

NOTICE OF DELEGATION OF DECISION TO CABINET MEMBER BY STRONG LEADER

Section 15(4) of the Local Government Act 2000, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

I, Graham Ballinger, as Strong Leader, delegate the decision to agree the response to Chaddesley Corbett PC sites for affordable dwellings consultation to the Cabinet Member detailed below:

Cabinet Member- Councillor Fran Oborski

Dated: 28th September 2020



Signed:

Leader of the Council

FORM 2

NOTICE OF DECISION OF OFFICER

Pursuant Section 15(4) of the Local Government Act 2000, as amended by section 63 of the Local Government and Public Involvement in Health Act 2007, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

In accordance with the authority delegated I have made the following decision:

Subject	Decision	Reason for decision	Date for Decision to be taken
Chaddesley Corbett affordable housing sites consultation	To approve and submit the Council's response to the consultation.	To ensure that a formal response is provided.	29/09/2020

Dated: 28th September 2020



Signed:

Member:Cabinet Member for Economic Regeneration, Planning and Capital Investments.....

WYRE FOREST DISTRICT COUNCIL

Strong Leader Report

OPEN	
DIRECTOR:	Corporate Director: Economic Prosperity & Place
CONTACT OFFICER:	Helen Checketts
APPENDICES:	Appendix 1 Chaddesley Corbett Parish Council Neighbourhood Plan Review Possible Sites for Affordable Housing Consultation.

1. PURPOSE OF REPORT

- 1.1 To agree the consultation comments to be submitted to Chaddesley Corbett Parish Council in response to their Chaddesley Corbett Neighbourhood Plan Review Possible Sites for Affordable Housing Consultation.

2. RECOMMENDATION

- 2.1 The Cabinet Member is asked to DECIDE that:

The consultation comments in Appendix 1 are approved and submitted to Chaddesley Corbett Parish Council.

3. BACKGROUND

- 3.1 The Localism Act 2011 gave local communities more power to plan for the future of their areas by introducing Neighbourhood Development Plans and Neighbourhood Development Orders. Chaddesley Corbett has an existing Neighbourhood Plan which was made in September 2014. The Neighbourhood Plan was examined at Independent Examination and supported by a majority of residents at local referendum. The Neighbourhood Plan sets out policies for the parish area to guide future development in the Parish up to 2028.
- 3.2 Chaddesley Corbett Parish Council are in the early stages of reviewing their Neighbourhood Plan. The Possible Sites for Affordable Housing consultation forms part of the review as it is proposed that a site or sites will be included in the Neighbourhood Plan for affordable dwellings. The Parish Council is currently holding a consultation on the Possible Sites for Affordable Housing Consultation. The consultation period runs from 1st September 2020 to 12th October 2020. As part of the process a Housing Needs Survey and a Call for Sites were undertaken in

order to find possible sites for development of approximately ten affordable dwellings.

- 3.3 As part of the Chaddesley Corbett Neighbourhood Plan review Chaddesley Corbett Parish Council and Wyre Forest District Council wanted to establish what the housing requirements were for the parish over the next 5 to 10 years. In 2019 a Parish Housing needs Survey was undertaken.

The aim of the survey was to establish:

- The mix of housing need in the parish
- The tenure type (open market, subsidized, social rented or shared ownership)
- The size of the property and need by population (families, single people or older households)
- To make sure future developments are as far as possible in tune with the requirements of community.

The conclusion was that 9 affordable properties are required within the parish:

- 5 Shared Ownership properties: 4 x 2 beds and 1 x 3 beds
- 4 Social rented properties: 4 x 2 beds

- 3.4 In January 2020 the Parish Council undertook a call for sites consultation to find a rural exception site or sites suitable for approximately ten affordable dwellings within the parish. Sites were also included that had been identified within the neighbourhood area through the most recent Housing and Economic Land Availability Assessment (HELAA) for Wyre Forest District Council (2019). Eighteen sites which included those submitted to the Parish Council's Call for Sites in early 2020 and the Wyre Forest District Council's Housing and Economic Land Availability Assessment (HELAA) sites were assessed by the Parish Council's consultants. A number of sites were rejected leaving a shortlist of 8 possible sites which are subject to the current consultation. To ensure that the site is viable a limited proportion of market housing (up to 20%) might be necessary.

- 3.5 The National Planning Policy (NPPF, paragraph 78) states that "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services."

4. **KEY ISSUES**

- 4.1 The proposed responses to the consultation are set out in the response in Appendix 1 where there is an assessment of the eight sites.
- 4.2 The sites are situated in a number of locations these include one at Mustow Green, two at Harvington, one at Bluntington and four close to Chaddesley Corbett.

The key assessment of the sites include consideration of:

- If the site is brownfield or greenfield;
- Current or previous use of the site;

- If site is in a sustainable location close to services and facilities;
- Affect on Heritage Assets;
- Flood risk;
- Highway considerations (Full consideration of highway issues would need to be assessed by Worcestershire County Council who the Parish Council have consulted)
- Tree preservation orders;
- Site characteristics;

5. **FINANCIAL IMPLICATIONS**

5.1 No cost implication to the Possible Sites for Affordable Housing Consultation

The cost of preparing the Neighbourhood Development Plan will be met by the Parish Council. The District Council will be required to meet the costs of the examination and referendum and this will be met from the existing Planning Policy budgets.

6. **LEGAL AND POLICY IMPLICATIONS**

6.1 It is set out in Neighbourhood Planning legislation that a local planning authority must:

- Provide advice or assistance to a parish council, neighbourhood forum or community organisation that is producing a neighbourhood plan or Order as required by legislation.

This consultation is an early stage in the Neighbourhood Plan review however if the review if the Neighbourhood Development Plan progresses and is approved by the community at a referendum, the District Council will be required to formally 'make' the plan (adopt) and it will become part of the Development Plan for the purposes of determining planning applications.

7. **EQUALITY IMPACT NEEDS ASSESSMENT**

7.1 Not applicable.

8. **RISK MANAGEMENT**

8.1 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. If the District Council fails to respond to this consultation it will fail in its duty to give advice or assistance to a qualifying body, this in turn could prevent the development of affordable dwellings within the parish.

9. **CONCLUSION**

- 9.1 Appendix 1 sets out the council's response to the Chaddesley Corbett Parish Council Neighbourhood Plan Review Possible Sites for Affordable Housing Consultation which lists the eight sites that the Parish Council are considering for possible affordable housing.

10. CONSULTEES

- 10.1 Corporate Leadership Team.

11. BACKGROUND PAPERS

- 11.1 Chaddesley Corbett Parish Council Neighbourhood Plan Review Possible Sites for Affordable Housing Consultation
[.https://www.chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/](https://www.chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/)

12. APPENDICES

- 12.1 Appendix 1 - Wyre Forest District Council consultation response to the Chaddesley Corbett Parish Council Neighbourhood Plan Review Possible Sites for Affordable Housing Consultation.

APPENDIX 1

CHADDESLEY CORBETT PARISH COUNCIL
NEIGHBOURHOOD PLAN REVIEW
POSSIBLE SITES FOR AFFORDABLE HOUSING
1 September – 12 October 2020



As part of the review of our Neighbourhood Plan, we have been searching for sites with the potential to support a small development (approx. 10 dwellings) of affordable housing. A shortlist of 8 sites has been identified; please complete the survey below to let us know your views on these sites, and return it by 12 October 2020.

For more information about the sites and, if you prefer, to complete the survey online, visit:
www.chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/

Please indicate below whether you support or oppose a development on these sites:

SITE NP02a - behind Malvern View, off The Green

Strongly Support

Somewhat Support

Unsure

Somewhat oppose

Strongly oppose

Please use the box below for any comments about your choice:

The site is large, currently a field. Development would push beyond the line of the settlement into open countryside which would be detrimental to the Green Belt. Development would have an unacceptable impact on the landscape. A listed building is situated 10 metres from the site so development of the site is likely to impact upon it. Development on the western part of the site could compromise the relatively isolated setting of the farmstead group of listed buildings. The site is within walking distance of services and facilities however for the reasons above the site is not considered suitable for development

SITE NP02c - facing Chaddesley Woods, from the top of Briar Hill

Strongly Support

Somewhat Support

Unsure

Somewhat oppose

Strongly oppose

Please use the box below for any comments about your choice:

The site is large and currently a field. Development would push beyond the settlement boundary which would be detrimental to the Green Belt. Development on the site could compromise the landscape setting of the village of Bluntington as perceived from Chaddesley Corbett, as the site is in a relatively elevated position. The site is within walking distance of services and facilities however for the reasons above the site is not considered suitable for development.

SITE NP03 – at the end of Morton Road, Harvington

Strongly Support

Somewhat Support

Unsure

Somewhat oppose

Strongly oppose

Please use the box below for any comments about your choice:

Harvington is a small settlement north west of the village of Chaddesley Corbett. The settlement has few services or facilities. The site forms part of a much larger field. The site is at the end of an existing cul-de-sac Morton Road. Development would push beyond the settlement boundary which could visually have an impact on the existing landscape. Development on this site has the potential to affect the setting of, primarily, the Conservation Area and Scheduled Monument and therefore may be unsuitable for development but this is dependent on number the of dwellings proposed and siting.

SITE NP04 – The Old Quarry, Mustow Green

Strongly Support

Somewhat Support

Unsure

Somewhat oppose

Strongly oppose

Please use the box below for any comments about your choice:

Mustow Green is situated at the junction of the A450 and the A448. The settlement has no services or facilities but is close to the Kidderminster to Bromsgrove bus route. The nearest services and facilities are situated in Chaddesley Corbett. It is understood that the site was a former sandstone quarry and therefore ground conditions would need to be satisfactory for residential development. There have been a number of planning applications and appeals on this site, refusal reasons included development in the Green Belt and ribbon development however the site is small and within the existing built development between a dwelling and the electricity substation. Highways may be an issue as access would be onto the A450 in a 40mph zone. The site may be unsuitable for development for the above reasons but may be dependent on number of dwellings proposed and highway comments.

SITE WFR/CC/2 – off Tanwood Lane, Bluntington

Strongly Support

Somewhat Support

Unsure

Somewhat oppose

Strongly oppose

Please use the box below for any comments about your choice:

The site is adjacent to existing dwellings in the settlement of Bluntington, a short distance from Chaddesley Corbett and accessed via a very narrow lane. Facilities and services in the village of Chaddesley Corbett are approximately a 15 minutes walk away. There may be highway issues due to the width of the lane this could mean that access may be difficult, if these issues could be resolved the site may be considered suitable for small scale development.

SITE WFR/CC/7 – off Bromsgrove Road, between The Village and Lower Chaddesley

Strongly Support

Somewhat Support

Unsure

Somewhat oppose

Strongly oppose

Please use the box below for any comments about your choice:

This site is sustainable as it is close to facilities and services including the GP surgery, church, public houses and within walking distance of the school, post office and farm shop, an existing access track from the A448 serves the site. However the site provides an important gap in the built development between the historic village and Lower Chaddesley. The northern part of the site is adjacent to Chaddesley Corbett Conservation Area, also close to the Grade I Church and Grade II buildings, therefore there may be conservation and landscape issues that may need to be resolved. The site contributes to the setting of the village itself. Development of this site will create infill and some coalescence between the two historically distinctive areas.

SITE WFR/CC/8 – land at Fold Farm, The Village

Strongly Support

Somewhat Support

Unsure

Somewhat oppose

Strongly oppose

Please use the box below for any comments about your choice:

This site is an allocated site in the Wyre Forest District Local Plan (2016 - 2036) which was submitted to the Secretary of State for Examination on 30th April 2020. The site is sustainable adjacent to existing dwellings. The site considered suitable for development.

SITE WFR/CC/9 – former garden centre (currently Adam Hewitt), Worcester Road, Harvington

Strongly Support

Somewhat Support

Unsure

Somewhat oppose

Strongly oppose

Please use the box below for any comments about your choice:

The site is made up of both greenfield and brownfield parts which are quite different in character. The site is close to, but detached from Harvington which has few facilities. There is potential adverse impact on views from the footpath that runs to the rear of the site. The site can be susceptible to surface water flooding. The Greenfield section of the site protrudes into rural fields and this part of the site should be retained as Greenfield. The brownfield part of the site may be considered acceptable for small scale development which is close to the road and is well screened.

Please give your details to validate this questionnaire:

Name:

Wyre Forest District Council

Address

Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire

Postcode

DY11 7WF

By completing this survey you confirm that you are happy that the personal information you provide on this form will be processed in accordance with the requirements of the General Data Protection Regulations. It will be used only for the preparation of the Neighbourhood Development Plan. See the Council's Privacy Policy for further information

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY.
THE RESULTS WILL BE PUBLISHED ON THE PARISH COUNCIL WEBSITE