



WYRE FOREST DISTRICT COUNCIL

CHADDESLEY CORBETT NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Chaddesley Corbett Neighbourhood Plan

- 1.1 I confirm, that the Chaddesley Corbett Neighbourhood Plan, as revised according to the modifications set out below, complies with the legal requirements and Basic Conditions set out in the Localism Act 2011, and can therefore proceed to referendum. The referendum will be held on 11 September 2014.
- 1.2. I also declare that I have no disclosable personal or disclosable prejudicial interest in respect of this decision.

Signed

Mike Parker
Director of Economic Prosperity and Place

1. Summary

- 1.1 Following an independent Examination, Wyre Forest District Council now confirms that the Chaddesley Corbett Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

2. Background

- 2.1 On 14 September 2012, Wyre Forest District Council designated the area comprising the Parish of Chaddesley Corbett as a Neighbourhood Area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.
- 2.2 Following the submission of the Chaddesley Corbett Neighbourhood Plan to the District Council, the plan was publicised and representations were invited. The publicity period ended on Tuesday 27th May 2014.
- 2.3 Wyre Forest District Council appointed an independent examiner, Mr Peter Biggers of Argyle Planning, to review whether the Plan should proceed to referendum.
- 2.4 The examiner's report concludes that subject to making the minor modifications recommended by the examiner the Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.
- 2.5 Having considered each of the recommendations made by the examiner's report, and the reasons for them, the District Council has decided to make the modifications to the draft plan referred to in paragraph 3.1 below, to secure that the draft plan meets the Basic Conditions set out in legislation.

3. Decision and Reasons

- 3.1 The District Council has made the following modifications, proposed by the examiner, to ensure that the draft plan meets the Basic Conditions, for the reasons given. Text to be removed is shown with ~~strikethrough~~ and text to be inserted is in *italics*:

Part of Document (Publication Plan)	Change	Reason for change
Consultation Statement	Insert text below after 2.4.3 and add "<i>Minutes of Meetings</i>" to the title. Delete "Schedule of Newsletters" as this is covered in full below.	The text has been inserted in response to recommendation 1 of

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	<p><i>In summary a number of public meetings were held to develop the vision and objectives of the plan, and these informed the work of the various working groups which considered the detailed content of the various emerging themes.</i></p> <p><i>The first public meeting was held on Monday 9 July 2012 at 7.30 pm in the Village Hall, and representatives from all local groups, clubs and businesses were invited to attend. This was followed by a meeting of the Steering and Working Groups on Wednesday 29 August 2012 to agree membership of both the Steering Group and Working Groups. Minutes of that meeting and a copy of the presentation were made available on the Parish Council website. Newsletters were produced and distributed at key intervals to provide updates on the progress of the Plan and these were also published on the Parish Council website, together with minutes of the Steering and Working Group Meetings. The schedule of published information on the Parish Council website is provided below:</i></p> <ul style="list-style-type: none"> <i>• Newsletter July 2012</i> <i>• Minutes of Community Meeting held on 9 July 2012</i> <i>• Minutes of Steering and Working Group held on 29 August 2012</i> <i>• Presentation shown at meeting held on 29 August 2012</i> <i>• Designation of Neighbourhood Area - Approval by Wyre Forest District Council</i> <i>• Minutes of Working Group Meeting No. 1 - Business Agriculture and Commerce</i> <i>• Minutes of Working Group Meeting No. 1 - Highways Parking and Transport</i> <i>• Minutes of Working Group Meeting 1 - Housing & Environment</i> <i>• Minutes of Working Group Meeting 1 - History, Architecture, Conservation</i> <i>• Minutes of Working Group Meeting 1 - Community and Leisure</i> <i>• Presentation to Group -No. 2 - 4 October 2012</i> <i>• Neighbourhood Plan - Index of Evidence Base as at 4 October 2012</i> <i>• Minutes of Working Group Meeting 2 - Community and Leisure</i> <i>• Minutes of Working Group Meeting 2 - History, Architecture, Conservation</i> <i>• Newsletter November 2012 - Vision Statement</i> <i>• Minutes of Steering Group Meeting 13 November 2012</i> <i>• Minutes of Group Meeting No. 2 - 4 October 2012</i> <i>• Minutes of Meeting with Wyre Forest Planners on old school site - 23 November 2012</i> <i>• Minutes of Working Group Meeting 3 - Community and Leisure</i> 	<p>the Examiner's Report, it clarifies the consultation which was undertaken during the early stages of the plan's preparation</p>

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	<ul style="list-style-type: none"> • <i>Minutes of Group Meeting – 12 December 2012</i> • <i>Minutes of Working Group Meeting No. 2-Housing and Environment - 13 December 2012</i> • <i>Newsletter April 2013</i> • <i>Newsletter November 2013</i> • <i>Newsletter January 2014</i> 	
Proposals Map	<p>A map showing the key designations within the area and sites allocated for development has been included as an appendix to the plan. This map shows:</p> <ul style="list-style-type: none"> • The Neighbourhood Plan Area • Conservation Areas • Former School site • Old Grammar School • Village Halls • Chaddesley Sports Club • Community Orchard • Burial Ground • Chaddesley Woods • Allotments • Important open spaces identified on Map 3/4 of Submission plan. • Views identified on map 5 of the submission document. <p>An inset map has been included for Chaddesley Corbett Village.</p>	In response to recommendation 2 of the Examiner's Report the maps have been prepared in order to ensure the Plan meets the Basic Conditions.
Para 1.3.2	<p>Reword Para 1.3.2 from line 3 to read: <i>"However from time to time there will be development opportunities on brownfield sites or infill development and limited affordable housing for local community needs or which involve the conversion or rebuilding of properties. Where they are judged 'not inappropriate' development in the Green Belt, it is important that the Neighbourhood Plan is able to guide such development"</i></p>	In response to recommendation 3 of the Examiner's Report and in order to avoid conflict with the first basic condition.
Section 1.5	Insert the following text after para 1.5.1 ie new para 1.5.2 etc and re-number those below:	In response to recommendation 4 of

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	<p><i>Informal Public Consultation and Engagement – Preparing the Draft Neighbourhood Plan</i></p> <p><i>The Chaddesley Corbett Neighbourhood Plan has been prepared building on extensive public consultation and community engagement from the beginning of the process in 2012. The Steering Group worked hard to ensure as many opportunities were provided as possible for consultees to put forward their ideas, concerns and comments throughout the Plan’s preparation and particularly at all key stages of decision making.</i></p> <p><i>Following designation of the Neighbourhood Area in 2012, an overarching Steering Group was established together with a series of Working Groups consisting of volunteers from different local groups and organisations and Parish Councillors. Five Working Groups were set up to consider the following themes:</i></p> <ul style="list-style-type: none"> • <i>Highways, Parking and Transport</i> • <i>Business, Agriculture and Commerce</i> • <i>Community and Leisure</i> • <i>History, Architecture and Conservation</i> • <i>Housing and Environment</i> <p><i>The Steering Group and Working Groups met on a regular basis, and throughout the development of the Draft Plan continued to talk to local residents and visitors about their future aspirations. A designated website (www.chaddesleyplan.org.uk) was set up and this was regularly updated with information about the development of the Neighbourhood Plan, including minutes and notes from Steering Group and Working Group meetings.</i></p> <p><i>Parish Questionnaire (Survey)</i></p> <p><i>In April 2013 a Questionnaire was sent to all households on the Chaddesley Parish Electoral Roll, businesses operating within the Parish and employees of those businesses. An abbreviated children’s on-line version of the Questionnaire was placed on the Worcestershire County Council web site. The results of the survey were used to bring up to date the aspirations from the Parish Plan and Parish Design Statement, and were used to inform the content and scope of the Neighbourhood Plan.</i></p>	<p>the Examiner’s Report and to ensure that the plan complies with the Basic Conditions.</p>

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	<p>Newsletters, Parish Magazine and Annual Report <i>At all key stages of development of the Neighbourhood Plan, a newsletter was produced and sent by post to each household. Contact details of Parish Councillors and the Parish Clerk were included in the newsletters, together with details of the Neighbourhood Plan web-site. Newsletters were circulated by post to every household on the Electoral Roll. Notices of consultation events and other milestones were published in Parish Magazine (received by 60% of the Parish every month) and on 3 Parish Council notice boards. The Parish Council Annual Report was issued in July 2013 and included information about the Neighbourhood Plan.</i></p> <p><i>Newsletters were published in January 2012, November 2012, April 2013, November 2013 and January 2014.</i></p> <p><i>A Consultation Event was held on Saturday 21st September 2013 and was attended by approximately 80 people. Responses submitted at the Consultation Event were published on the Parish Council's website and were used to inform and shape the emerging Draft Neighbourhood Plan.</i></p> <p>Parish Housing Needs Survey, Winter 2013¹ <i>To help assess the basis for proposals in the Chaddesley Corbett Draft Neighbourhood Plan, a Parish Housing Needs Survey was conducted in October/November 2013. A total of 637 surveys were delivered to households in the Parish, and 208 surveys were completed and returned (of which 2 were completed online), which represents a response rate of 32.7%. The findings of the Housing Needs Survey have influenced the development of the Plan.</i></p>	
Pages 21-28	<p>Précis Policy Text pp21-28</p> <p>Amend the policy text excerpts as appropriate to read as follows. Note that where changes were not made to the text of a policy they have not been included in this table but will remain within the Plan.:</p> <p>“Wyre Forest District Council Core Strategy 2006 – 2026, Adopted December 2010²</p>	In response to recommendation 5 of the Examiner's Report and to ensure that the policies are not taken to be Neighbourhood Plan

¹ Chaddesley Corbett Parish Housing Needs Survey, Analysis of Results, Chaddesley Corbett Parish Council, Research & Intelligence Unit, Worcestershire County Council, December 2013

² <http://www.wyreforestdc.gov.uk/cms/Files/CS%20Adopted%20documentWeb.pdf>

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	<p><i>The following summaries of Core Strategy planning policies and supporting text are relevant to Chaddesley Corbett Neighbourhood Plan:</i></p> <p>Key planning policy areas of significance to Chaddesley Corbett Neighbourhood Plan include the following:</p> <p><i>Policy DS01 Development Locations Settlement Hierarchy</i></p> <p><i>Proposals for new development should be located in accordance with the District’s settlement hierarchy of Strategic Centre (Kidderminster), Large Market Town (Stourport on Severn), Market Town (Bewdley), Villages and Rural Settlements.</i></p> <p><i>Chaddesley Corbett is identified as a Rural Settlement where suitable development is considered to include housing to meet local need identified through rural exceptions sites and small scale rural employment.</i></p> <p>Chaddesley Corbett is identified as a rural settlement where suitable development is considered to include:</p> <ul style="list-style-type: none"> • Housing to meet local need identified through rural exceptions sites in appropriate circumstances, and • Small scale rural employment. <p><i>Green Belt</i></p> <p><i>Para 5.12 advises that within the District, all countryside to the east and as far west as the River Severn is included within the West Midlands Green Belt. Its extent is shown on the accompanying Key Diagram. Chaddesley Corbett is “washed over” by the Green Belt and inappropriate development will not be permitted in the Green Belt unless very special circumstances can be demonstrated.</i></p> <p>Chaddesley Corbett is “washed over” by the Green Belt. Inappropriate development will not be permitted in the Green Belt unless very special circumstances can be demonstrated.</p> <p><i>Sustaining Community Facilities and Services</i></p> <p><i>Developments that provide the rural community with essential facilities and services will be</i></p>	<p>policies.</p>

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	<p>supported in principle and shops and public houses will be safeguarded to support nearby settlements and reduce travel.</p> <p><i>Kidderminster, Stourport-on-Severn and Bewdley will provide higher order services and facilities to the rural areas, but access to them by public transport should be improved.</i></p> <p>Policy DS05: Phasing and Implementation Housing <i>To deliver 4,000 net additional dwellings (across Wyre Forest District) for the period covering 2006 - 2026, a five year supply of deliverable sites will be maintained and monitored in accordance with the Annual Monitoring Report.</i></p> <p>The SHLAA identifies that Rural Areas could deliver 90 houses 2011-16 and 160 houses 2016-2021.</p> <p><i>The Local Development Framework will deliver the following average annual net additions of dwellings within the District across the five year phasing periods: 2016/17 - 2020/21 - 196 dwellings per annum 2021/22 - 2025/26 - 94 dwellings per annum</i></p> <p>Policy CP01: Delivering Sustainable Development Standards Energy Efficiency and Renewable Energy <i>All new development proposals must demonstrate how they reduce their impact on the environment.</i></p> <p>Addressing Climate Change The implementation of the Code for Sustainable Homes will be supported in line with the national timescale. New residential development should include water efficiency measures to a minimum level of 105 litres per person per day (equivalent to Code for Sustainable Homes Level 3/4 for Water Consumption). More stringent targets for water efficiency standards in new developments will be investigated through the Site Allocations and Policies DPD guided by the Water Cycle Strategy. (Note This policy may be superseded by less stringent national requirements as a result of changes set out in the current consultation on</p>	

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	<p>Housing Standards.</p> <p>Environmental Quality <i>All new development must demonstrate that land contamination issues have been fully addressed.</i></p> <p>Policy CP03: Promoting Transport Choice And Accessibility Enhancing Accessibility Development proposals should have full regard to the traffic impact on the local highways network.</p> <p>Delivering Transport Infrastructure <i>New developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking and cycling facilities and public transport.</i></p> <p>Parking Standards <i>Prior to the adoption of these Development Plan Documents parking standards for new development should be provided in accordance with national guidance.</i></p> <p>Taking Account of Air Quality Proposals for new development should fully consider their impact on air quality, particularly for areas within or adjacent to designated Air Quality Management Areas.</p> <p>Policy CP04: Providing Affordable Housing Level of Provision An annual average of at least 60 units of affordable housing will be delivered in the District during the plan period until 2026. <i>In accordance with the Council's adopted definition of affordable housing this will include an indicative tenure split of 70% social-rented housing and 30% intermediate (shared ownership) housing.</i> <i>Where viability is an issue this will be subject to individual site viability assessment undertaken by the applicant.</i></p>	

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	<p>Rural Affordable Housing <i>In exceptional circumstances, small scale affordable housing schemes will be permitted as exception schemes on unallocated sites, to meet identified local housing need. Applicants will be required to demonstrate clear evidence through a Parish Housing Needs Survey.</i></p> <p>Policy CP05: Delivering Mixed Communities Density of New Housing Development <i>Housing densities vary across the District. Within Bewdley and the rural areas new development should meet housing densities of 30 dwellings per hectare.</i></p> <p>Dwelling Type and Mix to Meet Local Housing Needs <i>New housing developments must address local housing needs, incorporating a range of different types, tenures and sizes of housing to create mixed communities.</i></p> <p>Meeting the Needs of Older People and those with Mobility Impairments <i>All new private sector dwellings constructed after 2013 should be built to Lifetime Homes standards in accordance with the national target, to accommodate flexible living arrangements for life episodes.</i></p> <p>Policy CP07: Delivering Community Well Being Developer Contributions <i>The Council will require developer contributions with regard to the following areas of social infrastructure: Affordable housing provision, Sustainable transport initiatives, Highways infrastructure and local utility infrastructure, Education and learning, including schools and libraries. Sports, recreation, youth facilities, play space and amenity space, Health and community safety (includes emergency services) facilities and services, Community and shared use facilities, Cultural facilities, Public art, public realm, heritage and environmental improvements, Biodiversity, geodiversity and green infrastructure.</i></p> <p>Policy CP08: A Diverse Local Economy <i>Up to 44 hectares of employment land will be brought forward in the period up to 2026 in line with Policy DS01: Development Locations. Major new employment development will be</i></p>	

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	<p><i>located within the urban area of Kidderminster.</i></p> <p>Rural employment sites will be safeguarded for employment uses where appropriate. Applications for small scale employment proposals in the rural areas will be assessed on their merits and should have regard to national and regional policy as well as Policy DS04: Rural Regeneration.</p> <p>Policy CP09: Retail And Commercial Development <i>Support will be given to safeguarding, maintaining and enhancing the vitality and viability of the existing retail centres throughout the District</i></p> <p>Policy CP10: Sustainable Tourism <i>The strategy is to support the local tourism industry through proposals that improve the quality and diversity of existing tourist facilities, attractions, accommodation and infrastructure, subject to the proposals not causing adverse impacts on the surrounding environment and infrastructure.</i></p> <p>Policy CP11: Quality Design and Local Distinctiveness New development should sensitively connect to the surrounding streets, spaces and communities. Proposals should incorporate strong links to nearby town centres and local centres. Measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral. within scheme designs.</p> <p><i>There should be careful consideration of movement routes based on well planned streets and spaces. New developments and their layouts should take into account heritage assets and where possible utilise historic streets, buildings, spaces and infrastructure as an integral part of the scheme design.</i></p> <p><i>New buildings and spaces should be fit for purpose and capable of future adaptation. Buildings and spaces will themselves need to be well-designed to complement the layout through the appropriate use of scale, mass, proportions and materials coherently brought together as part of a bespoke architectural approach.</i></p>	

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	<p>Policy CP12: Landscape Character Landscape Character <i>New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Where it is appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported.</i></p> <p>Policy CP13: Providing a Green Infrastructure Network Developing a Green Infrastructure Network <i>The existing green infrastructure network within the District will be safeguarded. New development will be required to contribute positively towards the District's green infrastructure network. Identified features will be safeguarded and new developments must positively contribute towards the enhancement of their green infrastructure value.</i></p> <p>Policy CP14: Providing Opportunities For Local Biodiversity And Geodiversity Existing Biodiversity Sites <i>Biodiversity sites (Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), and Local Nature Reserve (LNR) Special Wildlife Site (SWS)) and species and habitats recognised within the Worcestershire BAP will be safeguarded from development.</i></p> <p>New Development and Biodiversity <i>New development will be required to contribute towards biodiversity within the District, either by enhancing opportunities for biodiversity within the site or by making a contribution to off-site biodiversity projects.</i></p> <p>Trees and Woodlands <i>In order to provide opportunities for increased biodiversity, existing trees and woodlands which have Tree Preservation Orders (TPOs) will be conserved and enhanced and, on appropriate development sites, new trees and woodlands will be planted.</i></p> <p>2.3.2 Wyre Forest Site Allocations and Policies Local Plan 2006-26, Adopted July 2013 <i>The following are summaries of Local Plan Policies which are of particular relevance to</i></p>	

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	<p><i>Chaddesley Corbett Neighbourhood Plan:</i></p> <p>Key policies of relevance to Chaddesley Corbett Neighbourhood Plan include the following:</p> <p><i>Policy SAL.DPL1 Sites for Residential Development</i> <i>Residential development will only be allowed in the following locations: Within the sites and areas listed in this section and as shown on the Proposals Map, on previously developed sites within areas allocated primarily for residential development on the Proposals Map in the urban areas of Kidderminster and Stourport-on-Severn or on allocated sites, within areas allocated for mixed uses subject to site specific policy considerations, within areas allocated for retail use within the Primary Shopping Area of Kidderminster, Stourport-on-Severn and Bewdley, and on previously developed sites within areas allocated primarily for community uses.</i></p> <p>Residential development outside of the locations identified will not be permitted unless in accordance with policy SAL.DPL2: Rural Housing, or relevant Rural Development and Green Belt policies.</p> <p><i>Policy SAL.DPL2 Rural Housing</i> Within the rural areas of the District, proposals for residential development will not be permitted unless one of the following exceptional circumstances applies:</p> <ul style="list-style-type: none"> • The site is identified by the relevant Town/Parish Council as an exceptions site to meet an identified local housing need. • The site is required to meet an established existing functional need for a rural worker's dwelling. • It is for the replacement of a permanent existing lawful dwelling, • The site is subject to a Community Right to Build Order. <p>1. Exception Sites Planning permission may be granted for schemes of 100% affordable housing which are designed to meet identified local housing needs on small sites within or adjoining Bewdley</p>	

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	<p>and the villages subject to the following criteria:</p> <ul style="list-style-type: none"> i. The development must be affordable housing in perpetuity. ii. The number, size, type, mix and tenure of dwellings must match local need. iii. The site must be well-related to the existing built-up area of the settlement. iv. The scale of the scheme should be appropriate to the size and character of the settlement and must not damage the character of the settlement or landscape. v. The site should provide access to local services and facilities by sustainable transport. <p>2. Rural Workers' Dwellings</p> <p>Applications for rural workers' dwellings will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> i. There is a functional need. ii. The need relates to a full-time worker, or one person solely or mainly employed locally in agriculture or forestry. iii. The proposed dwelling is of a suitable size related to functional requirement and financial capabilities of the enterprise. iv. The dwelling is sited within, and designed in relation to the main farm building complex, or a nearby group of dwellings. <p>Where permission is given for such dwellings, occupation of the dwelling will be restricted to a person solely or mainly employed, or last employed in the locality in agriculture or forestry, or a widow or widower of such a person, and any resident dependants. The removal of an occupancy condition will only be permitted where it has been proven through marketing of the property, that there is no longer a long-term need for a dwelling on the unit for a qualifying person.</p> <p>3. Replacement Dwellings in the Open Countryside</p> <p><i>The replacement of a permanent existing lawful dwelling will be permitted where:</i></p> <ul style="list-style-type: none"> <i>i. The dwelling is still subject to residential use and has not been abandoned.</i> <i>ii. The replacement dwelling is in the same position or a less prominent siting as the original dwelling.</i> <i>iii. The replacement dwelling should not exceed the size of the existing or original dwelling by 20%, whichever is the smaller.</i> <i>iv. The curtilage of the replacement dwelling would not exceed that of the existing dwelling.</i> <p>Policy SAL.GPB3 Protecting and Enhancing Local Retail Services</p>	

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	<p>Protecting and Enhancing Local Retail Services <i>Development proposals should not result in a reduction of premises for convenience retail use in a settlement or neighbourhood, unless it can be demonstrated that there is no reasonable prospect of that service or facility being retained or restored. In considering this regard will be had to the availability of other convenience retail facilities locally.</i></p> <p>Policy SAL.CC1 Sustainable Transport Infrastructure <i>Making New Developments Accessible</i> <i>Developments should safeguard and enhance the existing Cycle Route Network, including providing new links. All new developments must be designed to maximise accessibility to, and movement around, the development for cyclists.</i> <i>New developments should take into account movement around the site for all members of the community and should consider the use of shared surfaces with an emphasis on pedestrians over vehicles.</i> <i>Proposals should include connected and legible layouts in order to improve sustainability.</i></p> <p>Policy SAL.CC6 Renewable Energy <i>All new development proposals must incorporate at least one south-facing roof area.</i> <i>Proposals for renewable energy infrastructure, including the retro-fitting of renewable energy technologies to existing buildings, will be granted permission subject to criteria.</i></p> <p>Policy SAL.CC7 Water Management <i>SUDS</i> <i>In line with Adopted Core Strategy policy CP02, all new developments should incorporate SUDS schemes.</i> <i>Water Quality</i> <i>Development will be permitted where proposals do not have a negative impact on water quality.</i></p> <p>Policy SAL.UP1 Green Belt <i>Within the Green Belt, as designated on the Proposals Map, development will not be permitted, except in very special circumstances, unless one of the following applies-certain</i></p>	

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	<p>criteria apply including that the proposals are part of a Community Right to Build Order.</p> <p>The development is for housing in one of several circumstances including: b. It is for small-scale affordable housing, reserved for local needs in accordance with policy SAL.DPL2: Rural Housing.</p> <p>Policy SAL.UP3 Providing a Green Infrastructure Network <i>Providing a Green Infrastructure Network</i> <i>The existing green infrastructure network and the open spaces will be safeguarded from development.</i></p> <p>Policy SAL.UP4 Open Space and Play Provision <i>1. Existing Open Space Provision</i> <i>The sites identified will be safeguarded from development.</i> <i>2. New Play Provision</i> <i>Proposals for new residential development must include adequate children’s play space in accordance with the most up-to-date guidance on developer contributions.</i></p> <p>Policy SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity <i>Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</i> <i>1. Priority Species and Habitats</i> <i>All new developments should take steps to enhance biodiversity both within and outside of designated areas. Development should wherever possible and feasible, retain, enhance and manage and if appropriate reintroduce the District’s indigenous biodiversity.</i> <i>2. Designated Sites</i> <i>Sites designated under national legislation are shown on the Proposals Map (Sites of Special Scientific Interest (SSSIs), and National Nature Reserves (NNRs), and will be protected under the terms of that legislation.</i> <i>Locally important sites including Local Nature Reserves (LNRs), Special Wildlife Sites (SWSs), and Local Geological Sites are identified and will be protected and enhanced due to their importance locally.</i></p>	

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	<p><i>Outside the areas designated, the interests of nature and biodiversity conservation must be taken into account, in accordance with national policy.</i></p> <p>3. Ecological Surveys and Mitigation Plans <i>Where evidence suggests that development may have an impact on a site of national, regional or local importance or a priority habitat or species applicants will be expected to provide:</i></p> <ol style="list-style-type: none"> <i>1. A detailed ecological survey undertaken at an appropriate time, which assess cumulative impacts, and other surveys as appropriate; and</i> <i>2. A mitigation plan.</i> <p>Policy SAL.UP9 Landscaping and Boundary Treatment <i>Landscaping schemes and boundary treatments must reflect local character and species.</i></p> <p>Policy SAL.UP10 Advertisements <i>Proposals for Advertisements must take account of 1. Local Character, Amenity and Safety 2. Heritage Assets and 3. Preferred locations for advertisement Hoardings. The Policy also includes advice for advance warning signs and free standing signs.</i></p> <p>Policy SAL.UP11 Re-use and Adaptation of Rural Buildings <i>Criteria are provided for consideration relating to the re-use and adaptation of Rural Buildings for economic and residential use.</i></p>	
3.0, first sentence	<p>Amend the first sentence to read:</p> <p><i>“The Steering Group has identified a number of key issues derived from the results of a questionnaire survey of all households and a business survey in April 2013. These have shaped and influenced the Chaddeley Corbett Neighbourhood Plan. These issues are:”</i></p>	<p>In response to recommendation 7 of the Examiner’s Report. To make it clear where the issues were derived from and to ensure the Plan is consistent with the Basic Conditions.</p>
4.2, Objectives	Amend the objectives to read as follows:	In response to

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	<p>“In order to meet the needs of the Parish in the 21st Century, we aspire to:</p> <ul style="list-style-type: none"> • Maintain and enhance the built, historic and natural environment for present and future generations; • Support small-scale <i>affordable/market</i> housing and business developments that meet local needs and are in keeping with the scale, demands <i>and population profile</i> of a small rural parish; • Encourage opportunities for parishioners across <i>all</i> the generations to find enjoyment and fulfilment through a range of educational, sporting and leisure activities; • Ensure that the Parish is a welcoming setting for visitors by improving facilities within the context of a safe and secure rural environment, <i>accessible via a range of means of transport</i>; • Foster partnership working between Parish organisations and institutions for the mutual benefit of all; • Support local businesses and services that contribute to the quality of life for residents and visitors <i>of all ages</i>, including support for suitable diversification and use of new technology. 	<p>recommendation 8 of the Examiner’s Report. To ensure that the issues identified are all addressed through the Plan’s objectives.</p>
<p>5.0 Neighbourhood Plan Policies, 2nd paragraph</p>	<p><i>“These are not part of the statutory neighbourhood plan but are an important tool in the implementation of the plan. An action plan is included at Appendix 1 setting out how these will be delivered”.</i></p>	<p>In response to recommendation 9 of the Examiner’s Report. To ensure conformity with the Regulations and Planning Guidance.</p>
<p>Paragraph 5.1.1</p>	<p>Amend to read:</p>	<p>In response to</p>

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	<p><i>‘‘The adopted Core Strategy apportions residential development to different areas of the District. Chaddesley Corbett falls into ‘Bewdley and the rural areas’ for the purposes of housing land supply. The Core Strategy requires approximately 400 houses to be provided in ‘Bewdley and the rural areas’ up to 2026 and, as set out in the Rural Completions Data 2006-2014, development is on track to meet that requirement. Because the Parish is washed over by the Green Belt its contribution to housing land supply will be limited to those types of housing supply which are not inappropriate in the Green Belt. It is accepted however that...’’</i></p>	<p>recommendation 10 of the Examiner’s Report an to ensure that the [position regarding housing land supply and the Green Belt status of the plan are is fully explained.</p>
<p>Paragraph 5.1.3</p>	<p>Within the summary of the Housing Needs Survey data, include the relevant number as well as the percentage of respondents for all figures as follows:</p> <p>Overview To help assess the basis for proposals in the Chaddesley Corbett Draft Neighbourhood Plan, a rural housing needs survey was conducted in October/November 2013. A total of 637 surveys were delivered to households in the Parish, and 208 surveys were completed and returned (of which 2 were completed online), which represents a response rate of 32.7%.</p> <p>Summary The key points emerging from the Survey include:</p> <ul style="list-style-type: none"> • The population has a significant proportion of older people, with many long-term residents:- <ul style="list-style-type: none"> ○ 41.4% (183) of respondents in all households are age 65 or older ○ Almost 50% (100) have lived in the Parish for more than 20 years ○ Just over 40% (86) have lived in their current house for 20 years or more ○ Most (82.6%) (171) live in a house, many of which (34.6%)(68) have 4 or more bedrooms • Affordability of property in the Parish is an issue, but where household members have left in the last 5 years, this was predominantly (83.6%) (51) for education or work • Residents expect to stay in the Parish, but many anticipate that their housing needs may change: <ul style="list-style-type: none"> ○ Almost everyone (97.6%) (200) intends to stay in the Parish for the next 5-10 years 	<p>In response to recommendation11 of the Examiner’s Report and to provide clarity over the housing need within the Parish.</p>

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	<ul style="list-style-type: none"> ○ Roughly half of respondents thought that they may at some time need a different type of accommodation ○ Almost 60% (50) said they would need a property with 1 or 2 bedrooms ○ Almost 50% (75) gave ‘smaller accommodation’ as a likely reason to move within the Parish, with some mentioning moving closer to Village facilities ○ Nearly 30% (45) thought they would want to move from a house to a bungalow ○ Over 80% (110) expect to be an owner occupier; 17% (23) expect to rent or part-buy from a social landlord 	
Policy CC1	Amend title to read ‘ <i>Criteria for Assessing the Suitability of Potential Housing Sites</i> ’	In response to recommendation 12 of the Examiner’s Report and to clarify that the policy only relates to housing sites.
Policy CC1 and paragraph 5.1.8	<p>Restructure policy CC1 as follows:</p> <p>“ All <i>Proposed</i> sites for new development in Chaddesley Corbett Parish will be required to meet the following criteria:</p> <ol style="list-style-type: none"> 1. Any proposed site should be a brownfield site unless it is in conformity with Policy SAL.DPL2 of Wyre Forest District Council Site Allocations and Policies Local Plan. 2. The proposed site should be no larger than a small infill site; development proposals should be in proportion with the surrounding area. 3. The proposed site should be within or adjacent to an existing settlement, and not an isolated site. 4. Any development on the proposed site should not extend existing ribbon development. <p><i>All proposed housing development, including rural exception sites, rural workers dwellings and replacement dwellings should:</i></p> <ol style="list-style-type: none"> 5. Ensure <i>The scale of any proposed development should</i> does not: <ol style="list-style-type: none"> a. adversely affect the neighbours’ enjoyment of their homes and gardens; b. have a detrimental impact on the openness of the countryside; c. increase significantly the scale or size of population of the surrounding area or adjacent 	In response to recommendation 12 of the Examiner’s Report and to ensure that the policy is consistent with Core Strategy policies DS01, DS02 and CP04.

Part of Document (Publication Plan)	Change	Reason for change
	<p>settlement and its impact on local services.</p> <p>6. Any proposed site should dDemonstrate that they have satisfied all regulatory requirements to minimise potential impacts on water quality and to reduce flood risk. Development sites should be sited within Flood Zone 1 (“low probability”) and should not increase flooding issues downstream.</p> <p>7. New development should iInclude measures to maximise efficiency in terms of water usage and management, and should incorporate Sustainable urban Drainage (SUDs) technologies to re-charge water courses and ground water levels.</p> <p><i>Development proposals on land likely to be affected by contamination issues should demonstrate that the site is capable of appropriate remediation without compromising the development viability, in line with Wyre Forest District Core Strategy Policy CP01. Documentation submitted with any planning application should include a Phase 1 Report as a minimum for any brownfield development or housing development.</i></p> <p>Consequential amendment - delete paragraph 5.1.8.</p>	
5.2 Business, Agriculture and Commerce	<p>Replace paragraphs 5.2.2 and 5.2.3 with the paragraphs below, and re-number subsequent paragraphs:</p> <p><i>“5.2.2 Traditionally the main business activities in the Parish have been related to farming and horticulture. Whilst the Parish has responded to change over the centuries it remains largely rural and agricultural in character with 23 working farms, market gardens and smallholdings. The extensive land and property occupied by these businesses contributes fundamentally to the rural character of the Parish.</i></p> <p><i>5.2.3 Other significant businesses in the Parish today include Brockencote Hall, a large country house hotel and restaurant which provides a venue for weddings and functions, and Winterfold House, an independent school for girls and boys aged 3 to 13 years and nursery for babies from 6 weeks to children of 3 years.</i></p> <p><i>5.2.4 The village of Chaddesley Corbett has two public houses, a post office and general store, a tea room, hairdressers and beauty shop, a flower shop, a butchers and a doctors’ surgery. The village surgery has a team of doctors and medical staff, and</i></p>	In response to recommendation 13 of the Examiner’s Report. To clarify the reasoning and justification for the Business policies.

Part of Document (Publication Plan)	Change	Reason for change
	<p><i>includes a dispensary.”</i></p> <p>Insert the following new paragraph before Policy CC5 and re-number subsequent paragraphs:</p> <p><i>“Agriculture and horticulture take up a substantial proportion of the land in the Parish, often with extensive areas of glass houses or similar constructions. Future changes to the needs or viability of these businesses could present significant challenges to maintaining the Parish’s rural character and the setting for its settlements; Policy CC5 seeks to anticipate such situations.”</i></p>	
Policy CC4	<p>Reword the first paragraph of policy CC4 to read:</p> <p><i>“ Notwithstanding Outside of the permitted development rights granted by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 20141995 (as amended) or any subsequent amendment, and, in order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported where it is justified, to promote expansion in the rural economy.</i></p>	<p>In response to recommendation 14 of the Examiner’s Report and to ensure clarity.</p>
Paragraph 5.3.31	<p>Insert an additional paragraph after paragraph 5.3.31 as follows:</p> <p><i>The Neighbourhood Plan includes specific proposals in respect of the former school site and the Old Grammar School building, set out in Site Allocations CCSA1 and CCSA2. Site Allocation CCSA1 supports the sensitive re-use for the former school site for new housing, and the development of land to the rear of the building where it is complimentary to the historic character of the village, does not adversely affect neighbouring properties, contributes positively to the street scene and is of sustainable design. Land to the rear of the building is considered suitable for an extension to the burial ground, car parking, or public open space. Site allocation CCSA2 supports the re-use of the Old Grammar School for continued educational or related D1 use such as a library, internet access, advice centre and/or meeting rooms.”</i></p>	<p>In response to recommendation 16 of the Examiner’s Report and in order to aid the clarity and understanding of the Plan.</p>

Part of Document (Publication Plan)	Change	Reason for change
Paragraph 5.4.9	<p>Add to Paragraph 5.4.9:</p> <p><i>“In this section therefore, the Neighbourhood Plan sets out planning policies which seek to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of Chaddesley Corbett Parish. These assets are considered under the three key areas of landscape setting, settlement pattern and building design.”</i></p>	In response to recommendation 17 of the Examiner’s Report and to clarify the reasoning behind policies CC8, CC9 and CC10.
Following paragraph 5.4.13	<p>Add wording after existing 5.4.13 and re-number others accordingly</p> <p><i>“It is vital that these natural heritage assets are protected and enhanced, to ensure local wildlife, habitats and the wider local landscape character are supported both for their intrinsic value, and for the benefit and enjoyment of existing and future residents. A key element of the rural character of the Parish is the pattern of open spaces which contain the traditional settlement patterns of the village and hamlets, and provide an attractive open setting around the tighter built form. Significant views towards key natural and historic features are identified, and these should be protected through careful siting, design and the use of appropriate scale in any new development. Signage should be designed sensitively, and proposals for new poly tunnels should give careful consideration to visual impact on the landscape. Landscaping schemes should be used to add value to habitats through the appropriate use of native species and traditional boundary treatments. In addition, new development should demonstrate consideration of archaeological features and incorporate sustainable drainage in order to reduce the potential for flooding”.</i></p>	In response to recommendation 17 of the Examiner’s Report and to clarify the reasoning behind policies CC8, CC9 and CC10.
Policy CC8	<p>Reword the policy opening as follows:</p> <p><i>“In order to be considered favourably aAll new development proposals will be required need to satisfy demonstrate consideration of the following landscape design principles:”</i></p>	In response to recommendation 18 of the Examiner’s Report and in order to provide greater clarity and consistency.
Policy CC8	Amend clauses 2, 4 and 6 of policy CC8 as follows:	In response to

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	<p>2) <i>Strategic views across the Parish</i> The Protected Views are shown on Map 5 in Appendix III and the Proposals Map, and defined below will be protected by ensuring that the visual impact of development on these views is carefully controlled. They are:</p> <p>(i) The view across the Parish looking towards St Cassian's Church spire and Harvington from the edge of Chaddesley Woods and footpath 640.</p> <p>(ii) The view of the Conservation Area of Harvington Hall and its environs from Harvington Hall Lane and footpaths 614 and 615.</p> <p>(iii) The views east from footpath 620 across fields towards Chaddesley Village.</p> <p>(iv) The view of Barrow Hill from footpath 599 at Tanwood Lane.</p> <p>(v) The views towards Chaddesley Corbett and St Cassian's Church spire across fields, trees and hedgerows from footpath 599 at Tanwood Lane.</p> <p>(vi) The view of the medieval fishponds looking towards Brockencote from footpath 674 in St Cassian's churchyard and the view into the Conservation Area looking towards St Cassian's church from the pavement alongside the A448.</p> <p>4) Local habitats and wildlife <i>biodiversity particularly related to the Chaddesley Woods NNR</i> should be preserved and <i>linking wildlife corridors, including brooks and watercourses</i>, enhanced.</p> <p>6) Mature and established trees <i>of amenity value</i> should be protected and incorporated into landscaping schemes wherever possible. The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used in preference to building walls or the planting of "Leylandii / conifer". Existing hedgerows should be retained and the establishment of new native hedges is encouraged.</p>	<p>recommendation 19 of the Examiner's Report and to respond to representations made at the publication stage.</p>
<p>Following paragraph 5.4.18</p>	<p>Add wording after existing 5.4.18 and re-number others accordingly:</p> <p><i>"New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the village, hamlets and historic farmsteads. Existing settlements have grown incrementally over time: the buildings often date from many different periods, providing</i></p>	<p>In response to recommendation 17 of the Examiner's Report and to clarify the reasoning behind policy</p>

Part of Document (Publication Plan)	Change	Reason for change
	<i>a richness and variety of styles and materials, with individual buildings clustered around historic street patterns and agricultural holdings. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern, and are respectful of their surroundings."</i>	CC9.
Policy CC9	Reword the policy opening as follows: <i>"In order to be considered favourably aAll new development proposals will be required need to satisfy demonstrate how they have taken into account the following settlement design principles:"</i>	In response to recommendation 18 of the Examiner's Report and in order to provide greater clarity and consistency.
Policy CC9	Reword clause 6 of policy CC9 to read: <i>"Infill developments should be subservient in keeping with the scale to of the immediate surrounding area and not adversely affect neighbouring properties by way of privacy and outlook or amenity".</i>	In response to recommendation 20 of the Examiner's Report and to ensure conformity with the NPPF.
Policy CC10	Reword the policy opening as follows: <i>" In order to be considered favourably aAll new development proposals will be required need to satisfy demonstrate how they have taken account of the following building design principles:"</i>	In response to recommendation 18 of the Examiner's Report and in order to provide greater clarity and consistency.
After paragraph 5.4.26	Add wording after 5.4.26 and re-number others accordingly: <i>"New development proposals should be designed sensitively to ensure that the high quality built environment of the Parish is maintained and enhanced, particularly where schemes are located within or in close proximity to the Conservation Areas. New designs should respond in a positive way to the local character through careful and appropriate use of traditional and high quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the</i>	In response to recommendation 17 of the Examiner's Report and to clarify the reasoning behind policy CC10.

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	<i>street scene and adds value to the distinctive character of the area.”</i>	
Paragraph 5.4.25 (second occurrence)	Insert the following text at the end of the paragraph <i>“Once the local list has been prepared the assets will be protected through the application of policy CC11.”</i>	In response to recommendation 21 of the Examiner’s Report and in order to ensure clarity.
Policy CC12	Reword the first sentence of Policy CC12 to read: <i>“In order to be considered favourably aAll new developments proposals will need to satisfy be required to demonstrate how they have taken account of the following highways, pavements and traffic principles:”</i>	In response to recommendation 22 of the Examiner’s Report and to ensure conformity with the Basic Conditions.
5.5.16 and 5.5.18	After paragraph 5.5.15, insert a new policy CC13 as follows: <i>“Advertising necessary in connection with sustainable economic activity within the plan area will be permitted where it is consistent in number, size, design and appearance with the rural and historic setting of the village and settlements across the Parish.</i> <i>Lead in signs should be sympathetic in design, limited in number and not present a distraction to motorists.</i> <i>Internally illuminated signs will not be permitted in the Conservation Areas.</i> <i>Advertising signs should be small in scale and reflect District and Parish policy objectives in terms of impact and appropriateness in a rural area.”</i> Delete paragraphs 5.5.16 and 5.5.18. Delete point 4 of policy CC12 and renumber point 5 accordingly.	In response to recommendation 23 of the Examiner’s Report and in order to ensure that the Plan sufficiently addresses issues relating to advertising.
Paragraph 5.6.5	Add the following text at the end of the paragraph:	In response to recommendation 25 of

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	<p><i>"In the event that a cemetery extension is proposed the Environment Agency requires that land to be used for burials should not be within:</i></p> <ul style="list-style-type: none"> • <i>250 meters of any potable supply;</i> • <i>30 meters of any surface water course, spring or pond; and</i> • <i>10 meters of any field drain."</i> 	<p>the Examiner's Report and to ensure that the policy meets the Basic Conditions.</p>
CCSA1	<p>Re-title policies CCSA1 and CCSA2 as follows:</p> <p>"Site Allocation <i>Policy CCSA1</i>"</p> <p>Reword the final paragraph of policy CCSA1 as follows:</p> <p>"Any future planning application should be supported by an appropriate risk assessment to demonstrate that there is no adverse risk of pollution of controlled waters including <i>potable</i> domestic water supplies <i>such as wells and boreholes, surface water courses, springs, ponds and field drains</i>, together with appropriate measures such as monitoring where necessary."</p>	<p>In response to recommendation 24 of the Examiner's Report and to ensure clarity over the status of the statement.</p>
CCSA2	<p>"<i>Site Allocation Policy CCSA2</i>"</p> <p>Reword the first statement to read:</p> <p>"The Old Grammar School building will be retained for a continued educational or related D1 use, including a library, internet access, advice centre and/or meeting rooms."</p>	<p>In response to recommendation 24 of the Examiner's Report and to ensure clarity over the status of the statement.</p> <p>In response to recommendation 26 of the Examiner's Report and to ensure that it is clear that not all of the uses are required to be housed within the building.</p>
Section 6 (Next	Replace the two paragraphs in this section as follows:	In response to

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Steps)	<p>" The amended Neighbourhood Plan, together with all supporting documentation will be submitted to Wyre Forest District Council in April 2014, following approval by the Parish Council. Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the Basic Conditions, and also any outstanding objections. Once the Neighbourhood Plan has been 'made' by Wyre Forest District Council the Council will determine all planning applications and other proposals in light of policies set out in the Plan. Similarly, the parish Council will look to apply the Plan's policies in it decision making. Applicants will be expected to demonstrate in their applications how they conform to the neighbourhood policies. The adjacent Parish Councils will be expected to have regard to the policies where they are consulted on development proposals within Chaddesley Corbett Parish".</p> <p>It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may "make" the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside District and National Planning Policies. "Wyre Forest District Council and Chaddesley Corbett Parish Council will work together to monitor progress on the Neighbourhood Plan. They will bring forward proposals to review the Plan as necessary during the plan period following procedures for review as may be set out in neighbourhood planning regulations applying at the time."</p>	recommendations 27A and 27B of the Examiner's Report.
Throughout Document	Revise paragraph numbering to ensure that all paragraphs have a paragraph number and to remove duplicate paragraph numbers as well as incorporating consequential amendments to paragraph numbering arising from changes set out above.	For consistency.

3.2 The District Council has considered whether to extend the area in which the referendum is to take place. Like the examiner, the City Council has decided that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.

- 3.3 The examiner has concluded that with the minor modifications made the Plan meets the Basic Conditions and other relevant legal requirements. The District Council concurs with this view. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question 'Do you want Wyre Forest District Council to use the Neighbourhood Plan for Chaddesley Corbett to help it decide planning applications in the neighbourhood area?' will be held in Chaddesley Corbett Parish.
- 3.4 The date on which the referendum will take place is agreed as 11 September 2014.

WYRE FOREST DISTRICT COUNCIL