was generally acknowledged that Rowney Green is at some risk given the number of fields and woodland surrounding homes. Cllr Marc Worrall confirmed that this was already on APC's radar and that he had asked Wendy Easter, as APC councillor, to pick this up as a topic. Her report will be used as the basis for considering specific recommendations for Rowney Green village at further RGA meetings. **Action.** Specifically with regard to Newbourne Wood, it would be included in the upcoming discussion with Tom Watkins.

8. News/comment from councillors.

Cllr Clarke updated on her two actions from the previous meeting. Regarding who manages content on the TikTok Alvechurch Youth Voice account, being supported by APC to improve its engagement with young parish residents, a WhatsApp group discusses in advance what content will be covered but there is no APC policy per se. As well as the risk of inappropriate content, it was further noted that there is also a risk to the young contributors from inappropriate comments being posted. With regard to National Grid moving overhead lines underground at the RG Spinney, this action remains open.

Cllr Marc Worrall updated on the Neighbourhood Priority Statement, an interim measure ahead of beginning work on a new neighbourhood plan. Within APC, responsibility for this had now passed to Cllr Kate Van Der Plank. John Cypher is also part of the working group and he noted the pleasing 'can do' attitude being displayed. Marc further commented on the topic of green belt around the Alvechurch village boundary being redesignated grey belt. The appeal re "in principle development" of a small site at Withybed had now been upheld by the Planning Inspectorate i.e. approved. Similarly, planning officers have recommended for approval the development of a paddock on Dagnell End Road. It now appears that with no current District Plan and no identified 5 year supply of land for housing, any proposed development on the edge of a village could be deemed grey belt and hence approved in principle. Rowney Green itself is less threatened due to the lack of supporting infrastructure; in the jargon it's not a sustainable location.

9. Crime issues

Nothing to report.

10. Treasurer's Report.

Finances as of 1st September 2026 were £2,831.58 in the bank, £140.00 as cash making £2,971.58 in total. Outstanding payments are £120 support for the Calling Oak and £400 purchase of bulbs. Overall, finances are considered healthy.

11. Any Other Business.

Nothing to report.

Meeting closed at 21:11hrs

Next meetings are on Nov 3rd, then 2027: Jan 5th, March 2nd, May 4th