

## FORM 2

### NOTICE OF DECISION OF CABINET MEMBER

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 1<sup>st</sup> 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).

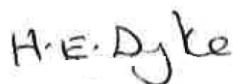
In accordance with the authority delegated to me, I have made the following decision:

Subject	Decision	Reason for decision	Date for Decision to be taken
Revised Chaddesley Corbett Neighbourhood Plan 2016 to 2036	To agree that the revised Chaddesley Neighbourhood Plan 2016-2036, including the modifications suggested by the examiner, be put to referendum	Chaddesley Corbett has reviewed its neighbourhood plan 2014-2026 to reflect legislative changes and the recently adopted WFDC Local Plan. WFDC received the independent examiners report on the Chaddesley Neighbourhood Plan on the 24 <sup>th</sup> October and as prescribed by the Neighbourhood Planning (General) Regulations 2012 (as amended) must make a decision on whether to put the modified plan to referendum within 5 weeks of receipt of the report (by 25 <sup>th</sup> November)	14 November 2022

**I confirm that the appropriate statutory officer consultation has taken place with regard to this decision.**

Dated: 14 November 2022

Signed:



Councillor: Helen Dyke  
Leader

**WYRE FOREST DISTRICT COUNCIL****STRONG LEADER REPORT****Revised Chaddesley Corbett Neighbourhood Plan 2016 to 2036**

<b>OPEN</b>	
<b>CABINET MEMBER:</b>	Cllr Helen Dyke, Leader of the Council and Cabinet Member for Economic Regeneration, Planning and Localism
<b>RESPONSIBLE OFFICER:</b>	Sally Horne, Senior Planning Policy Officer
<b>CONTACT OFFICER:</b>	Sally Horne
<ul style="list-style-type: none"> <li><b>APPENDICES:</b></li> </ul>	Chaddesley Corbett Neighbourhood Development Plan 2016-2036  Examiners Report into Chaddesley Neighbourhood Plan

**1. PURPOSE OF REPORT**

- 1.1 Chaddesley Corbett Parish Council has revised their neighbourhood development plan (NDP) to reflect changes in the recently adopted WFDC local plan and changes to the national planning policy framework (NPPF) and guidance (NPPG). The NDP has been through examination stage and WFDC now must decide whether the plan, with the modifications recommended by the examiner, be put to referendum in February 2023.

**2. RECOMMENDATION**

**The Leader of the Council is asked to:**

**Agree that the revised Chaddesley Neighbourhood Plan 2016-2036 including the modifications suggested by the examiner be put to referendum**

**3. BACKGROUND**

- 3.1 The Localism Act 2011 introduced a new type of planning which allows local people to come together to decide how they want their area to develop. Neighbourhood Development Plans are a significant part of the neighbourhood planning process and can be developed by Town and Parish Councils or by Neighbourhood Forums outside of the Parish areas. Once adopted, Neighbourhood Development Plans form part of the statutory development plan for the area and must be taken into consideration when determining planning applications.
- 3.2 Chaddesley Corbett's first NDP 2014 – 2026 came into effect on the 25<sup>th</sup> September 2014. It contains policies on:

Housing and the Built Environment  
 Business Agriculture and Commerce  
 Community and Leisure  
 Historic Environment, Architecture and Conservation

Highways, Parking and Transport  
Site Allocations

3.3 In 2019 Chaddesley Corbett Parish Council made the decision to review the NDP, taking into account the following:

- Changes in local (Wyre Forest District Council) and national planning policy since 2014;
- The results of a Parish Housing Needs Survey undertaken in June 2019;
- Consideration of local residents' and stakeholders' concerns gathered through a Parish Residents' Survey undertaken in autumn 2019;
- A Call for Sites and Site Assessment Process and public consultation on possible sites for local affordable housing schemes undertaken in 2020; and
- The preparation of a Design Codes document in 2020 to underpin detailed local design policies.

#### **4. KEY ISSUES**

4.1 The Review NDP includes the following Planning Policies and Proposals:

- Policy CF1 Supporting Health and Wellbeing
- Policy CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities
- Policy GI1 Local Green Infrastructure Network and Biodiversity
- Policy H1 House Types, Sizes and Tenures
- Policy H2 Housing Site Allocations
- Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites
- Policy H4 Backland and Rear and Side Garden Development and Extensions
- Policy C1 Conversion of Insubstantial Buildings
- Policy B1 Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use
- Policy B2 Working from Home
- Policy D1 Promoting High Quality Design in New Development
- Policy D2 Architectural Details and Materials
- Policy D3 Protecting and Enhancing Heritage Assets and Archaeology
- Policy D4 Protected Views and Landmarks
- Policy D5 Local Green Spaces
- Policy T1 Parking in the Village.

4.2 The draft NDP has been through the prescribed process as set out in the of the Neighbourhood Planning (General) Regulations 2012 (as amended), including two rounds of public consultation, in March 2022 and June 2022 and examination in September 2022.

4.3 The independent examiner, Ann Skippers of Charisma Planning, published her final report on the 24<sup>th</sup> October 2022. In it, she concluded:

*I am satisfied that the Chaddesley Corbett Review Neighbourhood Development Plan, subject to the modifications I have recommended, meets the basic conditions and the other statutory requirements outlined earlier in this report. I am therefore pleased to recommend to WFDC that, subject to the modifications proposed in this report, the Chaddesley Corbett Review Neighbourhood Development Plan can proceed to a referendum. Following on from that, I am required to consider whether the referendum area should be extended beyond the Chaddesley Corbett Review Neighbourhood Plan area. I see no reason to alter or extend the Plan area for the purpose of holding a referendum and no representations have been made that would lead me to reach a different conclusion. I therefore consider that the*

*Review Plan should proceed to a referendum based on the Chaddesley Corbett Neighbourhood Plan area as approved by Wyre Forest District Council on 14 September 2012.*

- 4.4 Under the Neighbourhood Planning (General) Regulations 2012 (as amended) local authorities have a duty to consider each of the examiner's recommendations and the reasons for them and decide whether the draft plan meets the basic conditions. WFDC can either:

Decide that they are satisfied with the NDP and the examiners recommendations and move to a referendum;

OR

If WFDC is not satisfied that the plan meets the basic conditions, then it must refuse the plan and publicise its decision. In the event of this happening, WFDC must notify all those on the consultation statement of the parish council or the neighbourhood forum and invite representations and may refer the issue to independent examination.

- 4.5 These modifications have been considered by WFDC and officers are satisfied that the NDP is compliant with the basic conditions of the Town and Country Planning Act 2990 (as amended), the Neighbourhood Planning (General) Regulations 2012 (as amended) and is in line with the WFDC adopted Local Plan 2016-2036. The amendments can be reviewed in the NDP which is in the appendices of this report.

## **5. FINANCIAL IMPLICATIONS**

- 5.1 The referendum will incur a cost to the authority in terms of officer time, election materials and venue hire but this will be recouped through the Government's Neighbourhood Planning Grant.

## **6. LEGAL AND POLICY IMPLICATIONS**

- 6.1 Neighbourhood plans were introduced as part of the Localism Act 2011, placing a statutory duty upon local authorities to assist qualifying bodies (neighbourhood plan groups) in the making of neighbourhood development orders.
- 6.2 The Neighbourhood Planning (General) Regulations 2012 (as amended) provides the details of the statutory duties and responsibilities of all involved in the NDP process.
- 6.3 Paragraph 13B of Schedule 4B of the Town and Country Planning Act 1990, inserted by section 141 of the Housing and Planning Act 2016, gives the Secretary of State power to intervene, where requested by a qualifying body in 3 circumstances:
- where the local planning authority has failed to take a decision to send a plan or Order proposal to referendum within 5 weeks of receipt of the examiner's report, or within 5 weeks of the end of the period for representations;
  - where the authority does not follow all the examiner's recommendations; or
  - where the authority modifies the plan or order in a way that was not recommended by the examiner (except where the modification is to ensure compatibility with EU or human rights obligations or to correct an error).
- 6.4 In accordance with the Neighbourhood Planning (Referendums) Regulations 2012, the referendum must be held within 56 days beginning with the day immediately after the day on which this decision is published. Weekends and public holidays are



ignored in calculating the 56 days. The duty to conduct the referendum in accordance with the 2012 Regulations falls on the counting officer, who is the Council's returning officer. If the decision to approve the plan being put to a referendum is confirmed, he intends to hold the referendum on Wednesday 8 February 2023.

**7. EQUALITY IMPACT NEEDS ASSESSMENT**

7.1 Not applicable

**8. RISK MANAGEMENT**

8.1 If WFDC were to fail to make a decision within the 5 weeks or departs from the recommendations made within the Examiners report, without clear reason, then there is the risk that Chaddesley Corbett may ask the Secretary of State to intervene.

**9. CONCLUSION**

9.1 Chaddesley Corbett has reviewed its neighbourhood plan 2014-2026 to reflect legislative changes and the recently adopted WFDC Local Plan. The review NDP has been through a vigorous process, as prescribed by the Neighbourhood Planning (General) Regulations 2012 (as amended) and WFDC is in receipt of the Examiners report. The examiners recommendations have been considered by officers and included in a revised Chaddesley Corbett NDP. WFDC have until the 25<sup>th</sup> November to decide whether to put the NDP to a referendum and it is asked that the leader agree that the revised Chaddesley Neighbourhood Plan 2016-2036 including the modifications suggested by the examiner be put to referendum.

**10. CONSULTEES**

10.1 Statutory officers and the Planning Manager

**11. BACKGROUND PAPERS**

11.1 Locality Neighbourhood Plans Roadmap – a step by step guide



# Chaddesley Corbett Review Neighbourhood Plan 2022 - 2036



Chaddesley Corbett Parish Council

November 2022

## Contents

Executive Summary .....	4
Part One - Setting the Context .....	6
1.0 Introduction and Background .....	6
1.1 Chaddesley Corbett .....	6
1.2 Chaddesley Corbett Neighbourhood Development Plan Review .....	9
1.3 Purpose of Chaddesley Corbett NDP Review .....	14
2.0 Planning Policy Context.....	15
2.1 National Planning Policy Framework (NPPF) .....	15
2.2 Wyre Forest District Council Planning Policy.....	16
3.0 Key Issues for Chaddesley Corbett in 2022 .....	17
Part Two - Vision, Objectives and Planning Policies .....	23
4.0 Vision and Objectives .....	23
4.1 Vision Statement.....	23
4.2 Objectives.....	23
5.0 Neighbourhood Plan Policies .....	24
5.1 Community Facilities and Green Infrastructure .....	27
Community Facilities .....	29
Policy CF1 Supporting Health and Wellbeing .....	32
Policy CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities .....	34
Green Infrastructure .....	36
Policy GI1 Local Green Infrastructure Network and Biodiversity .....	44
5.2 Housing .....	47
Housing Policies and Proposals .....	52
Policy H1 House Types, Sizes and Tenures .....	53
Policy H2 Housing Site Allocations .....	56
Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites .....	61
Policy H4 Backland and Rear and Side Garden Development and Extensions.....	63
Policy C1 Conversion of Insubstantial Buildings .....	65
5.3 Business.....	66
Rural Diversification.....	68
Policy B1 Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use.....	69
Working from Home.....	70
Policy B2 Working from Home .....	70

5.4	Protecting and Enhancing the Rural Character and Built Environment .....	71
	Policy D1 Promoting High Quality Design in New Development .....	77
	Policy D2 Architectural Details and Materials.....	80
	Policy D3 Protecting and Enhancing Heritage Assets and Archaeology .....	81
	Policy D4 Protected Views and Landmarks .....	83
	Policy D5 Local Green Spaces .....	86
5.5	Traffic and Parking .....	87
	Policy T1 Parking in the Village .....	90
	Electric Vehicle Charging Points.....	90
6.0	Community Aspirations.....	91
	Appendices .....	93
	Appendix 1 Recent Planning Applications for Residential Development and Conversions in Chaddesley Corbett Parish.....	94
	Appendix 2 Protected Views.....	98
	Appendix 3 Local Green Spaces .....	111
	Appendix 4 Chaddesley Corbett Parish Design Guidelines.....	120

## Acknowledgements

The Steering Group would like to thank councillors and residents who have been involved in producing this second NDP for all their hard work over the last two years. This includes the Steering Group members and working groups for Housing, Local Green Spaces, Views and Wildlife Corridors, and the Worcestershire Biological Records Centre (WBRC) and Wildlife Trust.



## Executive Summary

1. Chaddesley Corbett is a large rural Parish within Wyre Forest District. In 2012 the Parish Council made a decision to prepare a Neighbourhood Development Plan (NDP) to guide future development in the Parish up to 2026. The NDP was prepared through a thorough and wide-ranging process of community consultation and engagement and, following an independent examination, was supported by a majority Yes vote at a local referendum. The NDP was made by Wyre Forest District Council and came into effect on 25<sup>th</sup> September 2014.
2. The new Wyre Forest District Local Plan (2016-2036) was formally adopted by Wyre Forest District Council on 26 April 2022.
3. In 2019 Chaddesley Corbett Parish Council made the decision to review the NDP, taking into account the following:
  - Changes in local (Wyre Forest District Council) and national planning policy since 2014;
  - The results of a Parish Housing Needs Survey undertaken in June 2019;
  - Consideration of local residents' and stakeholders' concerns gathered through a Parish Residents' Survey undertaken in autumn 2019;
  - A Call for Sites and Site Assessment Process and public consultation on possible sites for local affordable housing schemes undertaken in 2020; and
  - The preparation of a Design Codes document in 2020 to underpin detailed local design policies.
4. The Draft Modified Plan was published for formal consultation from Tuesday 1<sup>st</sup> March 2022 until Friday 22<sup>nd</sup> April 2022 and some minor amendments were made to the supporting text, Policy GI1 Local Green Infrastructure Network and Biodiversity and Policy CF1 Supporting Health and Wellbeing in response to comments submitted.
5. The Review NDP includes the following Planning Policies and Proposals:
  - Policy CF1 Supporting Health and Wellbeing
  - Policy CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities
  - Policy GI1 Local Green Infrastructure Network and Biodiversity
  - Policy H1 House Types, Sizes and Tenures
  - Policy H2 Housing Site Allocations
  - Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites

- Policy H4 Backland and Rear and Side Garden Development and Extensions
  - Policy C1 Conversion of Insubstantial Buildings
  - Policy B1 Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use
  - Policy B2 Working from Home
  - Policy D1 Promoting High Quality Design in New Development
  - Policy D2 Architectural Details and Materials
  - Policy D3 Protecting and Enhancing Heritage Assets and Archaeology
  - Policy D4 Protected Views and Landmarks
  - Policy D5 Local Green Spaces
  - Policy T1 Parking in the Village.
6. Wyre Forest District Council published the Review Plan for 6 weeks consultation from 14<sup>th</sup> June until 27<sup>th</sup> July 2022. The Plan then was examined by an independent examiner in Autumn 2022.
7. This is the final version of the Review NDP. It includes modifications recommended by the Examiner and will be the subject of a local referendum. If there is a majority 'Yes' vote, the NDP will be made (adopted) by the District Council.

## Part One - Setting the Context

### 1.0 Introduction and Background



View of main Village

### 1.1 Chaddesley Corbett

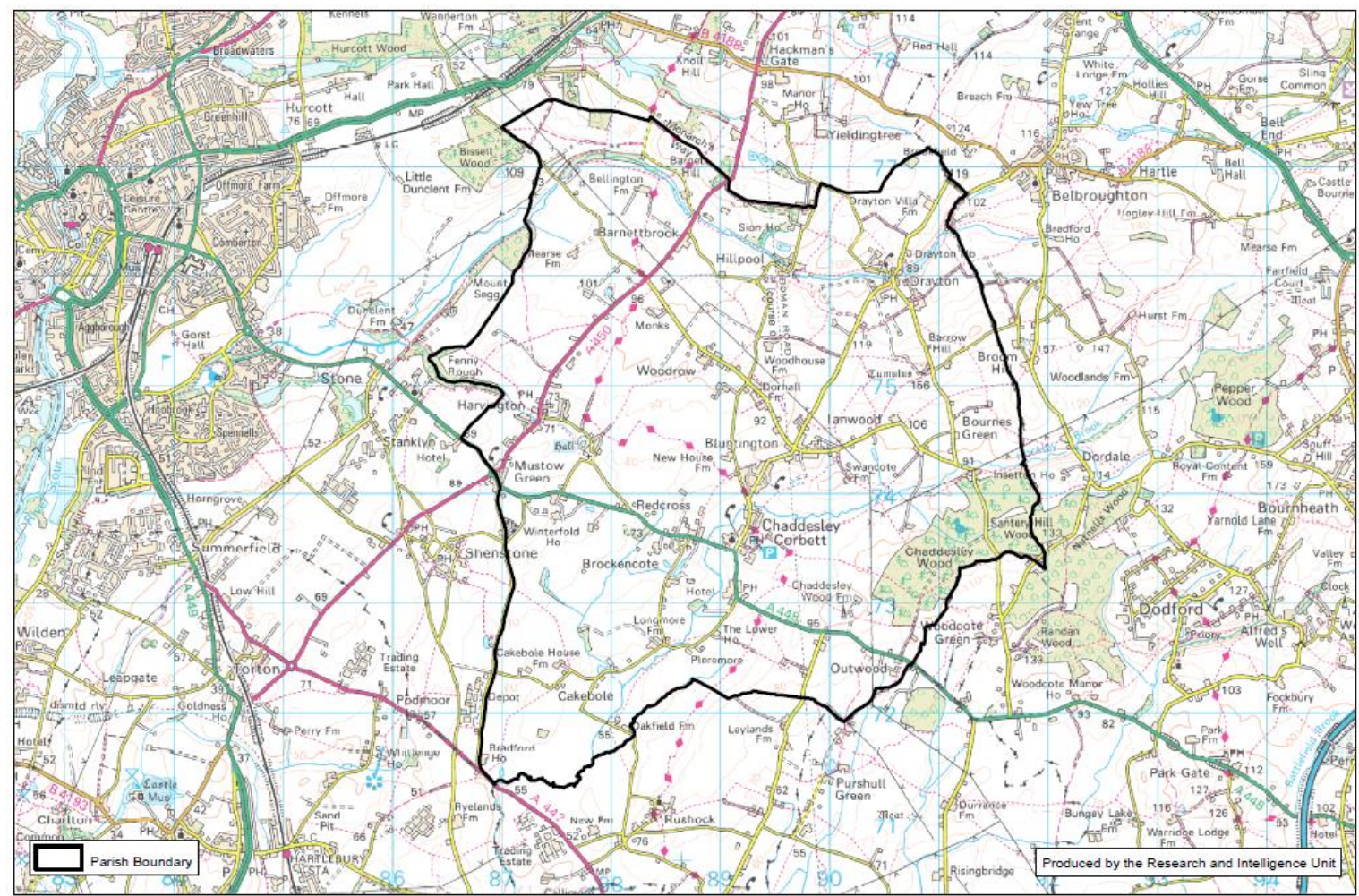
- 1.1.1 The Parish of Chaddesley Corbett is within Wyre Forest District in North Worcestershire. The Parish lies approximately mid-way (about 5 miles) between Kidderminster to the west and Bromsgrove to the east.
- 1.1.2 Chaddesley Corbett is a relatively large rural parish, extending over approximately 6,000 acres (2,428 hectares), and lying about 80m above sea level. In addition to the village of Chaddesley Corbett, the Parish incorporates the hamlets of Bellington, Bluntington, Brockencote, Cakebole, Hillpool, Drayton, Harvington, Lower Chaddesley, Mustow Green (East), Tanwood, Winterfold and Woodrow. The population of the Parish is 1,422 (2011 Census).
- 1.1.3 The Parish is washed over by the Green Belt and enjoys an attractive countryside setting of small hamlets, larger settlements, ancient woodland and large areas of farmland. There are 67 listed buildings within the Parish, of which two are Grade I (St Cassian's Church and Harvington Hall), and the Parish has two Conservation Areas - Chaddesley Corbett and Harvington. Chaddesley Wood is an important feature of the Parish and can be accessed by public footpaths.
- 1.1.4 Since historic times, Chaddesley Corbett has been, and largely remains, a rural community. The rural area is one of the Parish's most valued

characteristics; in the Residents' Survey undertaken in 2019, the rural location/countryside was identified by the highest proportion of respondents (43% or 72) as what they liked most about living in the area. Stability, rather than change, has been a characteristic of the Parish. The Census returns from 1821 onwards show that the population has remained almost constant at about 1,400 for the last 200 years. Whilst the population has remained steady, the number of dwellings has increased significantly, arguably mirroring the national trend towards smaller households.

- 1.1.5 The village of Chaddesley Corbett is the hub of the Parish and incorporates two public houses, a butchers and general store, Bistro and hairdressers. The post office has been transferred to Rowberry's Nurseries in Lower Chaddesley. The petrol station also has a small supermarket. The village surgery has a team of doctors and medical staff including a dispensary.
- 1.1.6 There have been several significant changes in the Parish since the previous NDP was prepared. These include:
- Residential development of the former school site to provide 11 houses and 4 apartments
  - Planning consent for the proposed conversion of the Old Grammar School into a single house
  - Loss of the Village Post Office and General Store
  - Planning permission has been granted for the proposed conversion of the Talbot pub to a restaurant
  - A new play area
  - Traffic calming with double yellow lines and passing places in the village centre.
- 1.1.7 Map 1 shows the extent of the Neighbourhood Area and Parish Boundary.



Map 1: Chaddesley Corbett Neighbourhood Area and Parish Boundary



Chaddesley Corbett Parish

The Ordnance Survey copyright material is reproduced here by permission of the Ordnance Survey and is used under the conditions of the Ordnance Survey Licence. The Ordnance Survey name is used under licence. The Ordnance Survey name is used under licence. The Ordnance Survey name is used under licence.

## 1.2 Chaddesley Corbett Neighbourhood Development Plan Review

- 1.2.1 The **first** Chaddesley Corbett Neighbourhood Plan was made by the District Council and came into effect on 25<sup>th</sup> September 2014.
- 1.2.2 Planning law requires that applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise. NDPs form part of the statutory development plan.
- 1.2.3 Government planning policy is set out in the National Planning Policy Framework (NPPF)<sup>1</sup>. Paragraph 29 advises that 'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.'
- 1.2.4 The NPPF goes on to state in paragraph 30 that 'Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'
- 1.2.5 The recently adopted Wyre Forest District Local Plan (2016 - 2036)<sup>2</sup> sets out the spatial development strategy for the district up to 2036. The Modified Draft NDP was prepared taking into account the most up to date version of the new emerging Local Plan and the main modifications. The new Local Plan contains the strategic policies against which the NDP policies will be assessed for general conformity.
- 1.2.6 Chaddesley Corbett Parish Council made a decision to review the NDP on 4<sup>th</sup> February 2019.
- 1.2.7 Advice about the process for updating an NDP is set out in Planning Practice Guidance<sup>3</sup>: 'There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:
- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors,

---

<sup>1</sup> National Planning Policy Framework, revised 20<sup>th</sup> July 2021

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>2</sup> Wyre Forest District Local Plan 2016 – 2036 and Policies Map adopted April 2022

<https://www.wyreforestdc.gov.uk/planning-and-buildings/planning-policy/wyre-forest-district-local-plan-2016-2036/>

<sup>3</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

such as a reference to a supporting document, and would not require examination or a referendum.

- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.'

Paragraph: 106 Reference ID: 41-106-20190509

Revision date: 09 05 2019

1.2.8 The NDP Review is considered to comprise material modifications. **This was confirmed by the independent examiner.** The process for preparing the NDP Review has followed PPG for preparing a Neighbourhood Plan and as set out in The Neighbourhood Planning (General) Regulations 2012 (as amended).

1.2.9 **The modifications are** so significant or substantial as to change the nature of the plan. This is because the NDP Review includes significant amendments to former planning policies and deletion of former site allocations and sets out new planning policies including detailed design policies from design codes and new site allocations including for affordable housing.

1.2.10 The NDP Review has been informed by a number of consultation processes and technical studies<sup>4</sup>. These are summarised in the sections which follow.

#### **Chaddesley Corbett Parish Housing Needs Survey, Wyre Forest District Council, 2019<sup>5</sup>**

1.2.11 A housing needs survey was carried out in June 2019 in Chaddesley Corbett Parish to establish what the expected housing requirements are for the Parish in the next 5-10 years.

1.2.12 The findings of the Housing Needs Survey provide evidence that development needs to include affordable housing for rental or shared ownership (or other type of low cost home ownership product) and this should be a mix of sizes and types. The affordable housing should meet the requirements of the Council's rural Local Connection Policy and local connection.

---

<sup>4</sup> See 'Other documents' on the NDP website:

<https://www.chaddesleyparishcouncil.org.uk/neighbourhood-plan-review/>

<sup>5</sup> Chaddesley Corbett Parish Housing Needs Survey, Wyre Forest District Council, 2019

<https://chaddesleyparishcouncil.gov.uk/wp-content/uploads/2020/11/Chaddesley-Housing-Needs-Report-FINAL-word.pdf>



**Chaddesley Corbett Parish Council Neighbourhood Plan Review, Residents' Survey, Worcestershire County Council, December 2019<sup>6</sup>**

- 1.2.13 Worcestershire County Council Management Information, Analytics and Research Team were commissioned to carry out a number of surveys on behalf of the Parish Council. Survey content was developed in conjunction with the Parish Council and three survey versions were produced:
- Resident's survey: mailed to all 677 households in the Parish for completion by one member of the household and return by pre-paid envelope or for completion online.
  - Business survey: made available online with a link sent by letter to all businesses within the Parish by the Parish Clerk.
  - Survey for children and young people, made available online with link promoted through the resident survey.
- 1.2.14 The response rate to the resident survey was 26%, 167 responses were received from 677 mailed out to all households in the Parish. No responses to the business survey were received from businesses operating in the Parish. One response to the young person's survey was received. This data was sent to the Parish Council.
- 1.2.15 The Survey included a range of questions on a number of planning related themes including work location and travel to work, views on living in the Parish, supporting Chaddesley Community Care Initiative, history, architecture and conservation, business, agriculture and commerce, housing and environment, highways, transport and parking and hopes and fears.
- Call for Sites in January 2020**
- 1.2.16 A Call for Sites was undertaken to identify Rural Exception Sites for Affordable housing which were supported in a policy in the previous NDP. The Call for Sites invited landowners and those with an interest in land to submit sites for consideration which had the potential for new affordable housing to meet local needs up to 2036. Potential sites were required to be within or adjacent to the village of Chaddesley Corbett.

---

<sup>6</sup> Chaddesley Corbett Parish Council Neighbourhood Plan Review December, Worcestershire County Council, 2019

<https://chaddesleyparishcouncil.gov.uk/wp-content/uploads/2020/11/Chaddesley-Corbett-Neighbourhood-Plan-Survey-Results.pdf>

### **Chaddesley Corbett Neighbourhood Plan Site Options and Assessment Final Report Chaddesley Corbett Parish Council August, AECOM Ltd, 2020<sup>7</sup>**

- 1.2.17 The Parish Council applied to the Government's Neighbourhood Planning Support programme run by Locality, on behalf of the Ministry of Housing, Communities and Local Government (MHCLG), for Technical Support for Site Options and Assessment. Independent consultants AECOM Ltd were appointed by Locality to undertake a technical assessment of the potential sites. The Site Options and Assessment Report assessed 18 sites for their potential suitability for small scale affordable housing development in the Parish. The sites identified for assessment included those that were put forward in response to the Parish Council's Call for Sites and also sites submitted through the Wyre Forest District Council Housing and Economic Land Availability Assessment (HELAA).
- 1.2.18 The site assessment was based on a traffic light system (red, amber, green); with green sites suitable for allocation, amber sites potentially suitable if identified constraints can be resolved or mitigated and red sites not suitable for allocation. Eight sites were selected for further consideration and formal consultation, although only one site was classified Green. The Parish Council decided to add a site to the consultation process, NP02(a), land at the top of Malvern View, as an alternative to NP02(c) which in view of its extensive views, they did not consider suitable for development.

### **Public Consultation: Neighbourhood Plan Review Report on Outcome of Call for Sites for Affordable Housing, November 2020<sup>8</sup>**

- 1.2.19 A six-week Public Consultation on the eight sites took place from September to October 2020, to which approximately 40% of households responded. Consultation responses were also received from Worcestershire County Council Highways and the District Council. The results of the appraisal and consultation exercise are shown in Appendix 1 of the report.
- 1.2.20 One site was selected for inclusion as a Rural Exception Site in the NP as a site suitable for affordable housing, (WFR/CC/7 – Land off Bromsgrove Road, Lower Chaddesley - the southern part of the site put forward).

---

<sup>7</sup> Chaddesley Corbett Neighbourhood Plan Site Options and Assessment Final Report, Chaddesley Corbett Parish Council, AECOM August 2020  
<https://chaddesleyparishcouncil.gov.uk/wp-content/uploads/2020/11/Chaddesley-Corbett-Site-Assessment-Final-Report.pdf>

<sup>8</sup> Neighbourhood Plan Review Report on Outcome of Call For Sites For Affordable Housing, Chaddesley Corbett Parish Council, November 2020  
<https://chaddesleyparishcouncil.gov.uk/wp-content/uploads/2020/11/Outcome-of-Call-for-Sites-FINAL.pdf>  
Site Selection - Parishioner Survey  
<https://chaddesleyparishcouncil.gov.uk/wp-content/uploads/2020/11/Resident-Survey-Results-charts-and-comments.pdf>

- 1.2.21 Two further sites were identified where development might be supported if identified constraints could be overcome. They were NP04 (The Old Quarry, Mustow Green) and WFR/CC/9 (Hewitts Site, Worcester Road, Harvington). These conclusions were approved by the Parish Council at the meeting on 2nd November 2020.

#### **Chaddesley Corbett Parish Design Guide, March 2021<sup>9</sup>**

- 1.2.22 AECOM were commissioned in 2020 to provide design support to Chaddesley Corbett Parish Council through the MHCLG funded Neighbourhood Planning Programme, led by Locality.
- 1.2.23 A Design Guide was prepared to inform new development in the area. The Design Guide presents a summary of the key characteristics of Chaddesley Corbett Parish, which make the area a special place to live in and visit. This information was then used to inform specific design guidelines to promote sustainable development related to residential and commercial development. The design guidelines have been used to inform NDP policies related to design and specific design policies for the proposed Rural Exception housing sites.

#### **Scoping Opinion on Viability, January 2022**

- 1.2.24 Bailey Venning Associates Ltd (BVA) were instructed by Chaddesley Corbett Parish Council through Locality, to undertake a scoping viability assessment to review the development potential of the three proposed housing sites. The report is confidential but will be made available to the Examiner for the purposes of the NDP examination.

#### **Regulation 14 Public Consultation Tuesday 1<sup>st</sup> March 2022 until Friday 22<sup>nd</sup> April 2022**

- 1.2.25 The Chaddesley Corbett Draft Modified Neighbourhood Development Plan (NDP) was published for formal consultation (Regulation 14) from Tuesday 1<sup>st</sup> March 2022 until Friday 22<sup>nd</sup> April 2022, a period of just over 7 weeks.
- 1.2.26 Copies of the Draft Modified Plan and supporting documents could be viewed and downloaded from the NDP pages of the Parish Council website at <https://www.chaddesleyparishcouncil.gov.uk/neighbourhood-plan-review/>. Hard copies of the Draft Plan and response forms were available on request from the Parish Council Clerk, in St Cassian's Church, and at Kidderminster Public Library.

---

<sup>9</sup> Chaddesley Corbett Parish Design Guide Final Report, AECOM, April 2021  
<https://chaddesleyparishcouncil.gov.uk/wp-content/uploads/2021/04/Chaddesley-Corbett-Design-Guide-Final-high-resolutionpdf.pdf>

- 1.2.27 A public drop in event was held on 30<sup>th</sup> March 2022 from 11:00am to 8:00pm at Chaddesley Corbett Village Hall. Responses were invited using response forms or in writing.
- 1.2.28 Full details of all consultation processes and how the responses informed the preparation of the Review Plan can be found in the accompanying Consultation Statement.

### **Submission Regulation 16 Consultation, 14<sup>th</sup> June 2022 until 27<sup>th</sup> July 2022**

- 1.2.29 The Submission Plan was published for 6 weeks consultation by Wyre Forest District Council.

### **Examination, October 2022**

- 1.2.30 The Review Plan was examined by an independent examiner. The Examiner's report<sup>10</sup> is published on the website. The report set out that the Examiner was satisfied that the Chaddesley Corbett Review Neighbourhood Development Plan, subject to the modifications recommended, met the basic conditions and the other statutory requirements outlined in the report. The Examiner went on to recommend to Wyre Forest District Council that, subject to the modifications proposed in the report, the Chaddesley Corbett Review Neighbourhood Development Plan could proceed to a referendum.

## **1.3 Purpose of Chaddesley Corbett NDP Review**

- 1.3.1 The purpose of the NDP Review is not to duplicate the planning framework set out by Wyre Forest District Council, but to:
- Ensure the NDP supports the principles of sustainable development, so that development meets economic, social and environmental objectives;
  - Update the former Chaddesley Corbett Neighbourhood Plan, taking into account the most up to date supporting evidence, development of former site allocations, and changes to the national and local planning policy context;
  - Provide more detail to Wyre Forest District Council's most up to date planning policies so that development proposals in the Parish of Chaddesley Corbett address local, parish level planning issues which have been identified through various recent consultation processes;
  - Ensure proposals for new housing development meet local needs, particularly for more affordable housing;
  - Set out revised local design principles for new development, based on a set of detailed design codes which guide development on any site allocations as well as development proposals more generally;

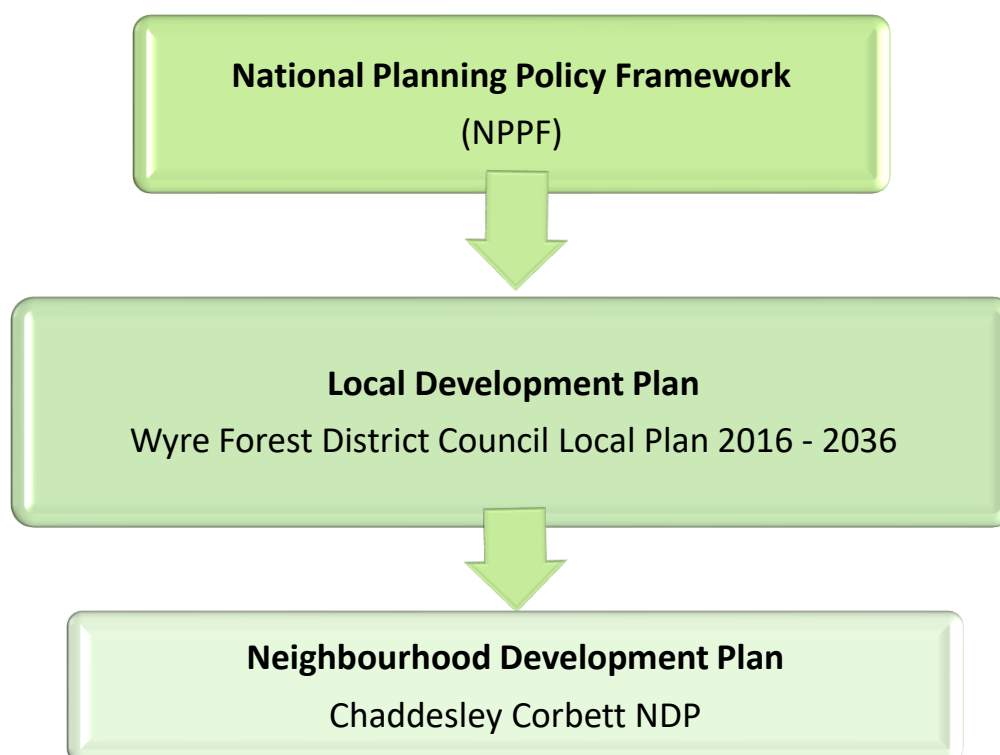
---

<sup>10</sup> Chaddesley Corbett Review Neighbourhood Plan 2022 – 2036 (Modifications Proposal) Independent Examiner's Report on the Neighbourhood Plan Review, October 2022

- Support initiatives which improve health and wellbeing and provide a higher quality of life for all; and
- Address traffic, congestion and parking problems.

## 2.0 Planning Policy Context

2.0.1 Neighbourhood Development Plans are required to have regard to national planning policy and guidance and to be in general conformity with the strategic policies contained in the development plan of the local authority area. These requirements are set out in the 'basic conditions' against which the NDP is tested during the examination process.



### 2.1 National Planning Policy Framework (NPPF)

2.1.1 At a national level planning policy is set out in the National Policy Planning Framework (NPPF), Planning Practice Guidance (PPG) which is a web based resource providing information about how the NPPF should be interpreted and further detail about process, and other published Government Ministerial statements.



- 2.1.2 The NPPF sets out in paragraph 7 that 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'
- 2.1.3 Paragraph 8 sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'
- 2.1.4 Paragraph 29 advises that 'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.'

## 2.2 Wyre Forest District Council Planning Policy

- 2.2.1 The Review Plan has been prepared in the context of the new Wyre Forest District Local Plan. This sets out the long-term vision and strategic context for managing and accommodating growth within the District until 2036 in order to

contribute to the achievement of sustainable development. The aim of the Local Plan is to set out:

- the areas where development will take place;
- the areas that will be protected; and
- policies that will be used to determine planning applications.

2.2.2 The strategic element and policies of the Local Plan are set out in Part A. The development management policies are in Part B and the Site Allocations are in Part C. The following policies provide the higher level planning framework for the Chaddesley Corbett NDP:

- Policy SP.1 - Spatial Development Strategy 2016 – 2036
- Policy SP.2 - Locating New Development
- Policy SP.6 - Role of the existing villages and rural areas
- Policy SP.9 – Housing Density & Mix
- Policy SP.10 - Affordable Housing Provision
- Policy SP.11 - Addressing Rural Housing Needs
- Policy SP.13 - Housing for Older People and others with special housing requirements
- Policy SP.16 - Health and Wellbeing
- Policy SP.17 - A Diverse Local Economy
- Policy SP.20 - Quality Design and Local Distinctiveness
- Policy SP.21 - Historic Environment
- Policy SP.22 - Landscape Character
- Policy SP.23 - Protecting and Enhancing Biodiversity
- Policy SP.27 - Transport and Accessibility in Wyre Forest
- Policy SP.28 - Green Infrastructure
- Policy DM.6 - Community Facilities
- Policy DM.7 - Open Space
- Policy DM.11 - Live Work Units
- Policy DM.15 - Local Shops
- Policy DM.29 - Re-use and adaptation of rural buildings

### 3.0 Key Issues for Chaddesley Corbett in 2022

3.1 The key issues for the Chaddesley Corbett NDP Review have been identified from the Residents' Survey and Parish Housing Needs Survey undertaken in 2019. These issues update the issues identified in the previous NDP and are:

**Maintaining a strong sense of community and supporting initiatives which improve quality of life for all**

3.2 Chaddesley Corbett Parish has an active community, with a number of groups providing for a wide variety of sporting and leisure interests.

Community spirit/good neighbours was the second most popular choice residents like most about living in the Parish, after the rural location/countryside, on the Residents' Survey. Positive comments frequently referred to the friendliness of local people, sense of community and village atmosphere.

- 3.3 This sense of community and the local clubs and facilities are highly valued and should be retained and supported.
- 3.4 The housing needs survey considers data from the 2011 Census. It notes that Chaddesley Corbett has a slightly higher proportion of 25-64 year olds, in comparison to the district and a higher population of 65+ year olds in comparison to district and national figures.

**The need to protect and enhance local Green Infrastructure and promote biodiversity net gain**

- 3.5 The Parish has an exceptionally high quality natural environment, with a number of designated sites which are already given protection. These include Chaddesley Wood NNR (National Nature Reserve) and SSSI (Site of Special Scientific Interest), three Local Wildlife Sites at Mearse Farm Heath, Hoo and Barnet Brook, and Hadley, Elmley and Hockley Brooks. There are also a number of Tree Preservation Orders (TPOs). The former NDP also identified features such as Important Open Spaces in the Conservation Area and Protected Views.
- 3.6 The area also has a distinctive landscape character of ancient woodlands, rolling mixed farmland, fields with hedgerow boundaries and traditional brick and timber buildings, defined as falling within the landscape types Principal Timbered Farmland and Estate Farmlands by Worcestershire County Council.
- 3.7 It is important that any opportunities from new development maintain and enhance these and any other valued features of the natural environment.

**A high proportion of large, detached houses and occupiers in private rented accommodation, in an area of relatively high house prices**

- 3.8 The housing needs survey summarises key data from the 2011 Census and notes that Chaddesley Corbett has a high proportion of detached dwellings in comparison to the district, regionally and nationally and a significantly lower proportion of purpose-built flats.
- 3.9 The Parish has a lower proportion of households in owner occupied accommodation than Wyre Forest as a whole (64.2% compared to 70.6% in Wyre Forest). There are a higher proportion of households in homes owned outright than in Wyre Forest as a whole (40.9% compared to 37.7%) but the proportion of households in homes with a mortgage is lower (23.3% compared to 33%). The Parish also has a higher population of residents who

are in private rented accommodation than in Wyre Forest as a whole (18.4% compared to 13.2% in Wyre Forest).

- 3.10 The housing needs survey also notes that property prices in rural areas are less affordable than in urban areas, leading to many residents moving away from villages in order to find suitable and affordable homes. The report identifies types, sizes and tenure of houses needed in Chaddesley Corbett over the plan period.

### **The need to support local employment through diversification of rural businesses**

- 3.11 The responses to the Residents' Survey showed that a large majority of respondents (91%) agreed that the NDP Review should include policies to retain a wide range of businesses in the Parish.
- 3.12 The Parish has a number of existing businesses and these make a significant contribution to the economic sustainability and vitality of the Parish.
- 3.13 However, the rural character of the Parish means that employment opportunities in the area are limited. The responses to the housing needs survey showed that 10% of respondents worked in the Parish. The Residents' Survey showed that 14% of households had 1 member travelling under 5 miles to work, 16% included 1 member travelling 5-10 miles and 13% had 1 member travelling 11-20 miles. This has implications for pressures on the local road network as a majority of household members (53%) travelled to work by car or taxi.
- 3.14 There is evidence that working from home is increasing as 8% of respondents were from households with 1 person working from home and 5% had 2 members working from home. (It is likely that this has increased as a result of restrictions linked to COVID-19).
- 3.15 Most respondents (84%) agreed that the NDP Review should address the development / conversion of insubstantial buildings to form new residential properties.

### **The need to protect and enhance the historic environment and to promote high quality design in new development**

- 3.16 The Parish enjoys an exceptionally high quality environment with many heritage assets including around 67 listed buildings, two Conservation Areas at Chaddesley Corbett and Harvington, two scheduled monuments and a

range of undesignated assets including 48 historic farmsteads and 9 out farms<sup>11</sup>, 100 historic buildings, monuments, parks and gardens.

- 3.17 The responses to the Residents' Survey showed that a majority of respondents supported the proposals for design principles in planning policies and the highest level of support was for requiring hedgerows using native species in boundaries along roadsides. There was also a high level of support for design principles to promote local character and distinctiveness, to address space standards and to provide off road parking, gardens and landscaping.
- 3.18 It is important that any new development is designed sensitively to conserve and enhance heritage assets and to contribute positively to the distinctive character of the Parish.

### **Flooding and Water Quality**

- 3.19 The main source of flooding in Chaddesley Corbett comes from the overrunning of watercourses in the area, in conjunction with surface water run-off from roads and agricultural land, and limited capacity of the highway's drainage network. There is potential for flooding of roads (including the A448) and a few properties during heavy rainfall. When roads in the area become impassable the village becomes isolated, as happened in early 2020. Flooding of roads makes it difficult for local communities to access services and facilities, and flooding of properties can cause significant damage, resulting in major adverse impacts on householders.
- 3.20 Drayton Pool has a raised earth dam which poses a potential inundation risk for downstream properties.
- 3.21 The SFRA<sup>12</sup>, 2019 notes that Chaddesley Corbett has historic instances of flooding due to surface water flooding. Table 6-6: Summary of flood risk to key towns and villages in Wyre Forest notes that for Chaddesley Corbett, Brockencote and Cakebole, 'Flood Zones show the main fluvial flood risk is from Hockley Brook and an unnamed tributary to the west that has its confluence within Cakebole. With the exception of a few properties in the vicinity of Cakebole the fluvial flood risk is largely contained to the greenfield floodplain.' In terms of surface water flood risk, 'Surface water flooding up to 1% AEP<sup>13</sup> is relatively minor and has a tendency to pool or flow along existing watercourses or in fields and gardens. However, at 0.1% AEP surface water flooding is extensive although still largely contained to streets and open spaces.'

---

<sup>11</sup> Note - Traditional farmsteads comprise the farmhouse and some or all of the working farm buildings. Some farms also having isolated field barns or outfarms (see Historic England Farmstead Assessment Framework, 2015).

<sup>12</sup> Wyre Forest District Council Level 1 and 2 Strategic Flood Risk Assessment Final Report August 2019 <https://www.wyreforestdc.gov.uk/media/4741727/Strategic-Flood-Risk-Assessment-Main-Report-August-2019-.pdf>

<sup>13</sup> Annual Exceedance Probability

- 3.22 There are three known flooding problems in the Parish. These are:
- Hockley Brook at Dorhall and Woodrow – excess water affects land and property. Highway drainage issue.
  - Hockley Brook at Hillpool – excess water affects land and property. Highway drainage issue.
  - Hockley Brook at Drayton – excess water affects land and property. Highway drainage issue.
- 3.23 The area covered by the Neighbourhood Development Plan drains into the Hoo Brook and Hadley Brook Water Framework Directive (WFD) water catchments<sup>14</sup>. Neither of these water bodies has reached Good Ecological Status which is required by 2027. Hoo Brook Source to confluence with River Stour is Medium Risk for flood risk and the main areas for targeting flood risk management interventions are Belbroughton, Chaddesley Corbett and Kidderminster. WFD designation is Low Priority – 'The brook is at Moderate status due to impacts from; abstractions, physical modifications, diffuse pollution and discharges from Sewage Treatment Works, resulting in elevated phosphate levels and impacts on river ecology. The Brook currently meets its required status.' Hadley Brook source to confluence with River Salwarpe has a WFD classification of Medium Priority – 'The brook is at Poor status due to impacts from; abstractions, physical modifications, diffuse pollution and discharges from Sewage Treatment Works, resulting in elevated phosphate levels and impacts on river ecology.'
- 3.24 Worcestershire County Council as a Lead Local Flood Authority has a duty to manage flood risk from surface water, groundwater and ordinary watercourses across the county. The Worcestershire Local Flood Risk Management Strategy<sup>15</sup> sets out how it will do this.
- 3.25 Sources of pollution can originate from a variety of sources including:
- 1) Point source pollution from spillage or tipping incidents or incorrect disposal;
  - 2) Urban diffuse pollution from roads, pathways or other sources;
  - 3) Rural diffuse pollution from agriculture, horticulture or other land uses.
- 3.26 Green infrastructure and land management techniques such as riparian buffers provide opportunities to reduce this risk alongside the use of SuDS which provide opportunities for the filtering and settling out of contaminants.
- 3.27 It is important that the location and design of any new development proposals take account of these issues. The Parish Council intends to rely on the District Council's policies in relation to Sustainable urban Drainage Systems (SUDs).

---

<sup>14</sup> Catchment Based Management in Worcestershire, Technical Background Document, June 2018

<sup>15</sup> Worcestershire Local Flood Risk Management Strategy 2015 – 2021 Adopted March 2016



- 3.28 **Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Assessment Reports** were prepared for the emerging Draft Modified Plan in Autumn 2021. The two draft reports were emailed to the three consultation bodies, Environment Agency, Natural England and Historic England for comment. Natural England and Historic England concurred with the reports' conclusions that the Plan is unlikely to result in significant negative effects, and Environment Agency had no comments on the reports.
- 3.29 Environment Agency also advised that 'it is important that the NP offers robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.' The EA advised that the Environment Agency guidance and pro-forma should be completed for all site allocations and matters relating to surface water (pluvial) flooding should be discussed with the drainage team at Wyre Forest District Council as the Lead Local Flood Authority (LLFA). The EA proforma was duly completed for all sites and forwarded to Severn Trent, Wyre Forest District Council and North Worcestershire Water Management for their comments. The EA Proforma was amended and is provided on the NDP Review web pages along with the revised SEA and HRA Screening Assessment reports.

#### **Accessibility and Transport**

- 3.30 The responses to the Residents' Survey showed that traffic, speeding, parking and road conditions remain significant issues in Chaddesley Corbett. These issues were noted in 109 responses.
- 3.31 Recent traffic calming improvements have included the provision of white gates on the approach to the village where the speed limit changes and 'dragons' teeth' white road markings to encourage drivers to slow down, and double yellow lines and passing spaces in the village centre.
- 3.32 Chaddesley Corbett Parish falls into the 10% most deprived areas in the country for Barriers to Housing and Services. This is because average house prices within the Parish are relatively high and whilst Chaddesley Corbett Village offers a range of services, these are not easily accessible from some parts of the Parish. Car ownership is relatively high however, and this may contribute towards traffic and parking problems in the Village centre.
- 3.33 The Parish Council recognises that car use is and will continue to be an important means of accessing services in such a rural area. However the NDP includes policies which aim to reduce reliance on the car for short journeys by encouraging walking and cycling.

## Part Two - Vision, Objectives and Planning Policies

### 4.0 Vision and Objectives

#### 4.1 Vision Statement

**Our vision for Chaddesley Corbett is one of a strong and thriving community where our history and heritage are celebrated and sustained, and where our rural setting and character are preserved and enhanced for both residents and visitors.**

#### 4.2 Objectives

In order to meet the needs of the Parish up to 2036, our NDP Review Objectives are:

- **Objective 1 - To promote health and wellbeing for all by providing opportunities for parishioners across the generations to find enjoyment and fulfilment through a range of educational and leisure activities.**

(Through NDP Policies CF1 Supporting Health and Wellbeing, CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities and Policy GI1 Local Green Infrastructure Network and Biodiversity)

- **Objective 2 - To identify and support a local Green Infrastructure Network so that the countryside and wildlife are valued and enjoyed by everyone.**

(Through NDP Policy GI1 Local Green Infrastructure Network and Biodiversity and D5 Local Green Spaces)

- **Objective 3 - To support small-scale affordable housing developments that meet local needs and are in keeping with the scale, demands and population profile of a small rural parish.**

(Through NDP Policies H1 House Types, Sizes and Tenures, H2 Housing Site Allocations, H3 Criteria for Assessing the Suitability of Potential Housing Sites, H4 Backland and Rear and Side Garden Development and Extensions and C1 Conversion of Insubstantial Buildings)

- **Objective 4 - To support local businesses and services that contribute to the quality of life for residents and visitors of all ages, including proposals for suitable rural diversification.**



(Through NDP Policies B1 Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use and B2 Working from Home)

- **Objective 5 - To protect and enhance the built and historic environment for present and future generations by ensuring change is managed sensitively and development is of a high design quality.**

(Through NDP Policies D1 Promoting High Quality Design in New Development, D2 Architectural Details and Materials and D3 Protecting and Enhancing Heritage Assets and Archaeology and D4 Protected Views and Landmarks)

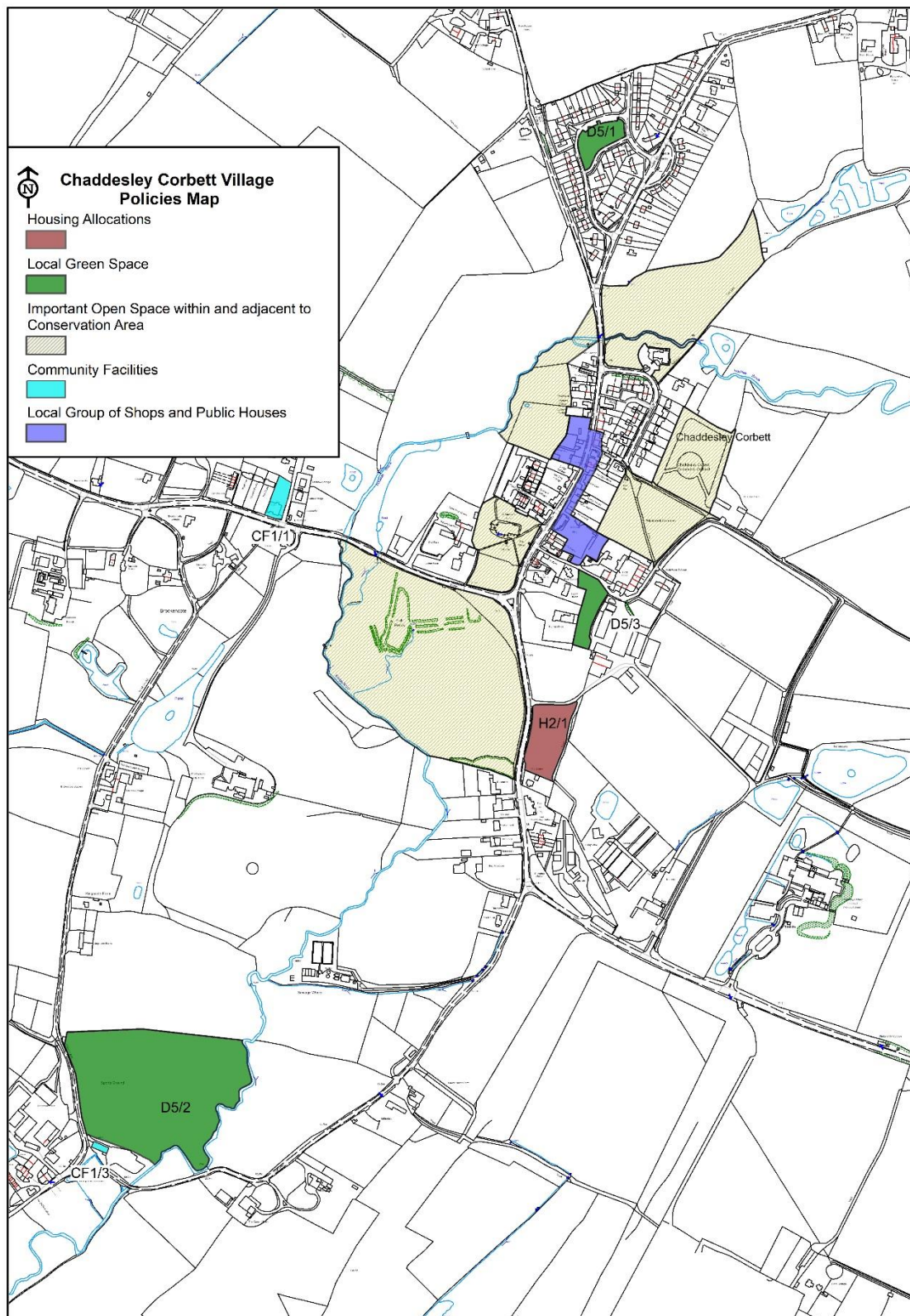
- **Objective 6 - To ensure that the Parish is a welcoming setting for visitors by improving facilities within the context of a safe and secure rural environment, accessible via a range of means of transport.**

(Through NDP Policies CF1 Supporting Health and Wellbeing, CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities, T1 Parking in the Village and other measures such as providing electric vehicle charging points)

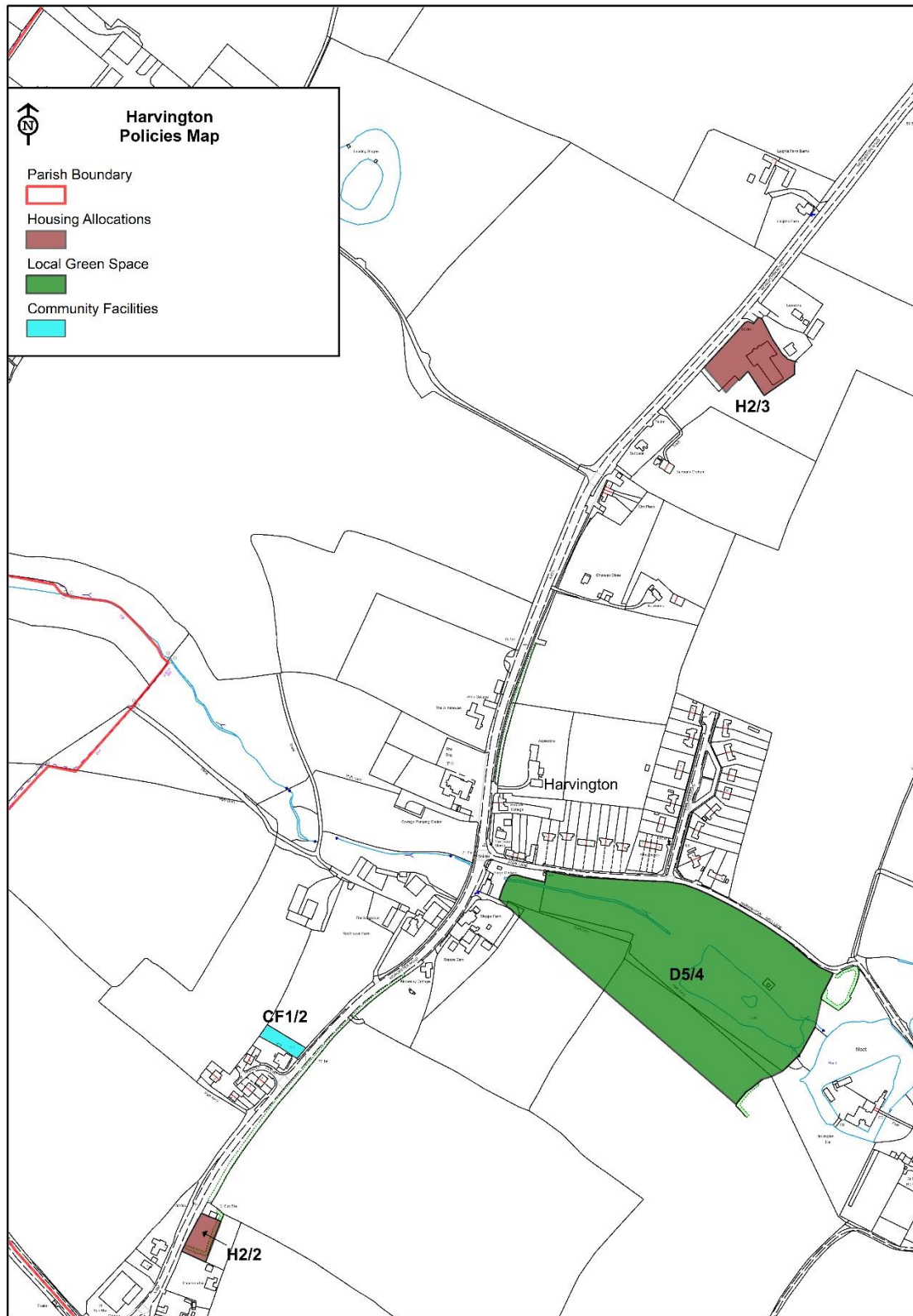
## **5.0 Neighbourhood Plan Policies**

- 5.0.1 This section sets out the planning policies of the Chaddesley Corbett Review Neighbourhood Development Plan. These will be used to help determine planning applications in the Parish up to 2036 and to help shape the future of the Parish as a place to live, work and visit.

### Map 2A: Policies Map - Inset of Chaddesley Corbett Village



### Map 2B: Policies Map - Inset of Harvington Area





## 5.1 Community Facilities and Green Infrastructure



**Chaddesley Surgery**

### **Introduction**

- 5.1.1 Chaddesley Corbett Parish has a range of community facilities and green spaces which are highly valued by local residents.
- 5.1.2 The Parish is well served by a Village Hall at Brockencote and a Community Hall at Harvington. Parking is available at both venues but is insufficient for large gatherings. Social and cultural organisations such as Chaddesley Amateur Theatrical Society and St. Cassian's Players are active and well supported. Membership of the two branches of Women's Institute is very high with many members coming from outside the Parish. Apart from Mother and Toddler groups, most sessions at the two halls are targeted at adults and attract many who live outside the Parish. The village hall is a popular venue for weddings, children's parties, christenings, parties and other social gatherings.
- 5.1.3 Also of importance are:
- Chaddesley Corbett Endowed Primary School - a single form entry school located on a new site to the south east of the village
  - 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 and
  - The village surgery which has a team of doctors and medical staff and includes a dispensary.
- 5.1.4 Sporting activities are focused on Chaddesley Corbett Sports Club at Lower Chaddesley, just outside the village. It currently has more than 150

members, and provides training and competition in Rugby, Cricket and Football for both adults and children. In order to access these facilities most young people living in the main settlement areas of the Parish are taken by car, as the sports ground is situated off a rural lane without a footway. In 2016 a play area, consisting of swings for toddlers and children up to 9 years, and a climbing frame with slide was installed in the Community Orchard. (This was Action 13 in the previous NDP).



**Play Area**

- 5.1.5 The Community Orchard is much appreciated and is an important feature of the Parish. It provides easy access to open space with benched seating. The varieties of Worcestershire fruit trees continue to thrive. Alongside the Community Orchard there are over 30 individual allotment plots which are popular and well used. This is an established and important facility for the Parish.
- 5.1.6 The Parish Council owns and administers a small burial ground, which is adjacent to the churchyard of St Cassian's church and the old school site. The burial ground was purchased in the 1950s when St Cassian's churchyard was full and subsequently closed. The existing burial ground is almost full and has been extended to include an area of land adjoining the recent housing development on the former school site.



**Burial Ground**

- 5.1.7 The Parish also has an extensive network of rural footpaths. Chaddesley Wood can be accessed by footpaths from a number of locations in the Parish. This important landscape feature is appreciated by both residents and visitors alike. General landscape characteristics include rolling

landforms with examples of large and small mixed field patterns with some evidence of indigenous hedgerows and large areas of woodland. Within this setting sits an historic village with several important spaces, and a series of ancient hamlets and settlements.

- 5.1.8 The responses to the Residents' survey showed that respondents continue to place a high value on local community facilities in the Parish. Q8 asked residents what they like most about living in the Parish. The main positives listed were the rural location, the community spirit and the peace and quiet. Facilities frequently mentioned in a positive light were the Doctor's surgery, pub, church and shops. Footpaths / walking / cycling / countryside access and social activities / social life were also mentioned.
- 5.1.9 In addition a number of respondents thought life in the Parish had improved in the last five years. The most common reason given was an improvement of facilities or social activities; in particular the play area for children received 3 comments.

### Community Facilities

- 5.1.10 The NPPF sets out that one of the overarching objectives of the planning system linked to the achievement of sustainable development is 'b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being' (paragraph 8).
- 5.1.11 Paragraph 92 sets out that 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: ... c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.' Paragraph 99 sets out that 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on' unless various criteria apply.
- 5.1.12 Wyre Forest Local Plan Policy SP.16 Health and Wellbeing advises in Part 1 that development should help minimise negative health impacts and maximise opportunities to ensure that people in Wyre Forest District lead healthy, active lifestyles and experience a high quality of life by various means, including d delivering new and expanded health services provision and facilities in locations where they can be easily accessed using public transport, walking and cycling.



- 5.1.13 Policy DM.6 - Community Facilities supports the provision of new community facilities or the enhancement of existing facilities which offer an increased overall provision and protects against the loss of land or buildings currently or formerly used as a community facility. Policy DM.7 - Open Space safeguards open spaces identified on the Policies Map from development.

### **Chaddesley Community Care Initiative**



**Carols at the Community Care Cafe**

- 5.1.14 In the Residents' Survey, parishioners were provided with the following information, and then asked about whether they thought the Neighbourhood Plan should support the initiative: 'Chaddesley Community Care initiative is seeking charitable status in order to broaden the range of its activities, helping to address health and wellbeing needs for all in the community, limit loneliness and help those living with dementia to live well. To what extent do you agree or disagree that the Neighbourhood Plan should support the Initiative's activities?' Over 90% of respondents agreed that the Neighbourhood Plan should support the initiative.
- 5.1.15 The Care Cafe was established by a group of local volunteers with the support of Chaddesley Corbett Patient Participation Group. It was initially designed to provide activity for those living with dementia and their carers. Over time it developed to include those in need of company or with ongoing health needs or disability, as well as those living with dementia. Having received donations from many organisations and community groups it is now a registered charity. The Community Cafe works closely with the Chaddesley Surgery and is linked to the NHS Social Prescribing Initiative. The range of activities include movement and music, entertainment from local musicians, film shows, keep fit and song and dance from local schools, and an annual excursion to a local attraction.

- 5.1.16 The NDP Review provides an opportunity to support Chaddesley Community Care by providing a positive planning framework for future proposals. Facilities at the village hall are often booked and there is an identified need to provide improved provision in the form of a bespoke facility which would be fully accessible to all and flexible to meet the changing requirements of the project as it develops in the future to meet residents' needs.
- 5.1.17 In a recent report commissioned by the Alzheimer's Society<sup>16</sup> the prevalence rate of dementia among older people in England is estimated to be 7.2% in 2019. Among the 885,000 people with dementia in the UK, 127,000 have mild dementia, 246,000 have moderate dementia and 511,000 have severe dementia. The report projects that the number of older people with dementia in the UK will increase by 80%, from almost 885,000 in 2019 to around 1.6 million in 2040. It will reach one million in the year 2024. Table 1 in the report gives the projected number of older people aged 65 and over with dementia (persons) by local authority area. Figure 1 provides an extract from Table 1 and shows that there is a projected increase in Worcestershire of 42.2% from 2019 - 2030.

Figure 1

**Extract from Table 1, Projections of older people with dementia and costs of dementia care in the United Kingdom, 2019 –2040, November 2019**

Local authorities by type and region	2019	2020	2025	2030	% growth
Worcestershire	9,630	9,930	11,710	13,700	42.2%

- 5.1.18 Policy CF1 identifies local community facilities in Chaddesley Corbett which are highly valued by residents and which should be protected.
- 5.1.19 Policy CF1 also supports proposals which would provide improved accommodation and facilities for Chaddesley Community Care. This would include for instance provision of community rooms provided as part of a development scheme for affordable housing, or if possible, a suitable new building or conversion. In this way the project would be able to expand and improve services at the local level as part of enhancing mental and physical health and wellbeing in the Parish. Policy CF1 provides a local response to Wyre Forest Local Plan Policy SP.16 Health and Wellbeing by encouraging proposals that support innovative and flexible design, including consideration of older people and those living with dementia, and supporting the provision of local facilities delivering new and improved health services and facilities in locations where they can be easily accessed by local people.

<sup>16</sup> Projections of older people with dementia and costs of dementia care in the United Kingdom, 2019 –2040, November 2019 by the Care Policy and Evaluation Centre (CPEC) at the London School of Economics and Political Science (LSE)



## **Policy CF1 Supporting Health and Wellbeing**

### **Protecting Existing Facilities**

The following existing community facilities are of recognised importance:

- CF1/1 Village Hall at Brockencote
- CF1/2 Community Hall at Harvington
- CF1/3 Chaddesley Corbett Sports Club, Lower Chaddesley

These are shown on the Policies Maps 2A and 2B.

There will be a presumption in favour of the re-use of such facilities for community uses. The loss of these facilities will only be permitted where the criteria in Wyre Forest Local Plan Policy DM.6 - Community Facilities Part 7 are met.

### **New and Improved Community Facilities**

Proposals for new and improved facilities to support community led health and social projects in Chaddesley Corbett NDP area will be supported.

Such facilities could include rooms provided as part of new development schemes which are available for community use, a new purpose built building, or suitable conversion of an existing building.

Proposals should be of a high-quality design which promotes health and wellbeing, be fully accessible to all and include sufficient flexibility to allow for future adaptation to meet changing health and social needs.

Proposals for the improvement of facilities at the Sports Club will be supported, where they are not inappropriate to the Green Belt and are sensitive to design, landscape and wildlife policies in the NDP.

## Protecting Facilities in Chaddesley Corbett Village Centre



Village centre

- 5.1.20 Wyre Forest Local Plan Policy SP.6 - Role of the existing villages and rural areas sets out that 'the network of local groups of shops and public houses will be safeguarded in order to support nearby settlements and reduce the need to travel.'
- 5.1.21 The village centre of Chaddesley Corbett provides a range of important local facilities which are highly valued by residents. Facilities include public houses, a hairdressers, a butchers and general store and a former tearoom, now a Bistro. The NDP Review offers the opportunity to identify the boundary of 'the local group' under Local Plan Policy SP.6 Role of the existing villages and rural areas for safeguarding and this is shown on NDP Map 3. Policy DM.15 Local Shops sets out in Part 2 that existing retail and commercial units (within use class E) within village or neighbourhood centres will be safeguarded. Any planning application for change of use will be resisted unless the site has been actively marketed for a minimum of 12 months at an appropriate value. The provision of new, or the extension of existing, small scale commercial and retail units (within Use Class E) will be supported, subject to the resulting size being commensurate with the size of the centre in which it is located.
- 5.1.22 Valuations for marketing purposes must be demonstrated to be realistic. Adverse financial implications for the owner / applicant (such as negative equity or sale at a loss) will be regarded as normal commercial risk, and will not be considered sufficient evidence for supporting the loss of a local business or facilities.
- 5.1.23 Policy CF2 safeguards the local facilities within this area in line with Local Plan Policies SP.6 and DM.15. However the marketing period has been extended to 18 months to take account of the ongoing Covid-19 pandemic. During the pandemic normal market conditions have not prevailed and many businesses have struggled to survive or have ceased trading. In addition in more rural areas and villages there may be additional economic pressures when compared to the towns, and so the marketing period should be longer.

Consequently market testing and viability for local retail and hospitality businesses should demonstrate a longer marketing period when making a case for a change of use.

### **Policy CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities**

The Local Group of shops and public houses in Chaddesley Corbett village is identified on Policies Map 2A and Map 3.

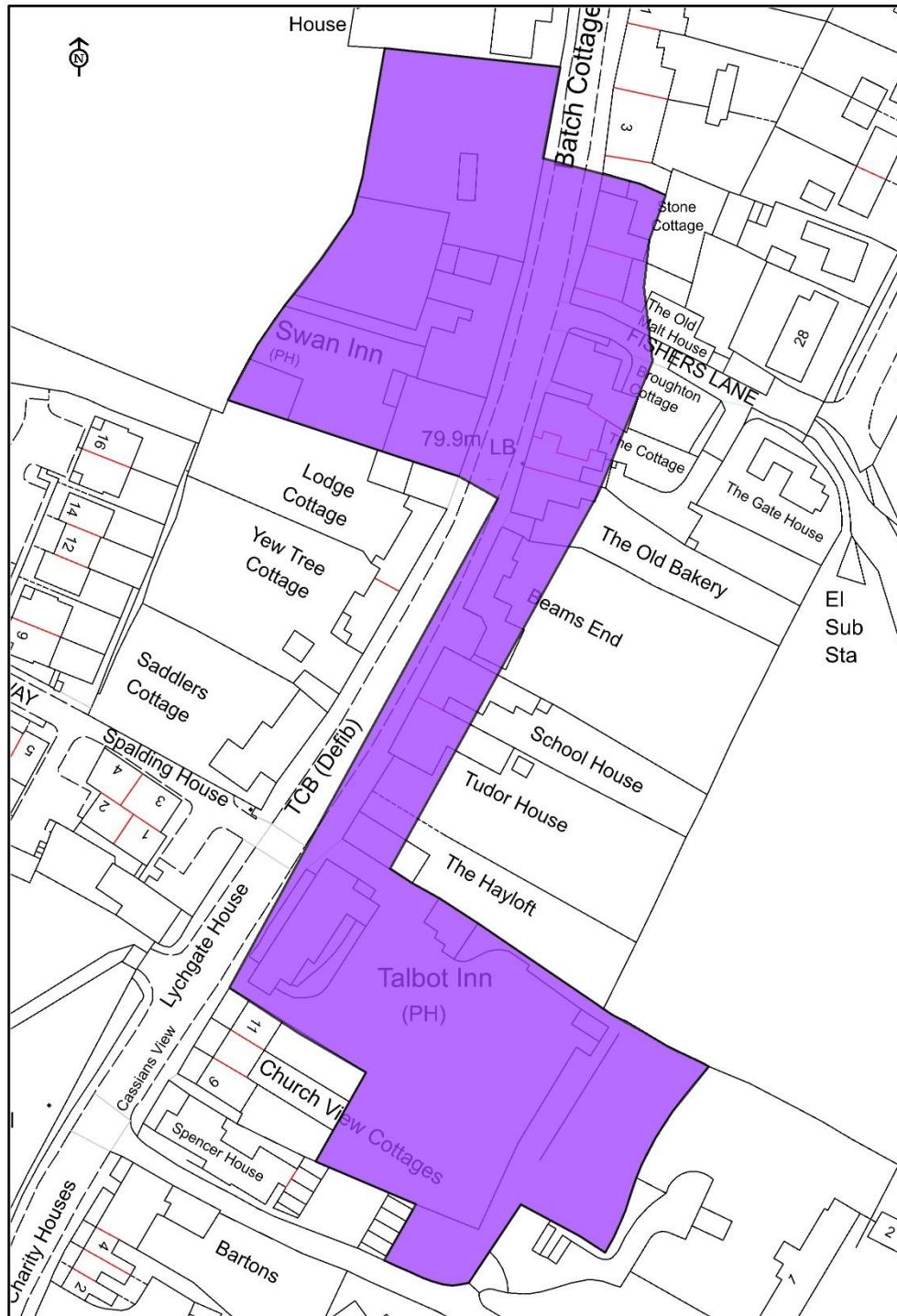
Facilities within the Local Group will be safeguarded in accordance with Local Plan Policy SP.6 - Role of the existing villages and rural areas and Local Plan Policy DM.15 - Local Shops.

Where planning permission is required for the change of use or redevelopment of existing businesses and facilities (Use Class E or F2) to residential use, applicants must demonstrate that all possible options for retaining local shops and services, including integrated provision, have been explored.

Proposals which would lead to the loss of any local businesses and/or facilities will be strongly resisted unless satisfactory evidence can be produced to demonstrate that:

1. Active and appropriate marketing has taken place, for at least a continuous period of 18 months as a minimum at an appropriate and realistic value, and the business is no longer viable; and
2. Commercial reasons for the proposed loss are clearly justified, when balanced against the potential impacts of the loss of services and employment opportunities on the local community.

### Map 3: The Local Group of Shops and Public Houses, Chaddesley Corbett



@Crown copyright 2022 OS 100055940 on behalf of Chaddesley Corbett Parish Council 100018317

## Green Infrastructure

- 5.1.24 Green Infrastructure is 'the network of green spaces and natural elements that intersperse and connect our cities, towns and villages. It is the open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage and open countryside. Green Infrastructure provides multiple benefits for the economy, the environment and people.'<sup>17</sup> All these networks and open spaces form an important part of the Parish's Green Infrastructure (GI), providing important habitats and wildlife corridors for birds, insects and small mammals, as well as opportunities to support healthy lifestyles and well-being of parishioners.
- 5.1.25 A key feature of natural open space in the Parish is Chaddesley Wood. This is owned by Natural England and managed by the Worcestershire Wildlife Trust. A body of volunteers support the work of two Parish based wardens. The public gain access through a series of footpaths which extend across the Parish. Chaddesley Wood National Nature Reserve is a designated site of national importance and the Forest of Feckenham SSSI includes unimproved neutral grasslands which are associated with ancient woodland. The woods represent a fine example of lowland English Oakwood which includes species such as ash, hazel, holly and rowan. Additionally, the recent felling of conifers and the planting of deciduous trees has resulted in an increase of insects, butterflies and moths.



**Chaddesley Wood**

---

<sup>17</sup> See Wyre Forest District Council Green Infrastructure Strategy (October 2012)



- 5.1.26 Important features at the entrance of the Village from the Kidderminster direction include the area of land adjacent to the A448, a green triangle, and the orchard next to St Cassian's church. These areas provide an important link with the Conservation Area as well as the rural environment. In the Chaddesley Corbett Conservation Area Character Appraisal<sup>18</sup> these areas are identified and mapped as 'important spaces' - see NDP Map 5.
- 5.1.27 As well as contributing to the visual aspect of the Parish some of these locations provide an opportunity for the planting of wildflowers to support insects and birds. The Character Appraisal also identifies trees of particular importance which are not covered by Tree Preservation Orders, but which benefit from a degree of protection through the Conservation Area.
- 5.1.28 The area around Harvington Hall is an important historic site and the open space associated with the Hall is of particular significance. The grounds beneath are registered as a scheduled monument. Trees and hedgerows are an important feature of the Harvington Conservation Area which protects the trees. Again, this area provides a natural habitat for insects, birds and small mammals.
- 5.1.29 Most of the open countryside between the settlements is cultivated, with some important examples of ancient hedgerows which include ash, blackthorn, hawthorn, holly and ivy. These important features should be preserved and enhanced wherever possible.
- 5.1.30 There is evidence of medieval fishponds in Chaddesley Village either side of the A448 road between Bromsgrove and Kidderminster, which extend behind the Village Street on the western side. Other examples are to be found at Harvington Hall within the Conservation Area. These interesting examples testify to the longevity of settlements in the Parish and provide important stretches of green space (see Historic Environment Records at Worcestershire County Council<sup>19</sup> for further information.)
- 5.1.31 The Churchyards and larger houses in the Parish contain some fine examples of mature tree species including Yew and Wellingtonia, which are subject to tree preservation orders.
- 5.1.32 The fruit orchards established after 1945 have largely disappeared. The Community Orchard is managed by the Parish Council. More than 100 Worcestershire fruit trees have been planted by volunteers on the site since 2008 and a series of memorial benches provide an opportunity for rest and quiet contemplation. The site is regularly mowed and in the last two years the variety of wildflowers on the site has increased. The site is open to public access.

---

<sup>18</sup> <https://www.wyreforestdc.gov.uk/planning-and-buildings/conservation-areas-and-listed-buildings/what-is-a-conservation-area/conservation-areas-in-wyre-forest/chaddesley-corbett-conservation-area.aspx>

<sup>19</sup> [http://www.worcestershire.gov.uk/info/20189/search\\_our\\_records/249/accessing\\_archaeological\\_and\\_historic\\_environment\\_information](http://www.worcestershire.gov.uk/info/20189/search_our_records/249/accessing_archaeological_and_historic_environment_information)

- 5.1.33 The village allotments in Chaddesley Corbett are located on land to the rear of properties on the east side of the Village Street and accessed by Fishers Lane and Fold Lane. The land is owned by the Worcester Diocese and the site is managed by the Parish Council. Plots are available for rent and in the first instance are offered to parishioners. Plots are currently in demand, are well tended and productive.

### **Footpaths, Public Rights of Way and Green Corridors**

- 5.1.34 There are more than 80 Parish paths and bridleways covering some 59 miles in total. The landscape and terrain of the paths is varied and includes meadows, woodland, agricultural and horticultural land, valleys, hills, St Cassian's Churchyard and a number of domestic gardens. There are several established walks which start elsewhere but make use of the footpaths in the Parish. Public footpaths include two paths of historic significance; namely Royal Hunter's Way and Monarch's Way, and all are well used by parishioners and visitors to the Parish. The various settlements of the Parish are also linked by a green network of hedgerows, water courses and verges.
- 5.1.35 Of particular note are areas of land that separate settlements such as the fields between Stewards Cottage and Hemming Way and the beginning of the Conservation Area. Hockley Brook is an important wildlife corridor across the Parish passing to the east of the Village under Hockley Bridge and provides natural routes and habitats for a variety of birds and small mammals. It is noted that this water course does not meet good standards for water quality.
- 5.1.36 The footpaths and verges host a variety of wildflowers. Some grass verges host attractive displays of wildflowers; of particular note is the springtime display of Meadowsweet alongside Tanwood Lane and at Bournes Green. There are also extensive displays of Hawkweed on the verge bordering the surgery car park in Hemming Way, and also within the wider verges in Tandy's Lane. Daffodils are planted by the Parish Council around the village.
- 5.1.37 The ponds and brooks provide a natural habitat for amphibians, dragonflies and water loving birds such as the kingfisher. They also create natural corridors for wildlife movements. Surveys conducted by the Worcestershire Wildlife Trust, looking at non-statutory Local Wildlife Sites, identified several meadows of outstanding floristic diversity in the Parish surrounding Chaddesley Woods. A number of species have shown increases during recent years. Examples include birds such as the raven and buzzard, and butterflies such as the silver washed fritillary and white admiral.
- 5.1.38 Green spaces on Briar Hill, The Green and either side of the A448 at the entrance to the Village are valued open spaces. Together with other areas of open space these accommodate a wide variety of wildflowers. Apart from the small field adjoining St Cassian's Churchyard these open spaces are maintained by Wyre Forest Community Housing in association with the Parish Council.

## Cemeteries and Churchyards



**St Cassian's Churchyard**

- 5.1.39 St Cassian's churchyard is located at the entrance to the village. A number of tombs are listed and the churchyard is currently open for burials on land which has previously been used. The churchyard is maintained by a rota of volunteers on behalf of the Church authorities. It is in good condition and is an important feature of the Parish. A well-used public footpath runs through the churchyard and links the village of Chaddesley Corbett with the Village Hall at Brockencote. Chaddesley Parish Council has an adjacent burial ground which was opened in 1955 and is currently full. However land has been purchased alongside the existing burial ground, and this new area is open for burials and pre-purchase of plots for burials and cremation.
- 5.1.40 The churchyard of St Mary's Roman Catholic Church at Harvington is owned and maintained by the Archdiocese. There is a small churchyard at Bluntington, although the church buildings have been developed into a private residence.

## Wildlife Corridor Networks

- 5.1.41 The Neighbourhood Plan Review offers the opportunity to support the parish's ecological networks and to plan positively for the creation, protection, enhancement and management of biodiversity and Green Infrastructure (GI). Whilst planning policy seeks to avoid, mitigate or compensate for harm to biodiversity there also is a clear need to deliver biodiversity enhancement above and beyond this through so-called Biodiversity Net Gain. The Environment Act 2021 will make this net gain mandatory during the lifetime of the plan and positive contributions to the parish's biodiversity and GI networks will be sought. In situations where unavoidable harm to biodiversity arises and cannot be mitigated on site, biodiversity offsetting in agreed areas within the Chaddesley Corbett Wildlife Corridors network will be required. Biodiversity offsets are offsite conservation activities designed to deliver biodiversity enhancement to compensate for losses ensuring that when a development damages nature

(and this damage cannot be avoided or mitigated within the development parcel) new habitats, or habitat enhancements, will be created nearby.<sup>20</sup>.

- 5.1.42 The Chaddesley Corbett Wildlife Corridors network is safeguarded from inappropriate development in accordance with the Wyre Forest Local Plan (Policies SP.23 and SP.28) for protecting and enhancing biodiversity and safeguarding Green Infrastructure. The National Planning Policy Framework (NPPF), specifically section 15, (Conserving and Enhancing the natural Environment) states that 'Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (and) sites of biodiversity... including by establishing coherent ecological networks that are more resilient to current and future pressures; ' A key principle requires that the intrinsic character and beauty of the countryside should be respected and protected. This approach is further strengthened by the Environment Act 2021, which requires development to deliver 10% biodiversity net gain.
- 5.1.43 The Parish has several important designated wildlife sites. These include Chaddesley Wood National Nature Reserve and part of Feckenham Forest Site of Special Scientific Interest, and three Local Wildlife Sites at Mearse Farm Heath, Hoo and Barnet Brook, and Hadley, Elmley and Hockley Brooks. The wildlife value of these sites could be improved by the protection and enhancement of wildlife networks linking habitats and supporting foraging opportunities. In order to support the evidence gathering process with reference to the designation of Local Green Space, information has been drawn from the Worcestershire Biological Records Centre (WBRC), (2021). A full copy of the report is available to view on the Parish Council website<sup>21</sup> and Map 4 Wildlife Sites and Corridors shows the location of the wildlife sites, including the three wildlife corridors described below.

### **Corridor 1**

This corridor lies to the east of the Parish and includes Chaddesley Wood and Feckenham Forest, close to the Parish boundary. This corridor provides a semi natural environment for a wide variety of moths, butterflies, birds, plants and small mammals. Herb Paris grows in certain locations and is an indication of Ancient Woodland. Wild Service trees can be found in some parts of the wood. The wooded section of this corridor provides a tranquil environment with a Public Right of Way.

The area to the north of Feckenham Forest includes a number of small farmsteads and a designated Local Wildlife Site and is a linked green corridor asset (see Map 4, Area A). It is an area of woodland and meadow and is home to a wide variety of birds.

---

<sup>20</sup> <https://www.gov.uk/government/collections/biodiversity-offsetting>

<sup>21</sup> <https://www.chaddesleyparishcouncil.org.uk/historical-information/>

The area to the south of Chaddesley Wood, and beyond the parish boundary is Cutpursey Coppice, a Local Wildlife Site which further extends the green corridor (see Map 4, Area B).

### **Corridor 2**

This corridor runs from Feckenham Forest then East to West following the course of Hockley/Elmley Brook, to the Parish boundary at its southernmost tip. It includes two small areas noted as Local Wildlife Sites linked to the woods. Close to this corridor are two areas of Ancient and Veteran Trees which include the varieties Yew and Plane. Yew trees are a feature within St Cassian's churchyard. The corridor includes meadows and mixed hedgerows and provides a habitat for birds and insects.

It is noted that Wildlife Corridor 2 is linked with Wildlife Corridor 1 at its northern point. Area A, as an extended green asset also provides a green link with both Wildlife Corridors 1 and 2, and a further link with Wildlife Corridor 3 in the north.

The Community Orchard (Area C), next to the Allotments in the village of Chaddesley Corbett was planted in 2009 and contains a wide variety of Worcestershire apple, pear and plum trees and is close to Wildlife Corridor 2. A project to further enhance the biodiversity in the orchard area and beyond includes the planting of wild flowers (2021).

### **Corridor 3**

This corridor runs from East to West in the North close to the Parish boundary. It runs from Belne Brook to Drayton and Hill Pool and the edge of Bissell Wood (outside the parish) and finally to Harvington. The corridor includes a number of Local Wildlife Sites, and 3 areas of Ancient and Veteran Trees. The corridor provides a habitat for Kingfisher and Dipper and mature oaks. Corridor 3 is linked to Corridor 1 by the inclusion of Area A).

The inclusion of the Green Corridors A) and B) means that the Wildlife Corridor follows the Parish boundary in its entirety in the north and the east.

- 5.1.44 Key local ecological networks within the neighbourhood planning area can be found in the Worcestershire Habitat Inventory<sup>22</sup>. The Worcestershire Habitat Inventory identifies Biodiversity Action Plan 'priority' habitats and habitat networks, including hedgerows and hedgerow networks. The Worcestershire Biological Records Centre also has information showing statutory and non-statutory designated sites of importance for nature conservation (including ancient woodland and veteran trees). All these wildlife habitats and networks make a significant contribution to the Chaddesley Corbett Green Infrastructure Network.

---

<sup>22</sup> [http://www.worcestershire.gov.uk/info/20302/worcestershire\\_habitat\\_inventory](http://www.worcestershire.gov.uk/info/20302/worcestershire_habitat_inventory)



- 5.1.45 In addition to the intrinsic value of biodiversity, accessible green space and wildlife have positive benefits for the quality of life and mental and physical wellbeing of parishioners and visitors.
- 5.1.46 The responses to the Residents' Survey showed that 73% of respondents strongly agreed and 19% tended to agree that the NDP Review should protect/enhance existing areas of open space. In addition, 29 respondents expressed Environment and Sustainability hopes linked to 'protecting/retaining green spaces/village character/rural feel/status quo' and a number recorded hopes linked to 'tree planting/improve habitats/wildlife diversity/conservation.' There were 25 responses noting fears of 'development and losing green spaces/habitats/wildlife/ hedgerows' under the theme of Environment and Sustainability.
- 5.1.47 NPPF paragraph 174 sets out that 'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); ... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 5.1.48 The bedrock underlying the parish was formed in the Triassic period about 200 to 250 million years ago. It consists of three different formations. The oldest, in the northwest of the parish is Wildmoor Sandstone, formed of deep red, rounded, desert sand grains deposited in riverbeds. Above it lies the Helsby sandstone, covering a broad band across the parish from southwest to northeast. The rock is generally harder with more variable sand grains and was also laid down by quite fast flowing rivers. In the southeast of the parish the bedrock is of Sidmouth Mudstone, formed from clay that was laid down in playa lakes. These different formations affect the nature of the soil and it is noticeable that the major settlements in the parish are generally built on sandstone, rather than mudstone.
- 5.1.49 Much more recent deposits occur in some areas. All of the hill tops are capped with glacial till, left when ice retreated half a million years ago, and before rivers had cut down through the bedrock to form the modern landscape. Remnants of these riverbeds can also be found in the northwest of the county in the form of river terraces. These rocks are not easily seen in this area and there are currently no geological sites within the parish that are designated as of local, national or international importance in exposing this geology.
- 5.1.50 Wyre Forest Local Plan Policy SP.16— Health and Wellbeing Part 1 advises that development should maximise opportunities to ensure that people lead healthy, active lifestyles and experience a high quality of life by: a Providing easy to maintain, safe and attractive public realm and green infrastructure including green spaces, footpaths, bridleways and cycle routes that encourage active travel opportunities. Policy SP.23 - Protecting and

Enhancing Biodiversity requires developments to deliver measurable net gains in biodiversity and protects important habitats and wildlife sites. Policy SP.28 – Strategic Green Infrastructure safeguards the existing Green Infrastructure (and associated blue infrastructure) network from inappropriate development and requires development to integrate GI into developments and contribute positively to the District's green infrastructure network.

- 5.1.51 Policy GI1 Local Green Infrastructure Network and Biodiversity provides more local detail to Wyre Forest District policies. The NDP Policy refers to local natural heritage assets and networks linking these areas, seeks to protect and enhance them, and encourages potential developers to retain, protect and enhance assets by integrating GI into developments and contributing positively to the District's wider GI and biodiversity networks.

### **Policy GI1 Local Green Infrastructure Network and Biodiversity**

The Chaddesley Corbett Green Infrastructure (GI) Network is safeguarded from inappropriate development in accordance with Wyre Forest Local Plan Policy SP.28 – Strategic Green Infrastructure. New development should retain, protect and enhance these local GI assets by integrating GI into developments and contributing positively to the Parish's GI Network.

In particular, developments should support and enhance local wildlife corridors and PROW networks by:

1. Producing a Green Infrastructure Plan to show how the development can improve greenspaces and corridors for people and places, taking account of the surrounding landscape.
2. Providing landscaping schemes that contribute positively to existing wildlife corridors wherever possible, and using appropriate native species in planting schemes;
3. Protecting and re-naturalising existing watercourses and ponds; and
4. Providing new linkages to existing Public Rights of Way where appropriate to provide increased accessibility for all to the surrounding countryside and increased opportunities for walking and cycling to local community facilities.

In order to conserve and enhance the natural environment, specific areas of biological and scientific importance (Wildlife Corridors 1, 2 and 3, Linked Green Corridors A and B, Community orchard C, and other areas of wildlife importance as identified on Map 4) should be protected from development. These corridors and areas should be buffered fully from the adverse effects of possible nearby development and any new development in close proximity should include sufficient separation or other buffering to avoid harm to the corridors' ecological function.

In situations where evidence demonstrates that onsite biodiversity mitigation and appropriate landscaping cannot be provided, an off-site scheme should be proposed. Schemes should be publicly accessible where this will not significantly undermine biodiversity enhancement and any tree canopy cover should be at least double that which was lost. The aim should be to show a bio-diversity net gain of at least 10% in line with the legal requirements.

Proposals should demonstrate how the conservation, restoration and enhancement of biodiversity, including functional corridors like watercourses and wildlife corridors will be supported.

Proposals should demonstrate that legal requirements have been met for establishing the presence or otherwise of protected species through appropriate levels of ecological survey.

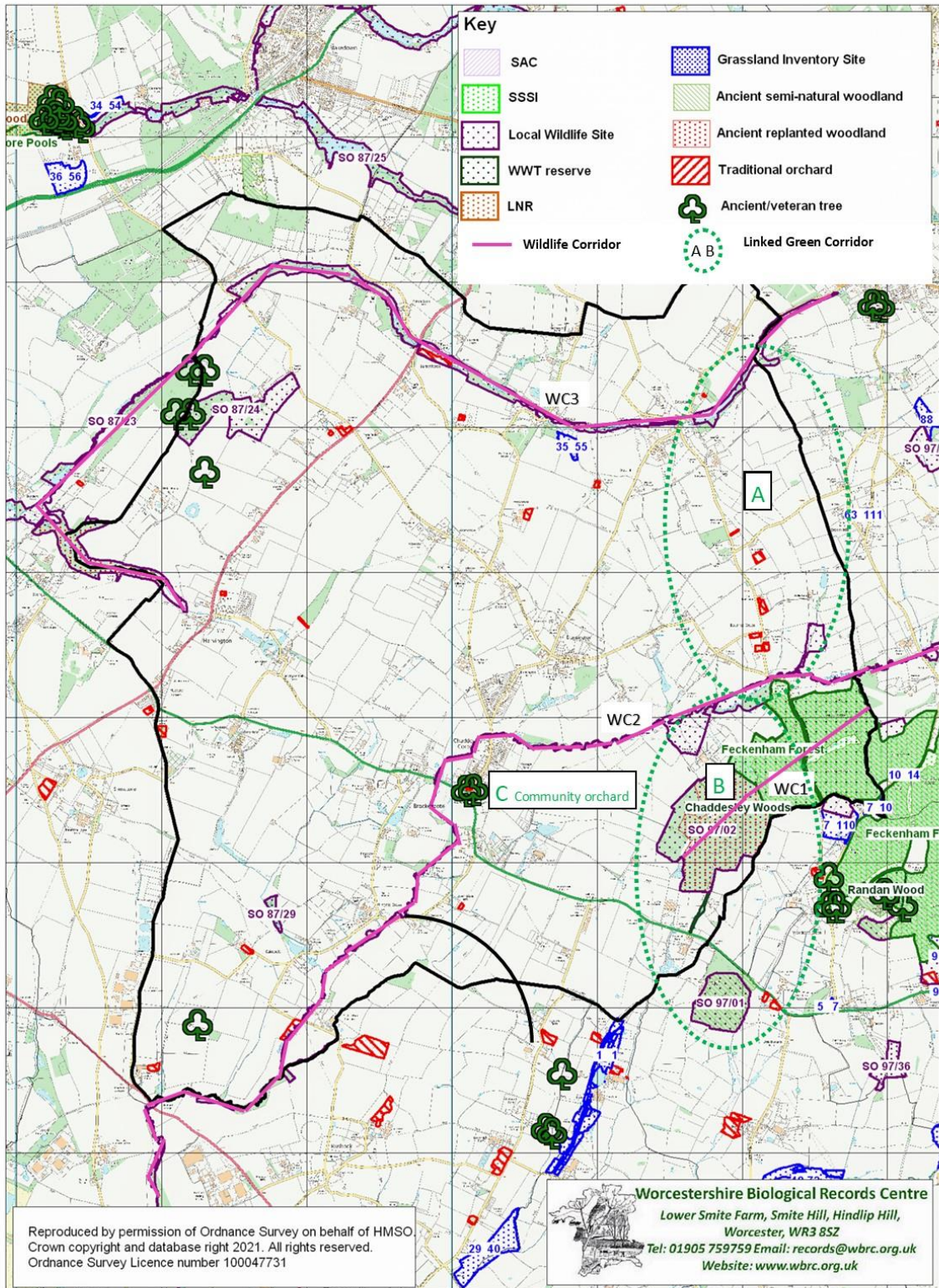
Any trees removed as a result of development should be replaced on a two to one basis.

Ancient, veteran and mature trees of amenity value should be protected in line with national guidance and incorporated into landscaping schemes wherever possible. Trees planted as new or replacements should include a diverse selection of native species. Species should be appropriate to the location and setting in terms of type, height, spread, density and the need for ongoing management. Any such woodland should have provision in terms of resources for it to be managed for 30 years, to allow it to develop in a sustainable manner. When constructing boundaries hedges permeable to wildlife should be used in preference to building walls or other solid structures. Existing hedgerows should be retained and the establishment of new native hedges is encouraged.

Overall the priority for development is to create a net gain in natural capital and biodiversity. Adverse impacts upon biodiversity and/or geodiversity should be avoided. Where impacts cannot be avoided, mitigation and then as a last resort compensatory measures (for example biodiversity offsetting) should be provided.



### Map 4: Wildlife Sites and Corridors



Contains Ordnance Survey data © Crown copyright and database right 2021



## 5.2 Housing



**New housing at The Green, Chaddesley Corbett**

### Introduction

- 5.2.1 Local housing provision and affordability are key issues for residents in Chaddesley Corbett and the NDP Review provides an opportunity to set out a positive planning framework which supports limited new residential development which is of a suitable scale, type and tenure to contribute to the future social and economic sustainability of the Parish.
- 5.2.2 The previous NDP included policies which set out criteria for assessing new housing proposals. It included preferred house types in response to local housing needs and identified the former school site as a specific site suitable for development.
- 5.2.3 Since the NDP was adopted, there have been a number of new homes created, including conversions of former agricultural buildings to residential use in the wider Parish, most commonly for large single dwellings. The Old Grammar School has been converted to a private house (despite the former site allocation policy in the original NDP for 'educational or related D1 use'). Recent conversions of semi-detached cottages into single large houses and demolition of smaller houses and replacement with larger properties have contributed to an incremental reduction in the number of smaller houses in the Parish. Details of recent planning applications in the Parish since 2014 are provided in **Appendix 1**.
- 5.2.4 Most significantly, the former school site has been developed, providing 11 houses and 4 apartments, with a mix of one and two bedroom apartments in the former school building, and one, two and three bedroom new build houses. This was 100% market housing, with the obligation for affordable housing provision offset by a financial contribution to Wyre Forest District Council.

- 5.2.5 The development of the former school site for market housing underlines the difficulty of forecasting need and targeting housing supply in a small area and for a small population. The identified need was for smaller properties for local people wishing either to get on the housing ladder or downsize, and this is what was developed. In the event, no more than two dwellings are occupied by people previously resident in the Parish, and several of the properties have been acquired on a buy-to-let basis. It is clearly very difficult to align the timing and character of any new provision with the personal tastes and life plans of those expressing a need. The Parish Council can only hope that, over time, this sensitive development in the heart of the Village does increasingly meet the needs of local residents.



**Former school site, now developed for houses and flats**

- 5.2.6 The economic aspects of the development, most notably the price of building land in the Parish, underline the difficulties in delivering any new affordable housing. After enabling the development of 15 properties on the former school site, and based on the resulting tenure of those properties, the Parish Council considers that efforts should now be focused on the provision of affordable housing for local people and has taken steps to identify Rural Exception Sites for this purpose.
- 5.2.7 The development of new affordable housing on any Rural Exception site identified by the Parish Council will be managed by an accredited social landlord.
- 5.2.8 The NPPF sets out in paragraph 8 that one of the overarching objectives of the planning system is a b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. Paragraph 62 goes on to say that 'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Paragraph 70 advises that 'Neighbourhood planning groups should also give particular consideration to the opportunities

for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.'

- 5.2.9 Chaddesley Corbett is in a rural area in the Green Belt. Paragraph 78 sets out that 'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.' Paragraph 79 goes on to say that 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.'
- 5.2.10 Green Belt policy is set out in Section 13. Paragraph 149 sets out that 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this [include]: ...
- e) limited infilling in villages;
  - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
  - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
    - not have a greater impact on the openness of the Green Belt than the existing development; or
    - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.'
- 5.2.11 The Wyre Forest Local Plan 2016 - 2036 sets out in Policy SP.1 – Spatial Development Strategy 2016 - 2036 that the amount of dwellings required over the plan period for the district is 5,520 net additional dwellings.
- 5.2.12 Policy SP.2 - Locating New Development sets out the settlement hierarchy for the District. Chaddesley Corbett is identified as a village covered (washed over) by the Green Belt where suitable development includes 'housing to meet local needs via allocated sites and rural exception sites in appropriate circumstances.' Part 3 of the Policy advises that 'Where a community decides to bring forward a Neighbourhood Plan the District Council will cooperate with and support the community in this activity so that greater local control over the location of development can be exerted whilst supporting the delivery of the Local Plan. Neighbourhood Plans will need to be consistent with the strategic policies of the Local Plan as a whole and will be expected to support the District in meeting its development needs.'
- 5.2.13 Policy SP.9 - Housing Density & Mix sets out that 'New housing developments must be well designed and address local housing needs

incorporating a range of different types, tenures and sizes of housing to create mixed communities'. The Policy goes on to provide a suggested dwelling mix for a minimum average target of 276 units by market and affordable dwellings (including all types of housing need) in Table 7.0.1.

- 5.2.14 Chaddesley Corbett is a designated rural area. Policy SP.10 - Affordable Housing Provision advises that affordable housing provision of a minimum of 25% on sites within designated rural areas comprising more than 5 dwellings will generally be required subject to viability. The Policy goes on to say that 'on Registered Provider-led developments which would predominantly deliver affordable housing but still need some enabling market housing to make the site viable, the number, tenure and type of units will be agreed on a site by site basis, taking into account housing needs in the area.' The number of enabling dwellings should not exceed more than 20% of the overall number.
- 5.2.15 Policy SP.11 - Addressing Rural Housing Needs sets out that 'the provision of residential development to meet specific local needs within the District's designated rural settlements will be encouraged. Residential development will be permitted where it is in accordance with the relevant rural development or Green Belt policies as contained within the Local Plan.' The District Council will work closely with the Parish Councils, Registered Providers, Community Led Housing Groups and Neighbourhood Planning Forums to identify appropriate sites for rural exception schemes where there will be an expectation to provide 100% affordable housing of a size, type and tenure to meet local housing needs, subject to criteria.

### **NDP Review Evidence Base**

- 5.2.16 In order to gain a better understanding of local residents' views and concerns about housing and to assess local housing needs in the Parish, the Parish Council commissioned several consultation surveys and studies to inform policies and proposals in the NDP Review.

### **Residents' Survey, 2019**

- 5.2.17 The key findings in relation to housing included the following:
- Four questions were asked around provision of housing needs. The question which met with the biggest agreement was that new housing is needed to ensure local shops/facilities remain viable; 56% strongly agreed or tended to agree. For each question more respondents agreed than disagreed.
  - The proposal that the plan should prioritise provision of affordable social housing over housing available to buy at market rates received relatively lower levels of support with 46% of respondents agreeing with this suggestion.



- In the final section of the survey, residents were asked about their hopes and fears for the future of life in the Parish. Under the theme of Housing and Development, 94 respondents commented. 26 respondents wanted more affordable /social housing / houses for 1st time buyers, 11 wanted more houses for locals, and 10 wanted more retirement / bungalows /downsizing /smaller properties. However, 9 respondents each wanted no new developments or small developments and 8 wanted more family homes.
- 74 respondents commented with fears related to Housing and Development. The highest number of respondents (27) cited fears about excess housing development / large developments / urbanisation, 12 were concerned about green belt / green field development / no environmental consideration, 9 were concerned about no affordable / social housing being built; village children won't be able to buy a house locally, but 8 were worried about too much affordable / social housing built; and gardens of social housing not being maintained.

### **Parish Housing Needs Survey, 2019**

- 5.2.18 A housing needs survey was carried out in June 2019 in the Chaddesley Corbett Parish to establish what the expected housing requirements are for the Parish in the next 5-10 years.
- 5.2.19 The conclusion to the survey reported that there had been a 13% response rate and, out of the responses received, 36 residents indicated that they could be looking to move or need additional homes within the next 10 years. As some households indicated a likely need for more than one property, the survey's conclusion summarises the position as follows:
- 'From the 36 responses 44 homes would be required in total and 13 would be met by natural churn therefore 31 additional homes will be required within the parish within the next 10 years. However not all of those whose housing needs can be met with natural churn will be able to afford the properties that become available within the parish and therefore the need for new affordable housing will be greater.'
- 5.2.20 In total, the survey indicates the following forecast need for new homes over the next 10 years:
- 21 Owner Occupier properties: 11 x 2 beds, 5 x 3 beds and 5 x 4 beds
  - 5 Shared Ownership properties: 4 x 2 beds and 1 x 3 beds
  - 4 Social rented properties: 4 x 2 beds
  - 1 Private Rented Property: 1 x 2 bed
- 5.2.21 The findings of the Housing Needs Survey supports the view in the Neighbourhood Plan that, if any development opportunities should arise,



then the accommodation to be built needs to include affordable housing for rental or shared ownership (or other type of low cost home ownership product) and this should be a mix of sizes (primarily 2/3 bed) and types. The affordable housing should meet the requirements of the Council's rural Local Connection Policy and local connection.'

- 5.2.22 As the Parish is washed over by the Green Belt, any new market housing will primarily rely on a developer bringing forward proposals for a suitable brown field or windfall site, or for enabling market housing as part of a development of affordable housing on a Rural Exception Site. The 'Call for Sites' exercise conducted as part of the review of the NDP has therefore sought to respond primarily to the identified need for approximately 10 affordable homes over the next 10 years.

**Wyre Forest District Housing Need Study 2018, Wyre Forest District Council Final Report, October 2018<sup>23</sup>**

- 5.2.23 The Wyre Forest Housing Needs Study forms part of the Local Plan Review Evidence Base and provides information relating to Wyre Forest District as a whole. In terms of dwelling need, type and mix, the report sets out in the Executive Summary that 'it is recommended that a broad range of affordable dwellings are built to reflect a range of needs, with 34.1% one bedroom, 33% two bedroom, 27.7% three bedroom and 5.3% four or more bedroom. A broad tenure split of 65% rented and 35% intermediate tenure is suggested.'
- 5.2.24 The overall market mix by dwelling type, size and tenure is summarised in Table ES1 in the report; this suggests a broad mix (75% market housing and 25% affordable) including, amongst other sizes, 9.6% 2-bedroom houses, 27.5% 3-bedroom houses, 21.5% 1-2 bedroom flats, and 19.5% 2-bedroom bungalows.

**Housing Policies and Proposals**

- 5.2.25 Taking into consideration the above policy framework and evidence, the NDP sets out planning policies and proposals to guide new housing development in the Parish up to 2036.

**Housing Mix**

- 5.2.26 Policy H1 House Types, Sizes and Tenures sets out that new housing proposals should contribute towards meeting local housing needs through a suitable mix of sizes and tenures, based on evidence from the most up to date housing needs survey. The Policy prioritises smaller houses and housing for older residents as this need is identified in the Parish Housing Needs Survey and District Housing Needs Survey. The Policy aims to address the existing imbalance in provision and concerns that the relatively

---

<sup>23</sup> <https://www.wyreforestdc.gov.uk/planning-and-buildings/planning-policy/local-plan-evidence-base.aspx>

high proportion of larger properties in the Parish are unaffordable to many newly forming households.

- 5.2.27 In addition, the Policy will support provision for older residents who may be under occupying larger family houses and who wish to downsize to smaller properties whilst staying in the local community, therefore increasing the availability of family housing in the area.
- 5.2.28 In recent years there have been a number of conversions of smaller properties, and demolitions and replacements, to form one, single, larger dwelling. Over time this has had an impact on the existing stock of houses in the Parish, leading to a loss of smaller 1-2 bedroom cottages and an increase in the proportion of larger family homes. Policy H1 therefore aims to address this by resisting such proposals in the future, where planning consent is required.

### **Policy H1 House Types, Sizes and Tenures**

Proposals for residential development should demonstrate how they contribute towards maintaining a balanced and sustainable mix of type, size and tenure of housing in the Parish, in line with the most up to date Parish housing needs assessment.

In particular proposals should demonstrate how they respond to local needs for smaller housing (1 to 3 bedrooms) including housing suitable for first time buyers, young families and housing suitable for older residents.

Where planning permission is required, the replacement of two or more smaller units with one, single, larger dwelling will not be supported. This could include (but is not limited to) the demolition of two or more smaller houses and replacement with one large unit, or the conversion of two or more smaller units to provide one single large unit.

[In terms of tenure mix, proposals for affordable housing will be sought in line with Local Plan Policy SP.10 – Affordable Housing Provision with the exact split determined on a site by site basis taking into account the most up to date Parish housing needs assessment.](#)

Proposals for Rural Exception Schemes will be supported where they are identified as site allocations in Chaddesley Corbett NDP Policy H2, or if they are windfall schemes, where they meet the criteria addressed in Local Plan Policy SP.11 Addressing Rural Housing Needs and NDP Policy H3.

### Site Allocations for Affordable and Other Housing

- 5.2.29 Local Plan Policy SP.10 - Affordable Housing Provision sets out that affordable housing provision of a minimum of 25% will be expected on sites within designated rural areas comprising more than 5 dwellings subject to viability.
- 5.2.30 The Parish Council decided that in order to address local need, the NDP Review should include a process to identify one or more site allocations for affordable housing, under Local Plan Policy SP.10 and taking account of Green Belt local and national policies.
- 5.2.31 In January 2020, the Parish Council undertook a Call for Sites, seeking possible Rural Exception Sites with potential for new affordable housing to meet local needs on land within or adjacent to the village of Chaddesley Corbett.
- 5.2.32 A technical site assessment was undertaken by consultants AECOM under the Locality Technical Support programme. The full report, **Chaddesley Corbett Neighbourhood Plan Site Options and Assessment Final Report, Chaddesley Corbett Parish Council, August 2020** is provided on the NDP website. A total of 18 sites were assessed to consider whether they would be suitable for affordable housing; they included those submitted in the Call for Sites exercise and also sites identified in the Wyre Forest District Council Housing and Economic Land Availability Assessment (HELAA).
- 5.2.33 The assessment was based on a traffic light system (red, amber, green); with green sites suitable for allocation, amber sites potentially suitable if identified constraints can be resolved or mitigated and red sites not suitable for allocation. Only one site (NP04, Old Quarry, Mustow Green) was rated green.
- 5.2.34 The Parish Council reviewed the results of the assessment and identified the following eight sites for public consultation:

Reference	Location	Rating
NP02a	Land behind Malvern View, Chaddesley Corbett	Red
NP02c	Land at Bluntington Farm, Chaddesley Corbett	Amber
NP03	Land at end of Morton Road, Harvington	Amber
NP04	The Old Quarry, Mustow Green	Green
WFR/CC/2	Land adjacent Woodthorne House, Tanwood Lane, Bluntington	Amber
WFR/CC/7	Land off Bromsgrove Road, Chaddesley Corbett	Amber
WFR/CC/8	Land at Fold Farm, Chaddesley Corbett (Local Plan allocation)	Amber
WFR/CC/9	Former garden centre, Worcester Road, Harvington	Amber

- 5.2.35 A six-week Public Consultation took place from September to October 2020 on eight sites. Residents were invited to respond online or to complete a

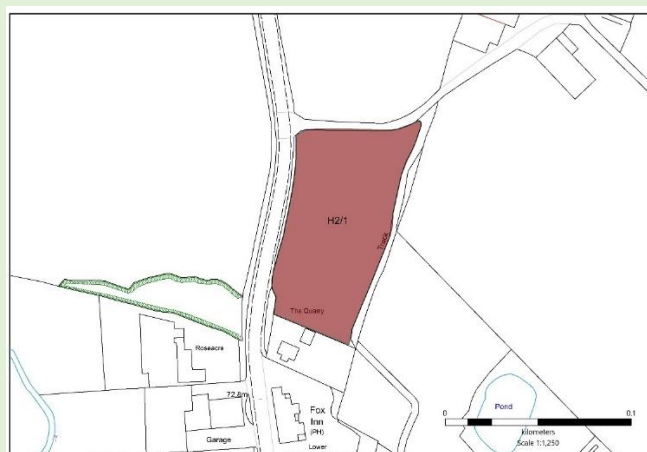
paper copy of a survey and return in a postage paid envelope. There were 254 responses - approximately 40% of households in the Parish. Consultation responses were also received from Worcestershire County Council Highways and the District Council's Planning department. The detailed results of the public consultation are set out in the **Neighbourhood Plan Review Report on Outcome of Call for Sites for Affordable Housing, November 2020** which is provided on the NDP website. The results of the appraisal and consultation exercise are provided in Appendix 1 of the report.

- 5.2.36 The Parish Council reviewed the results of the consultation exercise, together with all other available information, and identified the Southern section of WFR/CC/7 (Bromsgrove Road) as the preferred allocation for a Rural Exception Site for affordable Housing. Two further sites were identified where development might be supported if identified constraints could be overcome. They were NP04 (The Old Quarry, Mustow Green) and WFR/CC/9 (Hewitts Site, Worcester Road, Harvington). These conclusions were approved by the Parish Council at the meeting on 2<sup>nd</sup> November 2020.
- 5.2.37 Following the Parish Council's decision to include the sites as proposed site allocations in the NDP, the Parish Council wrote to the landowners; the current position is as follows:
- The agent for site WFR/CC/7 (site allocation H2/1, Land off Bromsgrove Road) has confirmed initial interest in the site from a small number of social landlords and private developers.
  - The owner of Site NP04 (site allocation H2/2, The Old Quarry, Mustow Green) has indicated his support to the Parish Council for allocating the site for affordable housing.
  - The current tenant of Site WFR/CC/9 (site allocation H2/3, Hewitts, Worcester Road), has been unsuccessful in appealing the refusal of their retrospective Planning Application for the current use as vehicle storage and dismantling, and is under notice to vacate the site by 4<sup>th</sup> September 2021. The owners of the site were notified of its inclusion in the draft NDP, but as yet have not made any response.
- 5.2.38 Site allocation H2/3 Hewitts Site, Stourbridge Road, Harvington is on previously developed land in the Green Belt and is considered suitable for a mix of housing development, provided that the provisions of NPPF paragraph 149 (g) are met (see paragraph 5.2.10 above).
- 5.2.39 The Parish Council will review and assess any potential social landlords and housing providers wishing to work in partnership with landowners and the District Council to bring sites forward.

## Policy H2 Housing Site Allocations

The following two sites (H2/1 and H2/2) are identified as Rural Exception Sites for 100% affordable housing schemes which demonstrably meet local community needs, remain as affordable housing in perpetuity and are subject to all of the following criteria:

### Site H2/1 Land off Bromsgrove Road, Lower Chaddesley



@Crown copyright 2022 OS 100055940  
on behalf of Chaddesley Corbett Parish Council 100018317

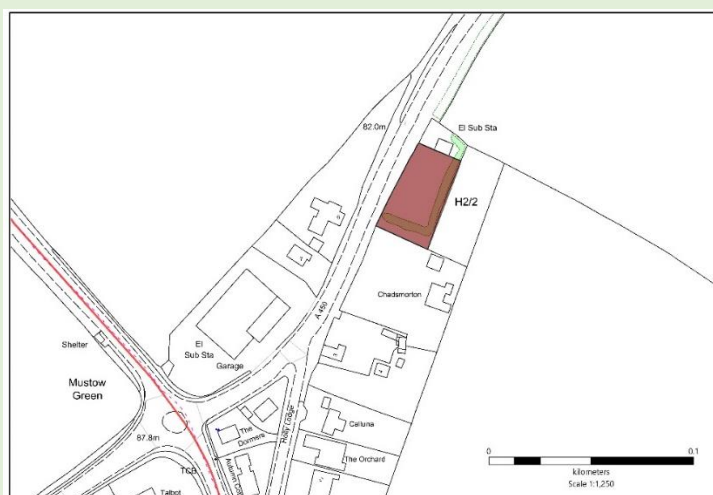
Development for a scheme providing up to 10 affordable homes will be supported where:

1. Suitable and safe vehicular access is provided from the A448 using the existing access road;
2. Pedestrian linkages are provided to Fold Lane, which is an approved walking route to Chaddesley Corbett Endowed Primary School;
3. Landscaping is provided on the western boundary to screen the development from the noise, pollution and traffic impacts of the A448, and on the northern boundary to soften the edge of the development and to protect views southwards from the Conservation Area and historic core of the village; and
4. Schemes are designed in accordance with the Site Design Guidelines set out in the Chaddesley Corbett Parish Design Guide. Specifically, development should:
  - A. Design access and streets for slow traffic speeds to encourage pedestrians;
  - B. Include plot sizes and patterns which contribute to the rural character. Densities should allow for spaces between buildings to preserve views of the countryside setting and maintain openness. Where appropriate, new properties should provide rear and front gardens with boundaries incorporating hedges, trees and low level planting;



- C. Provide layouts which respond to any protected views, especially of the Church and other countryside views;
- D. Design landscaping to integrate development with the open fields that border the village and to maintain the separation of settlements;
- E. Use details and materials which refer to the local vernacular and historic buildings in the Conservation Area;
- F. Provide parking on-plot or integral to the buildings to minimise impacts of parking on the streetscape, and pave access roads and drives with quality permeable materials;
- G. Include an area of open space to support informal recreation activity and enhance local wildlife;
- H. Provide a mix of semi-detached and terraced houses of varying sizes, of 1.5 storeys or a maximum of 2 storeys in height and with low roof pitches;
- I. Incorporate subtle variations in façade rhythm, roof line, and building line.
- J. Locate frontages onto the public realm to provide enclosure and overlooking and a sense of safety and security.

#### Site H2/2 The Old Quarry, Mustow Green



@Crown copyright 2022 OS 100055940  
on behalf of Chaddesley Corbett Parish Council 100018317

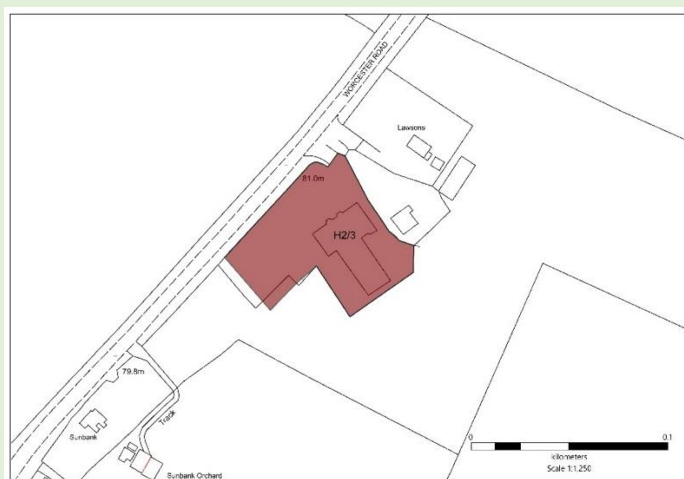
Development of a scheme providing up to 3 affordable homes will be supported provided that:

1. A full ground conditions assessment is carried out prior to development to investigate any potential issues associated with the site's former use as a quarry, including stability and contaminated land;
2. Any necessary remediation works are undertaken prior to the development of the site;
3. Safe and suitable vehicular access can be provided onto the A450 in the 40mph zone, avoiding obstruction of the existing substation entrance; and

5. Schemes are designed in accordance with the Site Design Guidelines set out in the Chaddesley Corbett Parish Design Guide. Specifically, development should:
- A. Front onto the A450 with generous front gardens. The edges of front gardens should be softened by landscaping in the form of hedges, trees, and low-level planting to avoid a vehicle-dominated character;
  - B. Provide a green buffer and set back along the A450 to reduce impacts of traffic noise and air pollution and to enhance the streetscape;
  - C. Locate new buildings at an appropriate distance from the substation;
  - D. Provide suitable vehicle parking on-plot or integral to the buildings using permeable paving;
  - E. Limit new buildings to 1.5 storeys maximum (single storey with rooms in the roof) to reflect the height of neighbouring buildings; and
  - F. Include architectural details and construction materials which refer to the local vernacular.

The following site (H2/3) is allocated for a mix of market and affordable housing:

Site H2/3 Hewitts Site, Stourbridge Road, Harvington



@Crown copyright 2022 OS 100055940 on behalf of Chaddesley Corbett Parish Council 100018317

Development of a scheme providing up to 10 homes will be supported provided that:

1. Development is limited to the previously developed (brownfield) part of the site and a landscaped green buffer / open space is provided along the road to the northwest of the developed area;
2. The new housing is designed to integrate well with the existing settlement pattern of Harvington;

3. Any issues related to contaminated land and the need for demolition are resolved;
4. The development is sited and designed to minimise any potential adverse impacts on views from the footpath that runs to the rear of the site;
5. Development does not contribute to increased surface water flooding, and where possible, provides a betterment;
6. Suitable and safe vehicular access can be provided by improving the existing access from the A450; and
7. Schemes are designed in accordance with the Site Design Guidelines set out in the Chaddesley Corbett Parish Design Guide. Specifically, development should:
  - A. Retain and enhance existing mature trees and hedgerows within the site, and integrate them into landscaping schemes to mitigate visual and environmental impacts;
  - B. Provide generous green set backs (potentially in the form of open space) at the entrance of the site to respect the character of neighbouring dwellings and the character of the road;
  - C. Provide landmark buildings to respond to and terminate protected views and approaches through the development;
  - D. Include more formal frontages to the main green space to provide a higher degree of enclosure and overlooking. Elsewhere frontages should respond to their specific location, for example to reflect character and their place in the hierarchy of the streets or spaces they overlook, to consider protected views and approaches, and to provide an appropriate sense of enclosure;
  - E. Maintain visual connections to the surrounding landscape and long views out of the settlement and avoid obstruction of protected views;
  - F. Incorporate streets which allow for landscaping, Green Infrastructure and sustainable drainage;
  - G. Provide vehicle parking within the site on-plot or integral to the buildings to minimise impact of parking on the street-scape;
  - H. Limit heights to 1-2 storeys maximum to reflect the height of neighbouring existing buildings;
  - I. Include subtle variations in façade rhythm, roof line, and building line to echo the informal built fabric of the neighbouring historic buildings and architectural details, and include materials which reflect the local vernacular and immediate context.

### **Criteria for Assessing Proposals for Other New Housing Development**

- 5.2.40 The previous NDP for Chaddesley Corbett included a Policy CC1 - Criteria for Assessing the Suitability of Potential Housing Sites. The Policy took into account the Parish's location in the rural area, washed over by the Green Belt and promoted brownfield and small infill sites, within or adjacent to existing settlements of a suitable scale which addressed flood risk and any contamination issues.
- 5.2.41 Appendix 1 provides information about recent planning applications for residential development and conversions in Chaddesley Corbett Parish. It is likely that some residential development will continue over the Plan period up to 2036 although opportunities will be constrained by the Parish's location in the Green Belt and policies restricting housing to local needs and rural exception sites.
- 5.2.42 Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites has been prepared taking into account the previous policy and updating it in line with national and local planning policy constraints and the comments and concerns of local residents expressed during the Residents' Survey consultation.

### **Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites**

In addition to the site allocations in Policy H2, proposals for new residential development in Chaddesley Corbett Parish will be supported on windfall and Rural Exception Sites (in line with Local Plan Policy SP.11 - Addressing Rural Housing Needs) where:

1. Schemes provide a suitable housing mix to meet local community needs in line with the most up to date Parish Housing Needs Assessment;
2. Proposals involve the re-use of previously developed land or the conversion of an existing building within or adjacent to an existing settlement, or are for a small infill site<sup>24</sup>, and would not lead to the development of an isolated site in the open countryside;
3. Proposals are small in scale and do not comprise major development<sup>25</sup>;
4. Development does not increase significantly the scale or size of population of the surrounding area or adjacent settlement and does not have an unacceptable adverse impact on existing local facilities and services;
5. Development does not lead to any extension of existing ribbon development;
6. Proposals do not adversely affect the neighbours' enjoyment of their homes and gardens;
7. Schemes include suitable provision for off road parking and adequate provision of spaces for charging plug-in and other ultra-low emission vehicles;
8. Developments are located within walking distance of local facilities and bus routes, and positively encourage walking and cycling through physical linkages to existing walking and cycle networks (including bridleways), and providing adequate cycle storage facilities;
9. Developments take account of the identified Significant Views in Policy D2; and
10. Developments respond positively to the design guidelines set out in Chaddesley Corbett Parish Design Guide and summarised in the Design Policies D1, D2, D3 and D4.

---

<sup>24</sup> Infill is defined as a development of a small gap with one or two dwellings in an otherwise built up frontage, and which adjoins existing built form;

<sup>25</sup> See NPPF Annex 2 Glossary

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.



### **Backland and Rear Garden Development**

- 5.2.43 There have been several examples of 'backland' or rear garden development in the Parish in recent years and the Parish Council is concerned about the impact such development can have on local character, particularly where there is a risk of portions of multiple rear gardens being acquired and consolidated into a single development site.
- 5.2.44 The NPPF advises in paragraph 71 'Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.' The Government's recently published Housing White Paper, "Fixing our broken housing market" sets out in paragraph 1.31 that the Government 'will ensure councils can continue to protect valued areas of open space and the character of residential neighbourhoods and stop unwanted garden grabbing.'
- 5.2.45 NDP Policy H4 has been prepared to help ensure that the loss of rear domestic gardens is minimised, due to the need to maintain local character, amenity, garden space, Green Infrastructure and biodiversity.

## **Policy H4 Backland and Rear and Side Garden Development and Extensions**

### **1. Backland and Rear and Side Garden Development**

Residential development on backland sites and in rear and side gardens should not have an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery, or lead to a significant increase in the density of built form.

Development will be supported only where all of the following are demonstrated:

- A. The site layout reflects the original development of the area. This is particularly important within older established residential areas where a uniformed plot layout and street-scene has been created.
- B. The proposed building plot is of similar dimensions, in size and shape to the existing plots within the immediate locality. Proposals should not lead to over-development of a site or the appearance of cramming, and tandem development will be resisted.
- C. Established building lines are respected. In proposals where a site is to be cleared to create a cul-de-sac, the established street-scene should be respected and the house or houses at the entrance should face the original road frontage and be similar to adjacent properties in terms of height, scale, massing, siting and appearance.
- D. Designs help the development to blend within the surroundings and the type, colour and texture of buildings materials complements those within the surrounding residential area.
- E. Access by foot, cycle or by vehicle does not cause adverse amenity effects on neighbouring dwellings.
- F. Adequate off-street car parking is provided to minimise adverse impacts on visual amenity and conflicts with existing residential areas.
- G. Development does not lead to unacceptable adverse impacts on privacy, or residential amenity of neighbouring occupiers in terms of noise, vibration, light pollution, intrusive lighting or cctv/surveillance installations, road safety and visual amenity, as well as daylight and overshadowing.

### **2. Extensions**

Proposals for extensions to existing dwellings should be subordinate in scale to the original building and should have regard the Design Guidelines for Building modifications, extension and plot infill set out in the Chaddesley Corbett Parish Design Guide.

## **Conversions of Former Agricultural Buildings for Residential Development**

- 5.2.46 The Residents' Survey noted that in recent years there have been a number of contentious applications seeking to develop new residential properties by converting insubstantial buildings. The Survey posed the question, **To what extent do you agree or disagree that the Neighbourhood Plan should include policies that clarify what development would/would not be supported?** Most respondents (84%) agreed that the plan should include policies clarifying what development of insubstantial buildings would be supported. NDP Policy C1 has been prepared to address this issue.
- 5.2.47 Wyre Forest Local Plan Policy DM.29 Re-use and adaptation of rural buildings covers this issue quite extensively. In practice, the small number of developments that have been brought forward in the Parish in recent years have highlighted the scope for interpreting what would constitute 'substantial alterations, significant building works'. For the avoidance of doubt, the Parish Council will not support the conversion of a former agricultural building where it would require works such as (but not limited to):
- Building one or more new external walls to the main structure or
  - The addition of one or more floors of accommodation, whether above or below ground.
- 5.2.48 The Town and Country Planning (General Permitted Development) (England) Order 2015 Part Q<sup>26</sup> allows for some agricultural buildings to be converted to residential dwelling houses without the need for planning permission and therefore control is limited to those instances where planning permission is required.

---

<sup>26</sup> <http://www.legislation.gov.uk/uksi/2015/596/schedule/2/part/3/crossheading/class-g-agricultural-buildings-to-dwellinghouses/made>

**Policy C1 Conversion of Insubstantial Buildings**

The conversion of former agricultural buildings will be supported only when it does not require substantial alterations or significant building works, including (but not limited to):

- Building one or more new external walls to the main structure; or
- The addition of one or more floors of accommodation, whether above or below ground.

The redevelopment of semi-permanent and insubstantial buildings such as sheds, out houses and glasshouses will not be supported. When it can be demonstrated that such buildings and structures are no longer viable, the area occupied should be returned to open land or uses considered not inappropriate in the Green Belt.

## 5.3 Business



**Hawks Cricket Bats, Drayton**

### Introduction

- 5.3.1 Chaddesley Corbett includes a wide range of businesses which provide local employment opportunities, and which make a contribution to the economic sustainability of the Parish.
- 5.3.2 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.
- 5.3.3 Other significant businesses in the Parish today include a large country house hotel and restaurant which provides a venue for weddings and functions. The village of Chaddesley Corbett has two public houses/restaurants, a Bistro, hairdressers, a flower shop, and a butcher/general store. In Lower Chaddesley Corbett there is the Fox Inn, a petrol station/small supermarket and a large garden centre which has a farm shop with a range of foods including fresh fruit and vegetables, a butchery and the post office.
- 5.3.4 Old industrial units in Drayton are occupied by a cricket bat manufacturer. There is a proposal for the former Drayton Mills business units to be converted to residential use. The garage at Mustow Green, Harvington is a major distributor of cars and along the main A450 there is a boarding kennel/cattery and a farm shop outlet.
- 5.3.5 In terms of tourism, the Parish of Chaddesley Corbett has much to offer with local shops, pubs, restaurants, and a country house hotel, 60 miles of rural public footpaths, an historic wood, and many listed and historic buildings including Harvington Hall. In addition to Brockencote Hall hotel, local accommodation includes bed and breakfast and a self-catering holiday



home. The Parish Council recognises that there is a need to encourage more visitors to the Parish to support these local services and employment opportunities and has set up a Tourism/Business website exclusively to help local businesses and groups within the Parish:

<https://www.visitchaddesley.co.uk/> .

- 5.3.6 A Business Survey was undertaken at the same time as the Residents' Survey in 2019. The survey was provided online with link sent by letter to all businesses within the Parish by the Parish Clerk. However, no responses to the business survey were received from businesses operating in the Parish.
- 5.3.7 The Residents' Survey included a question (14) asking 'to what extent do you agree or disagree that the Neighbourhood Plan should include policies that seek to retain a range of amenities and retail premises in the village?' A large majority (91%) of respondents agreed that the neighbourhood plan should include policies to retain the wide range of businesses operating within the Parish.
- 5.3.8 Q16 of the Residents' Survey asked whether the NDP Review should support the use of open land for renewable energy (eg solar farms). The responses to this were mixed with 40% of respondents strongly agreeing or agreeing to such an approach and 36% tending to disagree or strongly disagreeing and 24% neither agreeing nor disagreeing.
- 5.3.9 One of the overarching objectives for the planning system as set out in the NPPF is a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure (paragraph 8).
- 5.3.10 Planning policies should support a prosperous rural economy. Paragraph 84 sets out that 'planning policies and decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
  - b) the development and diversification of agricultural and other land-based rural businesses; ...
  - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'
- 5.3.11 Paragraph 85 goes on to advise that 'The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.'

- 5.3.12 As Chaddesley Corbett Parish is washed over by the Green Belt opportunities for new employment related development will be limited to those proposals considered not inappropriate as set out in paragraph 149 of the NPPF. Such proposals include 'a) buildings for agriculture and forestry; ...c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; Paragraph 150 goes on to say 'Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.' Such proposals include d) the re-use of buildings provided that the buildings are of permanent and substantial construction.'
- 5.3.13 Wyre Forest Local Plan Policy SP.2 - Locating New Development sets out that in Villages covered (washed over) by the Green Belt (including Chaddesley Corbett), suitable development includes local services and small scale rural employment, including offices. Policy SP.17 - A Diverse Local Economy Part 9 sets out 'Rural employment sites will be safeguarded for employment uses where appropriate. Proposals for small scale employment of less than 500 sqm in rural areas will be assessed on their merits and should have regard to accessibility by public transport and national policy as well as other Development Plan Policies (such as Policy DM.10). The use of previously developed land will be supported where suitable sustainable, accessible opportunities exist.'

### **Rural Diversification**

- 5.3.14 Policy B1 supports the small-scale development on previously developed sites and the re-use of former agricultural buildings of permanent and substantial construction for small scale employment and service related development as part of rural diversification, subject to local criteria.
- 5.3.15 There are significant local issues related to local traffic and parking and these are explained in more detail in Section 5.5, but overall proposals for new development and conversions should not exacerbate existing problems of traffic and parking on rural roads.

### **Policy B1 Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use**

Proposals for small scale employment related development on previously developed sites, and the re-use of buildings of permanent and substantial construction for small scale employment and service related uses, will be supported where:

1. Proposals would not have a greater impact on the openness of the Green Belt than the existing development;
2. Satisfactory access is provided to and from the public highway;
3. Proposals would not lead to the introduction of significant additional traffic or aggravation of existing traffic problems. Any significant adverse impacts from traffic will be required to be mitigated through suitable traffic management measures such as traffic calming schemes;
4. There is suitable provision of parking for employees and visitors, where possible provided on site, taking account of the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels, and adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. Overall there should not be an increase in demand for on street parking in existing congested areas;
5. Local residential amenity is protected, and suitable measures are put in place to mitigate and reduce to a minimum any noise or air or light pollution, intrusive lighting or cctv/surveillance installations or other disturbance which impacts on human health and quality of life;
6. Conversions of traditional rural buildings are sensitively designed to conserve and enhance local character and distinctiveness through detailed design and landscaping (see detailed Design Policies in Section 5.4); and
7. Proposals take into account Significant Views identified in Policy D2 and do not have an adverse impact on important open spaces within and adjoining the Conservation Areas or Local Green Spaces identified in the NDP in Policy D5.

Any proposed increase in the development of poly-tunnels and glasshouses will need to demonstrate that it takes account of the visual impact on the landscape of the Parish.

## Working from Home

- 5.3.16 There has been an increase in people working from home in recent years, and this has accelerated during the COVID-19 pandemic. Simply using a room within the home as an office space would not normally require planning consent. Bespoke 'live work units' are different, providing living accommodation with a business being run from the same place as where the worker resides. The employment aspect is the main use, with the residential area as an ancillary use.
- 5.3.17 Wyre Forest Local Plan Policy DM.11 - Live Work Units sets out that proposals for Live Work units will be permitted in sustainable, appropriate locations within the rural areas and sets out criteria for such development and conversions including that they do not constitute inappropriate development in the Green Belt (Part 2 c). There may be opportunities in the Parish for replacement buildings (in the same use), re-use or conversion of existing buildings, the redevelopment of a previously developed site, or extensions to a residential property to provide additional business accommodation for those working from home, and Live Work Units.
- 5.3.18 NDP Policy B2 Working from Home sets out where such conversions or development would be acceptable in Chaddesley Corbett Parish, where planning consent is required.

### Policy B2 Working from Home

Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

1. Development would not result in unacceptable traffic movements and appropriate parking provision is made; and
2. No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, intrusive lighting cctv/surveillance installations or other nuisance associated with the work activity;
3. Any extension or free-standing building is designed having regard to policies in this Plan and does not detract from the quality and character of the building to which it is subservient, by reason of height, scale, massing, location or the facing materials used in its construction; and where
4. Proposals for Live Work units meet the criteria set out in Local Plan Policy DM.11.

## 5.4 Protecting and Enhancing the Rural Character and Built Environment



**Harvington Hall**

### **Introduction**

- 5.4.1 The Parish of Chaddesley Corbett is located within the county of Worcestershire and is made up of a village, small hamlets and settlements scattered amongst farmland, ancient woodland and open countryside. It is the underdeveloped nature of much of the Parish that is particularly appreciated by parishioners. The peace and tranquillity of the Green Belt setting is valued by visitors and residents alike.
- 5.4.2 Chaddesley Wood is of especial importance as a National Nature Reserve and represents a highly valued and distinctive feature of the landscape. From the edge of the woods there are opportunities to view the Parish looking west towards the spire of St Cassian's Church and the village of Chaddesley Corbett. The hamlet of Harvington, Harvington Hall and St. Mary's Church can be located from this vantage point. Feckenham Forest SSSI is located between Bromsgrove and Kidderminster. The site was previously known as Randan Woods and forms a part of Chaddesley Wood.
- 5.4.3 The Parish has a long and interesting history, resulting in a wide array of heritage assets, historic landscapes and a distinctive local character. The line of a Roman road runs through the Parish and finds have included a Roman coin hoard and evidence of irrigation systems. Ceadesleaghe, as it was then spelt, is of Saxon origin. In the Domesday Survey of 1086 reference is made to 8 berewicks or hamlets and to an area of about 3,000 acres with hamlets, woodland and mills<sup>27</sup>.

---

<sup>27</sup> British History Online  
<https://www.british-history.ac.uk/vch/worcs/vol3/pp35-43>



- 5.4.4 The Parish contains numerous distinctive historic farmsteads and out farms. These are predominantly of 16<sup>th</sup> through to 19<sup>th</sup> century origin, commonly formed of 66 regular or loose courtyards. The Worcestershire Historic Farmsteads Project<sup>28</sup> has recognised the significance of the Parish's farmsteads, noting a particularly high level of survival of their historic buildings, form and character.
- 5.4.5 In recent years some farm and industrial buildings have been converted for extensive residential use, often incorporating the common use of courtyards and open spaces with garage facilities located in one area. This has led to an upgrading of farm tracks to provide access roads. Examples include Fold Court in Chaddesley Corbett Village, Swancote Barns at Bluntington and Tanwood Farm Barns at Tanwood and Longmoor at Cakebole.

### **Settlement Pattern**

- 5.4.6 Historically the development of housing in the Parish has been generally linear, following the routes of roads. Outside the village and hamlets, cottages have sometimes been built on narrow strips of land along field boundaries, with gardens on either side of the house. Examples include Lodgeford Hill and Tanwood Lane. Development has generally maintained open space in proximity to dwellings.
- 5.4.7 Modern developments have included new estate roads or the extension of existing roads. These have included Hemming Way in Chaddesley Corbett; Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington; Malvern View and The Green on Briar Hill and Bluntington Green, Bluntington. There is a gated development at Drayton Grove, Drayton.
- 5.4.8 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 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.

### **Built Heritage**

- 5.4.9 The Parish contains numerous sites of high potential for below ground archaeological deposits of potential significance. These include the scheduled monuments of the Bronze Age Barrows at Barrow Hill and the moated site at Harvington Hall. Non-designated heritage assets in the Parish largely derive from medieval and post medieval origins although there are

---

28

[https://www.worcestershire.gov.uk/info/20230/archive\\_and\\_archaeology\\_projects/1023/historic\\_farmstead\\_characterisation](https://www.worcestershire.gov.uk/info/20230/archive_and_archaeology_projects/1023/historic_farmstead_characterisation)

records pertaining to early and later prehistoric ritual assets and the conjectural route of the north/south aligned Roman road. Significant medieval settlement remains are present south of Chaddesley Corbett village and at Cakebole, Harvington Hall and several other locations scattered throughout the Parish and within the village. Medieval and post medieval water management has contributed towards the local historic landscape character with significant ponds present at Brockencote, Hill Pool and the remains of the once substantial water meadow irrigation system operated by Lord Foley in the north west of the Parish.

- 5.4.10 There are 65 listed buildings within the Parish including two Grade I (St Cassian's Church in Chaddesley Corbett and Harvington Hall, Harvington), one Grade II\* (Drayton House) and the remainder Grade II. There are two scheduled monuments in the Parish comprising the moated site, fishponds and quarries near Harvington Hall and Barrow Hill.
- 5.4.11 There are designated Conservation Areas both within the village of Chaddesley Corbett and the hamlet of Harvington. Chaddesley Corbett Conservation Area is situated off the A448 and which was designated as a Conservation Area by Wyre Forest District Council in 1967. The area contains a small rural village which is largely undeveloped beyond the village boundaries. The Conservation Area has special architectural features and historical characteristics such as, timber framing and brick vernacular cottages. An important landmark is St Cassian's Church, a part of which represents the oldest built structure in the Parish.
- 5.4.12 Harvington Conservation Area is located 4.8 kilometres (three miles) east of Kidderminster. This Conservation Area covers an irregular shaped area including a small agricultural hamlet focused upon the medieval Harvington Hall, together with its setting. The Manor House stands on an island (a Scheduled Monument) with an attendant malt house and chapel and is surrounded by a moat traversed by two stone bridges. To the east is Harvington Hall Farm, dating from the seventeenth century, and St. Mary's Roman Catholic Church of 1825, with an adjoining Priest's House and stable.
- 5.4.13 The layout of the village of Chaddesley Corbett today is little altered from that of the medieval period. The main road dissecting the village has been the principal influence on the development of the main settlement area.

### **Buildings in the Parish**

- 5.4.14 Continuous addition to the housing stock has resulted in a blend of old and new buildings particularly in Chaddesley Corbett Village. These include black and white properties with dormer windows, Tudor houses with brick facades and Georgian buildings with occluded windows. Properties were added during the Victorian period and further development occurred between the wars. In the 1960s there was additional development in Hemming Way, Chaddesley Corbett and Tanwood Lane in Bluntington.

- 5.4.15 The majority of the buildings in the Parish are residential. In Chaddesley Corbett Village some properties incorporate shops as well as living accommodation.
- 5.4.16 There are a number of large properties including Brockencote Hall, (now a country house hotel and restaurant) Winterfold House, (now an independent preparatory school) Sion House, Monks, Drayton House, Tanwood House and Bluntington House. Most of these properties have retained an area of parkland.
- 5.4.17 There are several styles of architecture within the Parish which reflect its historical evolution. A variety of materials have been used over the years, the most common combinations being red brick with lime mortar with red clay roofing tiles.
- 5.4.18 The housing developments on parts of Briar Hill, The Green and Malvern View in Chaddesley Corbett and Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington were built by the local authority as tenanted properties, the first dating from 1928. Many of the houses are now owned by the occupiers.
- 5.4.19 There has been an increase in the use of security lighting surrounding domestic and business properties in recent years. This can be intrusive and unattractive and can have a significant impact on historic environments and Conservation Areas. Such lighting is also invariably inefficient in terms of energy conservation. The Parish Council supports the objectives of the Dark Skies campaign and aims to ensure that lighting is kept to the minimum levels appropriate to a rural area.

### **Open Spaces**

- 5.4.20 There are important spaces at either end of the village of Chaddesley Corbett. At the southern end, on the west side, an old orchard provides an open setting for the church and the main street. Opposite this, on the east side, the grounds to Hunter's Ride balance the rural entrance to the village. At the northern end of the village is a gap between the old settlement and a more recent housing estate adjoining Briar Hill.
- 5.4.21 The northern edge of the village is defined by Brook Cottage and the modern development on Hemming Way. Brook Cottage has pleasant surroundings balanced by open grazing land opposite and Hemming Way is backed by a Community Orchard. It is important to maintain the character of Chaddesley Corbett as a tightly packed settlement, with a clear beginning and end, set in open countryside. An absence of street lighting helps to retain a rural and uncluttered feel.
- 5.4.22 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.

- 5.4.23 Protected 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. 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.
- 5.4.24 It is the unspoilt nature of the Parish that is especially valued by residents and visitors. The Residents' Survey asked for views on design principles and the majority agreed with the proposals. The greatest agreement was for adopting the requirement for hedges of natural tree species to form a boundary against the roadside. 9 questions were asked about specific design requirements for new developments. For each proposed requirement most residents agreed. The proposed requirement with the least agreement was 'Developments should be within walking distance of local facilities', with which 51% respondents agreed. The proposed requirement with the most agreement was 'Designs and materials should reflect the character of the nearby properties', with which 85% respondents agreed.
- 5.4.25 It is vital that these built heritage assets and open spaces are protected and enhanced, to ensure the intrinsic local character of this distinctive rural area can be enjoyed by residents and visitors in the future.

### **Planning Policy Framework**

- 5.4.26 The NPPF sets out that the planning system has an **environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).
- 5.4.27 Design is considered in more detail in Section 12. Achieving well-designed places. This sets out in paragraph 126 that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' Paragraph 127 goes on to say 'Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'
- 5.4.28 Wyre Forest Local Plan Policy SP.20 - Quality Design and Local Distinctiveness advises that 'All development within Wyre Forest District will

be expected to exhibit high quality design. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets and their settings. New, inclusive and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.'

- 5.4.29 Policy SP.21 - Historic Environment advises that 'Development proposals should protect, conserve and enhance all heritage assets and their settings, including assets of potential archaeological interest .... Their contribution to the character of the landscape or townscape should be safeguarded and protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of Wyre Forest District. In particular this applies to: ... i The rural villages within the District, including their associated Conservation Areas and buildings, along with their settings and historic views to and from the surrounding countryside.'

### **Preparation of Chaddesley Corbett Parish Design Guide**

- 5.4.30 A key piece of work undertaken as part of the NDP Review has been the preparation of design codes to update planning policies in the previous NDP and to ensure new development is sensitive to local context and historic character.
- 5.4.31 The main objective of the Design Guide was to establish principles so that new development is designed and planned with regard to the existing character and context of the Chaddesley Corbett Parish. The design guidelines have been brought forward into the NDP to provide a suite of revised and updated design policies. The Design Guidelines report does not form part of the statutory Development Plan. Where specific principles are referred to in Chaddesley Corbett Review Neighbourhood Plan Policies, they do form part of the statutory Development Plan. The Chaddesley Corbett Parish Design Guidelines are provided in [Appendix 4](#).

### **Design and Heritage Policies**

- 5.4.32 The guidelines advocate character-led design which responds to and enhances the existing townscape. Reference to context does not mean to copy or use pastiche solutions. It means responding to what is around as inspiration and influence and it could be a contemporary solution that is in harmony with the surroundings.
- 5.4.33 The following planning policies summarise the main points provided in the Design Guide document, but developers are strongly advised to refer to the full Design Guide to provide more detail and context.



## **Policy D1 Promoting High Quality Design in New Development**

New development in Chaddesley Corbett Parish should have regard to the design guidelines set out in the Chaddesley Corbett Parish Design Guide.

In particular schemes should demonstrate how they have responded to the following design principles:

### **1. Landscape/townscape structure and settlement pattern**

- A. Any new development in the countryside should be carefully sited to minimise negative impacts on the appearance of the landscape. New buildings should be located away from ridge tops or prominent locations and screened by existing trees or new planting or sited against backdrop of woodlands so that they do not break the skyline.
- B. Proposals should not adversely affect the physical appearance of rural lanes or give rise to an unacceptable increase in the amount of traffic, noise, or disturbance. Developments with a suburban character with car-dependent layouts should be avoided. Gated housing developments will not be supported and shared driveways for two or more properties should not have gates.
- C. Interfaces between the existing settlement edges and any new development should integrate new and existing communities. This is particularly important where new residential buildings face existing residential properties that formerly backed onto open fields.

### **2. Green spaces, public realm and streetscape**

- A. Development adjoining public open spaces and important gaps such as The Green should enhance the character of these spaces by either providing a natural surveillance or a soft landscaped edge.
- B. New green spaces should complement existing green spaces to provide a variety of uses and facilities for residents.
- C. The public realm should be designed to be accessible and inclusive to all users. Public realm verges such as road verges and/or front gardens should be incorporated with planting to soften areas of hard landscaping and built form and maintain a sense of openness along streets.
- D. Trees and other Green Infrastructure should be given sufficient space to grow. Species selection should be appropriate for each application and include a combination of native, to reflect local character, and non-native, to enhance climate change resilience.
- E. Street furniture should be used to define areas of public realm, increase functionality, safety and provide navigation. Materiality and placement should be carefully considered to ensure longevity and avoid cluttering the public realm.
- F. Creation or enhancement of existing pedestrian links with green and open spaces will be encouraged.

- G. Important open spaces within and adjoining [and close to the Chaddesley Corbett Conservation Area](#) [and shown on the Policies Maps and Map 5](#) should be protected.

### 3. Pattern and layout of buildings

- A. New developments should demonstrate an understanding of the scale, building orientation, enclosure, and façade rhythm of the surrounding area.
- B. Buildings should be clustered in small pockets with a variety of types. The use of a repeating type of dwelling along the entirety of the street should be avoided to create variety and interest in the streetscape.
- C. Appropriate boundaries such as walls or hedgerows should enclose and define each street along the back edge of the pavement.
- D. Rear and front gardens should be provided where appropriate, or where the provision of a front garden is not possible a small buffer should be provided with the public realm.
- E. The layout of new development should optimise the benefit of daylighting and passive solar gains to minimise energy consumption.
- F. Outbuildings, including garages with rooms within the roof space should be positioned behind the principle elevation of the dwelling house and should be subservient in scale and building height.

### 5. Gateway and access features

- A. Gateway and built elements or high-quality landscaping features should be provided to clearly mark the access or arrival points of new developments.
- B. Gateway buildings or features should reflect the rural character of the area and should be of traditional wooden or metal field design, such as five-bar gates.
- C. Entrance gates should be avoided on new private drives that serve more than one dwelling house.

### 6. Building line and boundary treatments

- A. Developments should front onto, and have access from, the street or public space and avoid dead frontages.
- B. Streets and/or public spaces should have good levels of natural surveillance from buildings by placing habitable rooms on the ground floor and upper floor windows facing the street.
- C. Setbacks should provide front gardens, or alternatively small areas that offer buffer zones between private and public spaces.
- D. Buffer zones using railings, fences, plants, walls should be used to define the transition between private and public spaces.
- E. Boundaries should include new hedgerows where practical.
- F. If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping should minimise the visual impact of bins and recycling containers.

## 7. Building heights and roofline

- A. New buildings should be sympathetic in mass, height, and scale to the existing context.
- B. Subtle variation in height is encouraged to add visual interest, such as altering eaves and ridge heights. The bulk and pitch of roofs, however, should remain sympathetic to the local vernacular, and the low-lying character of the village. Uniform building types throughout a development should be avoided.
- C. The scale of the roof should be in proportion with the dimensions of the building itself.
- D. Locally traditional roof materials and detailing should be considered and implemented where possible, for instance clay tiles are the most prevalent roofing material, and occasionally slate. The use of concrete tiles should be avoided.
- E. Dormers, chimneys, front-gable and cross-gable roofs should be considered to add variety and interest to roofs.
- F. The roofline should respond to the topography of the site and its surroundings in relation to inward long-distance views. New developments should keep rooflines below the tree canopy and avoid obstructing protected views and landmarks.

## 8. Lighting

Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient. The use of street lighting is not supported unless it is deemed necessary for reasons of public safety, in which case it should be sympathetic in design and luminosity to the surrounding area. Street lighting is not supported in the Conservation Areas.

## Details and Materials

- 5.4.34 The Design Guide also provides advice for detailed design including use of materials. The guidelines have been brought forward into Policy D2.

### Policy D2 Architectural Details and Materials

Development proposals should respond positively to the guidelines for architectural detailing and materials set out in the Chaddesley Corbett Parish Design Guide. In particular:

1. Development proposals should consider the character of historic cores of the settlements and the surrounding area as well as the surrounding built environment and context of the site.
2. Any new development should use a simple palette of local materials and colours. Richness should be achieved through varied roofscapes, building styles and careful detailing. Architecture details should be introduced in an appropriate and sustainable way.
3. Any new materials should be durable, sourced from eco-friendly, recycled and sustainable supplies when possible.

## Protecting Built Heritage

- 5.4.35 New development proposals should be designed sensitively to ensure that the heritage assets of the Parish are protected and enhanced, particularly where schemes are located within or in close proximity to the Conservation Areas and listed buildings.
- 5.4.36 In addition, there are many non-designated heritage assets within the Parish (see the adopted Local Heritage List for Chaddesley Corbett at <https://www.wyreforestdc.gov.uk/planning-and-buildings/conservation-areas-and-listed-buildings/listed-buildings/local-heritage-list.aspx>), and it is highly likely that there are numerous other unrecorded or unidentified assets across the Parish.
- 5.4.37 A parish search of the Historic Environment Record held by Worcestershire County Council is provided as a report on the NDP pages of the website<sup>29</sup>. Land and property owners and developers are strongly recommended to access the Historic Environmental Records before contemplating any development in the Parish. Proposals for development in or adjacent to any location referenced in the Heritage Assessment must include an impact assessment.
- 5.4.38 The Parish Council is also recommending an extension to the boundary of the Harvington Conservation Area boundary. This is a matter for Wyre Forest District Council and should be considered when the Conservation

<sup>29</sup> <https://www.chaddesleyparishcouncil.org.uk/historical-information/>

Area is next reviewed. The Parish Council considers that the boundary should be extended to include a second quarry dating from the 16<sup>th</sup> Century and barns. Further information about this is provided in Appendix 3.

### **Policy D3 Protecting and Enhancing Heritage Assets and Archaeology**

The Historic Environment Record for Chaddesley Corbett Parish should be consulted at an early stage of development proposals. Development in or adjacent to any heritage assets identified in the Historic Environmental Records must include an impact assessment and set out how any heritage assets will be protected.

#### Archaeology

New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

#### Conservation Areas

Development, extensions and alterations to existing buildings in the Conservation Areas should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure.

#### Historic Farmsteads

Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework.

#### Local Heritage List

Proposals requiring consent which affect a building or structure on the Local Heritage List must demonstrate how they protect or enhance the heritage asset. Renovations and alterations should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting. Loss of locally listed buildings will be resisted.



## Protected Views

- 5.4.39 A number of important public views were identified and assessed by the NDP Steering Group. These included important views previously identified in the Made NDP and several additional new views, some of which were noted in the Design Guide. The views are all identified and described in more detail in the background document **Chaddesley Corbett Neighbourhood Plan 2021 – 2036; Protected Views, March 2021** which is provided in the 'Other documents' folder of the NDP Review pages of the Parish Council website.
- 5.4.40 The identified protected views are shown on Map 6 in Appendix 2 and are:
- View 1. The view west from footpath 640 (from the first rise, before reaching the edge of Chaddesley Wood National Nature Reserve) looking towards Chaddesley.
  - View 2. The view south-west from the sharp bend in Tanwood Lane (opposite the start of footpath 599) across fields of pasture and mature trees towards the village of Chaddesley Corbett, with the spire of Grade I Listed St Cassian's church visible during winter months.
  - View 3. The view north-east from footpath 599 (just off Tanwood Lane) towards Barrow Hill and the Barrow Scheduled Monument (also illustrated).
  - View 4. The south-easterly view of the Harvington Conservation Area (including the Grade I Listed Hall) and its environs from Harvington Hall Lane and footpath 615.
  - View 5. The view south-east from footpath 620 (linking the Village Hall and The Holloway) across fields towards Chaddesley Corbett Village.
  - View 6. The view of the medieval fishponds (Heritage Environment Record and Local List) looking south-west from St Cassian's churchyard on footpath 674 or from the pavement alongside the A448 (opposite Dial Park)
  - View 7. The view south from Fold Court (Conservation Area) on footpath 647 across the small field towards the mature tree, revealing on a fine day the distinctive high peaks of the Malvern Hills.
  - View 8. The view south-west from the high elevation of footpath 624 (accessed just off Tanwood Lane, Bluntington) towards the village of Chaddesley Corbett, surrounded by trees.
  - View 9. The view west from the rear of The Swan Car Park towards Potters Park, revealing splendid sunsets on fine days.
  - View 10. The view north-east from footpath 579 (just off The Woodrow) looking ahead across fields towards the peaks of The Clent Hills, and to the east, Chaddesley Wood.

### **Policy D4 Protected Views and Landmarks**

Protected views across the Parish are identified on Map 6 in Appendix 2. Where appropriate, development proposals should carefully consider any visual impacts on these views through a Landscape and Visual Impact Assessment or similar study. The information required in the assessment study should be proportionate to the type and scale of development proposed.

Proposals also should respond positively to the guidelines for Views and Landmarks in the Chaddesley Corbett Parish Design Guide. In particular they should:

1. Be of an appropriate scale and design and include including screening to minimise visual intrusion;
2. Where appropriate, incorporate a landscape feature to create a landmark to improve legibility;
3. Maintain visual connections to the surrounding landscape and long views out of the settlement. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain openness; and
4. Create short-distance views broken by buildings, trees or landmarks and orientate buildings to maximise the opportunities for memorable views.

### **Protecting Important Open Spaces and Local Green Spaces**

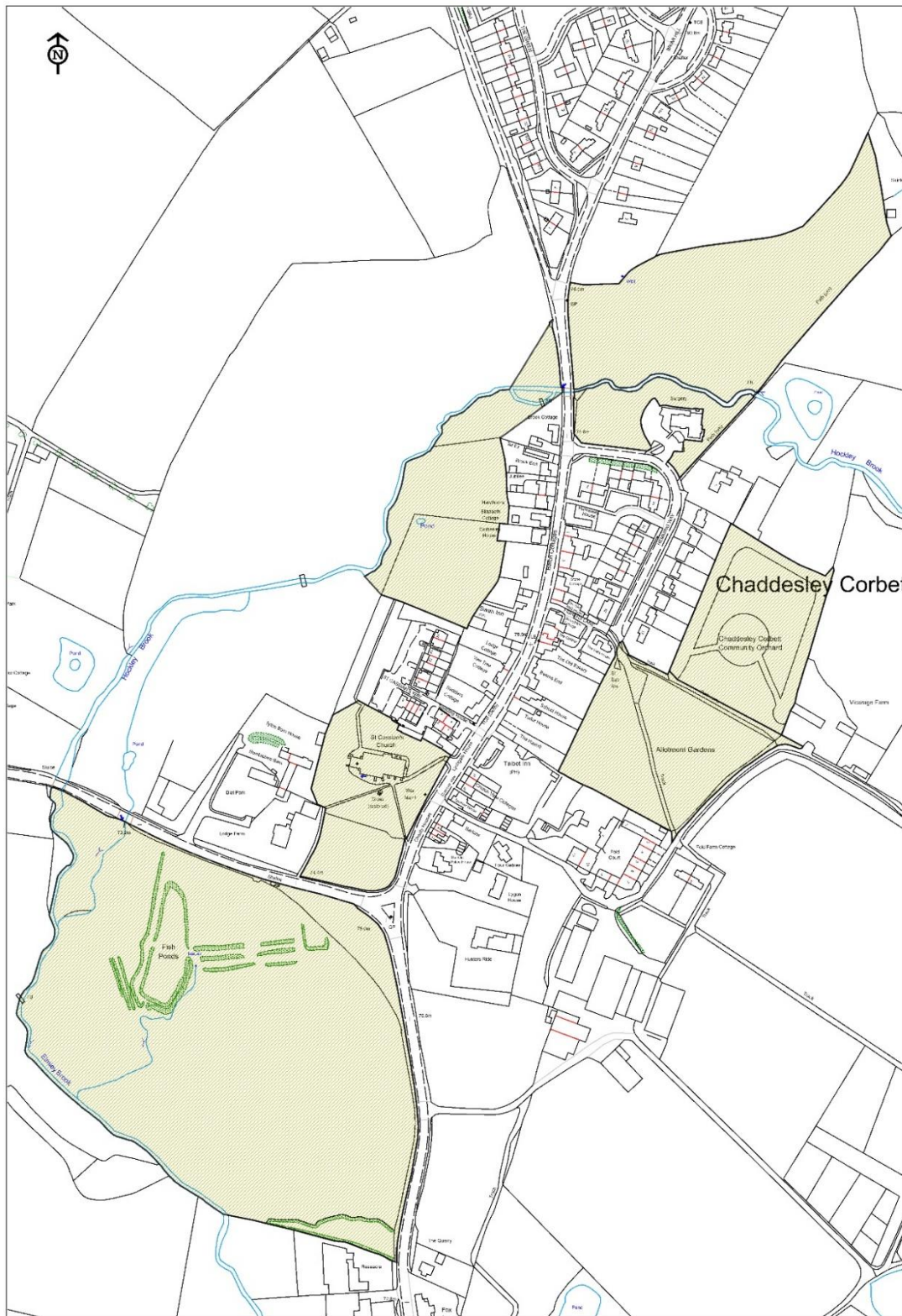
- 5.4.41 Important areas of open space within and adjoining the Conservation Area are identified on Map 4 of the Character Appraisal for Chaddesley Corbett Conservation Area<sup>30</sup> and reproduced below in NDP Map 5. These are noted and protected in Policy D1.

---

<sup>30</sup> Wyre Forest District Council, Sept 2005

<http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/conservation-areas-and-listed/what-is-aconservation-area/conservation-areas-in-wyre-for/chaddesley-corbett-ca.aspx>

### Map 5: Important Areas of Open Space within and adjacent to the Conservation Area



- 5.4.42 In addition the NPPF sets out in paragraph 101 that 'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.'
- 5.4.43 Paragraph 102 goes in to say that ' The Local Green Space designation should only be used where the green space is:
- a) in reasonably close proximity to the community it serves;
  - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c) local in character and is not an extensive tract of land.
- 5.4.44 Chaddesley Corbett Parish is already protected by Green Belt. However Planning Practice Guidance provides advice about this:

**What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?**

If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.

Paragraph: 010 Reference ID: 37-010-20140306  
Revision date: 06 03 2014

- 5.4.45 Local Plan Policy DM.7- Open Space sets out 'Local Green Space allocated by Neighbourhood Plans will be supported if the proposal is compliant with the NPPF.'
- 5.4.46 The NDP Steering Group has assessed a number of open spaces in the Parish that are considered to be of particular importance to the local community as part of the preparation of the NDP Review. Assessments of each of these open spaces are provided in [Appendix 3](#) and these have been used to inform the identification of Local Green Spaces in Policy D5.

- 5.4.47 A number of the Local Green Spaces are under active agricultural management and part of commercial farming businesses. Responses to both informal and formal consultations included concerns from landowners and the NFU that agricultural uses would be constrained by Local Green Space designation. However, the NPPF sets out in paragraph 103 that 'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.' The NPPF goes on to say in paragraph 149 that 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: a) buildings for agriculture and forestry ...'
- 5.4.48 The intention of the Local Green Space protection is not to restrict agricultural production. The Parish Council recognises that farming has been and will continue to be a key shaping feature of the local environment. The agricultural industry is going through a turbulent time; at such a time where food security is in question, there is a need to protect farmers from losing viable productive land for food production.
- 5.4.49 The Local Green Spaces are all considered to be demonstrably special to the local community and hold particular local significance. However, the Parish Council recognises the need to balance this against the importance of maintaining agricultural production. It is accepted that the Local Green Spaces in agricultural use may undergo changes in line with Green Belt and future agricultural policy.

### **Policy D5 Local Green Spaces**

The following areas identified on Policies Maps 2A and 2B and in [Appendix 3](#) are designated as Local Green Space:

- [D5/1 The Green, off Briar Hill](#)
- [D5/2 The Sports Field, Longmore, Lower Chaddesley](#)
- [D5/3 Field adjacent to Fold Lane, Chaddesley Village Conservation Area](#)
- [D5/4 Field adjacent to Park Lane, Harvington Hall Lane and Harvington Hall, Harvington](#)

[Development in the Local Green Spaces will be consistent with national policy for Green Belts.](#)



## 5.5 Traffic and Parking



On street parking, village centre

### Introduction

- 5.5.1 There are two major roads in the Parish; the A450 runs along the northern edge of the Parish from Mustow Green towards Hagley, and the A448 runs from Mustow Green towards Bromsgrove past the village of Chaddesley Corbett.
- 5.5.2 A significant amount of traffic passes through Chaddesley Corbett village and at times the road is very congested. On street parking adds to the congestion and restricts visibility for both drivers and pedestrians. Whilst road signs direct the heaviest traffic to other routes, a significant number of lorries, large farm vehicles, coaches and buses pass through a very congested area which includes residential as well as commercial properties. The consequent wear and tear on roads and pavements are extensive and results in poor and unsafe surfaces for drivers and pedestrians.
- 5.5.3 Speed is an issue throughout the Parish but particularly in the Village of Chaddesley Corbett and on Briar Hill, the hamlets of Harvington and Drayton and the settlements of Woodrow and Tanwood. Curslow Road, just off the A448 near Mustow Green is also an area of concern.
- 5.5.4 Whilst there are pavements on both sides of the road through the Village, there are many routes which have no pavement or a pavement on only one side of the road. The pavement between Chaddesley Corbett and Mustow Green on the A448 is difficult to negotiate in some sections for pedestrians and those with pushchairs because it is narrow, and the surface is poor and uneven.
- 5.5.5 Improvements which have taken place since adoption of the Neighbourhood Plan include:

- Double yellow lines in the village of Chaddesley Corbett to create passing places and improve the flow of traffic and pedestrian safety.
  - White Gates have been placed to mark village gateways. These are usually positioned alongside 30 mph speed limits. Daffodil bulbs have also been planted in these locations to remind motorists that they are entering a residential area.
  - In Chaddesley Corbett village and Harvington, signs have been erected to inform motorists they are entering a Conservation Area.
- 5.5.6 Following the relocation of the local school to a site off the busy A448 Kidderminster to Bromsgrove Road, a new road layout and school entrance has been made and 30mph speed restrictions extended. Suitable road markings have also been introduced together with 'tiger's teeth' on the approach to the school. Similar markings have been introduced at the entrance to Chaddesley Corbett from Brockencote in an attempt to reduce speeding on this section of the A448. VAS signs are also used to remind motorists of speed restrictions.
- 5.5.7 All these measures have been reasonably successful, but problems still exist through Harvington Conservation Area, which is a single width road, and in the village of Chaddesley Corbett. Much of the additional traffic is because of severe hold ups on the A448 from all directions joining at Mustow Green roundabout. Worcestershire County Council have provision in their transport plan for improvements to this road junction when funding is available.
- 5.5.8 Parking in the village of Chaddesley Corbett is still a problem. Further double yellow lines may also be required to prevent parking on both sides of the road.
- 5.5.9 The Residents' Survey noted that the main village of Chaddesley Corbett provides limited on-street parking; the main village street is narrow and parking restrictions have been implemented to allow cars to pass. Q18 asked whether recent parking restrictions and passing places helped reduce the congestion problem in the Village. A very slight majority (51%) of respondents thought that the congestion problem has been helped by recent measures.
- 5.5.10 Space was provided for those answering 'No' to provide additional information. 22 respondents thought congestion was still a problem/restrictions made worse/too much traffic and 18 respondents thought a car park/parking was needed. There were also comments about drivers ignoring restrictions and speeding / inconsiderate driving. 114 respondents commented with hopes regarding Transport and Traffic, 50 of which referred to reduced traffic speed/reduce speed limit/speed cameras/traffic calming/speed enforcement, 32 wanted to see a car park/off-road parking/more parking/time restricted parking and 32 hoped for an increase/or to maintain public transport or to have a stop at Rowberrys.

- 5.5.11 In addition 102 respondents commented with fears about Transport and Traffic. 60 respondents noted concerns about increasing congestion/traffic accident/continuation as rat run and 20 respondents were worried about increased speeding/limit not reduced/speeding over limit/speed bumps needed.
- 5.5.12 These matters are largely related to traffic management and car parking arrangements and cannot be addressed through planning policies.
- 5.5.13 NPPF paragraph 104 sets out that 'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
- a) the potential impacts of development on transport networks can be addressed;
  - b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
  - c) opportunities to promote walking, cycling and public transport use are identified and pursued;
  - d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
  - e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.'
- 5.5.14 Wyre Forest Local Plan Policy SP.27 - Transport and Accessibility in Wyre Forest advises that '1. Proposals must demonstrate that: ... c. they address road safety issues; and in particular, d. they are consistent with the delivery of the Worcestershire Local Transport Plan objectives.'
- 5.5.15 The Parish Council is concerned that parking provision in the village centre has been reduced over time through the loss of private parking spaces associated with changes to businesses.
- 5.5.16 This has led to increased pressure from on street parking and associated impacts on through traffic along the main street. The prevalence of traffic in the village centre can lead to a car dominated environment with an adverse visual impact on the sensitive historic character of the Conservation Area and a poorer quality environment generally for pedestrians and non-car users.
- 5.5.17 Policy T1 has been prepared to help ensure that proposals for development and changes of use of businesses in the village centre give proper consideration to parking and access. Proposals which would result in a reduction in off street customer parking provision will be resisted.

**Policy T1 Parking in the Village**

Proposals which would result in a loss of accessible off street parking provision for residents, visitors and customers will not be permitted.

**Electric Vehicle Charging Points**

- 5.5.18 The Government recently announced that the sale of new petrol and diesel cars in the UK will end by 2030 (See 'Government takes historic step towards net-zero with end of sale of new petrol and diesel cars by 2030')<sup>31</sup>.
- 5.5.19 The Parish Council recognises the role Chaddesley Corbett should play in creating a healthier, greener and cleaner environment and supports the use of electric vehicles and cycles as alternatives to petrol and diesel cars. Electric vehicles and cycles are cleaner and cheaper to run and increasing their use in the Parish should help towards addressing the climate emergency and improving air quality. NDP Policies H3 and B1 support the provision of charge points in new residential and business development and the Parish Council would also like to see charge points provided in existing parking areas associated with businesses and community facilities, and in shared parking areas in residential areas in the Parish. Subject to criteria generally these do not require planning permission.

---

<sup>31</sup> <https://www.gov.uk/government/news/government-takes-historic-step-towards-net-zero-with-end-of-sale-of-new-petrol-and-diesel-cars-by-2030>

## 6.0 Community Aspirations

### CHADDESLEY CORBETT PARISH COUNCIL NEIGHBOURHOOD PLAN REVIEW

#### REVIEW OF HARVINGTON CONSERVATION AREA

Harvington Conservation Area was designated in 1991 and consists of an agricultural hamlet focused upon the medieval Harvington Hall, together with its setting.

Harvington Hall is a Manor house, possibly dating from the fourteenth century but with seventeenth century alterations. It stands on an island with an attendant malt house and chapel, and is surrounded by a moat traversed by two stone bridges. To the east is Harvington Hall Farm dating from the seventeenth century, and St. Mary's Roman Catholic Church of 1825, with an adjoining Priest's House and stable.

Harvington Conservation Area was revised in December 2014 when a Character Appraisal was carried out by Wyre Forest District Council. Having carried out extensive research Chaddesley Parish Council are of the opinion that the area covered by the Conservation Area should be extended to include a second quarry which is referred to as HER Number WSM35575 to the west of Harvington Hall. This quarry dates back to the 16th Century AD 1580 AD to 1600 AD, evidenced by Cartographic and Earthworks. The two quarries adjacent to Harvington Hall are visible on the 1st Edition Ordnance Survey (1) and are also drawn onto the 1745 Estate map. The westerly quarry is marked as 'stone quarry'. The quarries are still visible as earthworks today. The quarries were designated as a Scheduled Monument in 1939 List Entry No. 1017530. To the West of the Hall a further quarry also provided stone for building works at the moat. In the south west corner of this quarry is the entrance to the Ice House associated with Harvington Hall. The Ice House is partly constructed from brick and partly hewn from the sandstone and would originally have been stocked with ice taken from the adjacent pond complex. The remains of the Ice House are included in the scheduling.

The survival of the original quarries used in the construction of the site, and the documentation and physical evidence for the re-use of the quarries as part of the domestic complex, providing kennels and an Ice House, provide further rare insights into the origins, construction and domestic re-use of the monument.

When drawing the boundary for the Eastern side of the Conservation Area the line has been drawn straight through the barns at the rear of Harvington Hall Farm. It is our belief that this boundary should include all of the existing barns relating to the farm.

A map is attach showing the proposed extensions to the Conservation Area marked in green on the 2021 map attached.

#### SOURCES OF INFORMATION

Ordnance Survey. 2003. Digital 1st Edition OS Map (Original scale: 25"(1:2500)). Landmark Digital . SWR9303

1745. Estate Map of Chaddesley Corbett 1745.. County Records office. SWR5917

Aerial Photograph: [www.getmapping.com](http://www.getmapping.com). 1999-2000. 1:2500 Vertical Air Photographic Coverage of Worcestershire 1999. SWR9527

Personal Comment: Emma Hancox. 2006. Personal Comment on editing the record, 2006.

Historic Environment and Archaeology Service. SWR10185

Digital archive: English Heritage. Reg updates. THE NATIONAL HERITAGE LIST FOR ENGLAND.

English Heritage. SWR2380

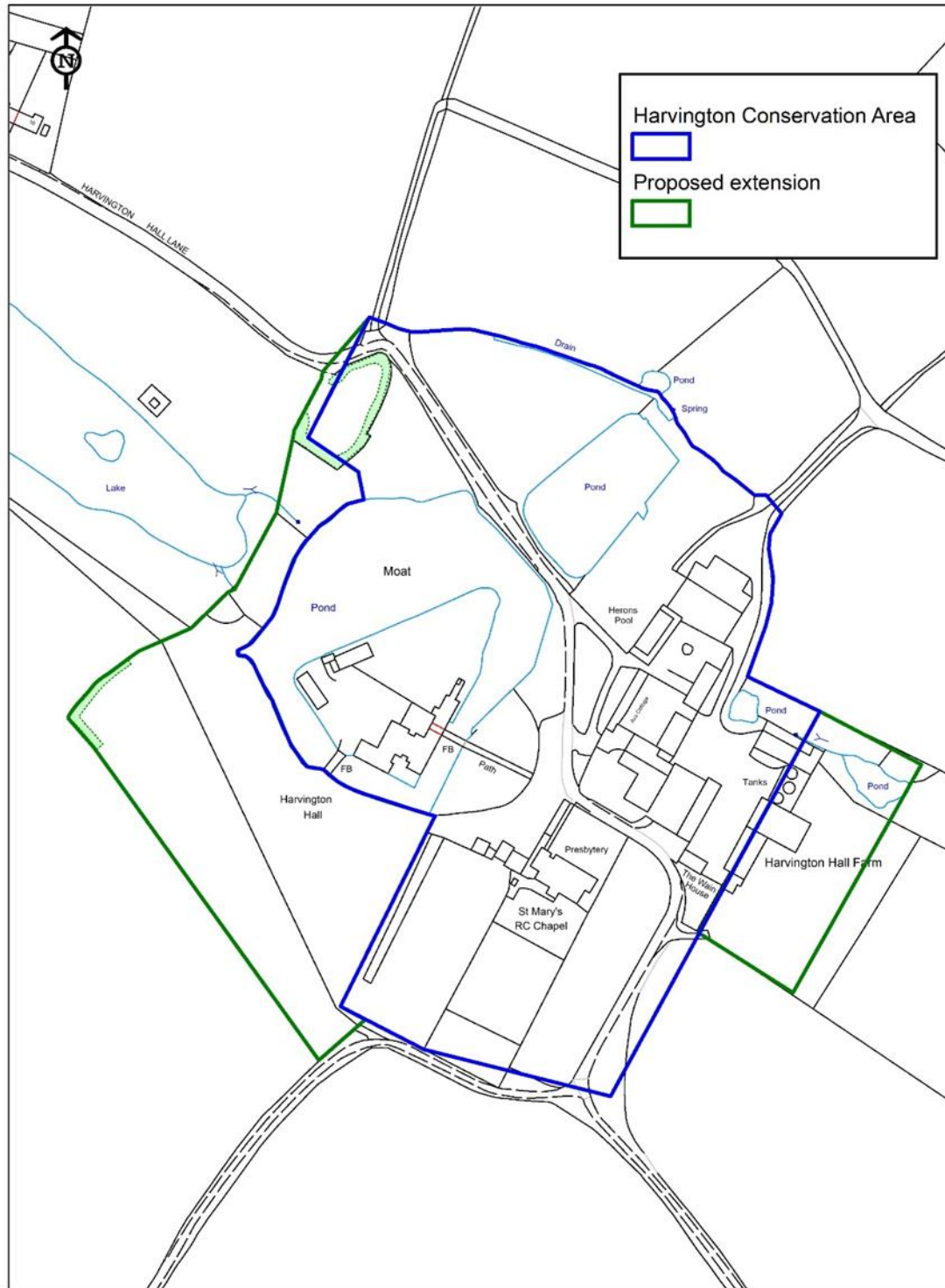
National Grid Reference SO 8768 7451 Sheet SO87SEAdministrative Areas

Civil Parish - Chaddesley Corbett, Wyre Forest, Worcestershire

Scheduled Monument – 1017530 Moated site, fishponds and quarries at Harvington Hall  
Active DWR89



### Map Showing Proposed Extension to Harvington Conservation Area



## **Appendices**

## Appendix 1 Recent Planning Applications for Residential Development and Conversions in Chaddesley Corbett Parish

AltRef	Address_Prefix	Address1	Address2	Address3	Postcode	Proposal
14/0355/FULL	HERONS POOL	HARVINGTON HALL LANE	HARVINGTON	KIDDERMINSTER	DY104LR	Conversion of barn to form one dwelling; erection of external store; external works to provide car-parking areas for Herons Pool and the barn
14/0356/LIST	HERONS POOL	HARVINGTON HALL LANE	HARVINGTON	KIDDERMINSTER	DY104LR	Conversion of barn to form one dwelling
15/0252/FULL	HERONS POOL	HARVINGTON HALL LANE	HARVINGTON	KIDDERMINSTER	DY104LR	Conversion of barn to form one dwelling; erection of external store; external works to provide car-parking areas for herons pool and the barn (Amendments to previous planning permission)
15/0253/LIST	HERONS POOL	HARVINGTON HALL LANE	HARVINGTON	KIDDERMINSTER	DY104LR	Conversion of barn to form one dwelling; erection of external store; external works to provide car-parking areas for herons pool and the barn (Amendments to previous planning permission)
17/0542/FULL	HERONS POOL	HARVINGTON HALL LANE	HARVINGTON	KIDDERMINSTER	DY104LR	The conversion of a barn to create one dwelling at Herons Pool, Harvington. Renewal of

						14/0355/FULL and 14/0356/LIST
17/0543/LIST	HERONS POOL	HARVINGTON HALL LANE	HARVINGTON	KIDDERMINSTER	DY104LR	The conversion of a barn to create one dwelling at Herons Pool, Harvington. Renewal of 14/0355/FULL and 14/0356/LIST
19/0348/LIST	CAKEBOLE HOUSE	CAKEBOLE	CHADDESLEY CORBETT	KIDDERMINSTER	DY104RG	Partial conversion of outbuilding barn to residential annexe
15/0564/FULL	WOODSIDE FARM BARN	TANWOOD LANE	CHADDESLEY CORBETT	KIDDERMINSTER	DY104NX	Conversion of existing barns to form four new dwellings
15/0565/LIST	WOODSIDE FARM BARN	TANWOOD LANE	CHADDESLEY CORBETT	KIDDERMINSTER	DY104NX	Conversion of existing barns to form four new dwellings
17/0217/FULL	WOODSIDE FARM	TANWOOD LANE	CHADDESLEY CORBETT	KIDDERMINSTER	DY104NX	Conversion of existing barn into residential dwelling (Barn 1)
17/0218/LIST	WOODSIDE FARM	TANWOOD LANE	CHADDESLEY CORBETT	KIDDERMINSTER	DY104NX	Conversion of existing barn into residential dwelling (Barn 1)
17/0219/FULL	WOODSIDE FARM	TANWOOD LANE	CHADDESLEY CORBETT	KIDDERMINSTER	DY104NX	Conversion of agricultural barn into residential dwelling (Barn 2)
17/0220/LIST	WOODSIDE FARM	TANWOOD LANE	CHADDESLEY CORBETT	KIDDERMINSTER	DY104NX	Conversion of agricultural barn into residential dwelling (Barn 2)
17/0221/FULL	WOODSIDE FARM	TANWOOD LANE	CHADDESLEY CORBETT	KIDDERMINSTER	DY104NX	Conversion of existing barn into residential dwelling (Barn 4)
17/0222/LIST	WOODSIDE FARM	TANWOOD LANE	CHADDESLEY CORBETT	KIDDERMINSTER	DY104NX	Conversion of existing barn into residential dwelling (Barn 4)

17/0277/FULL	WOODSIDE FARM	TANWOOD LANE	CHADDESLEY CORBETT	KIDDERMINSTER	DY104NX	Retention of dwelling converted from existing barn (Alterations to Planning Permission 15/0584/FULL)
14/0137/FULL	CEDAR BARN	WINTERFOLD LANE	MUSTOW GREEN			Demolition of part of a glasshouse, the erection of an extension to the existing light industrial unit, and the conversion of part of the building to owner's living accommodation
15/0453/FULL	OFF DRAYTON GROVE	DRAYTON ROAD	BELBROUGHTON			Change of use of redundant agricultural building to dwelling house involving excavation of basement area
15/0264/FULL		THE VILLAGE	CHADDESLEY CORBETT			Demolition of buildings and structures other than the original school building and develop new residential comprising a conversion of the school building into 4No. Apartments and erection of a new development of 11No. Houses
17/0090/FULL	BARROW HILL FARM	BOURNES GREEN				Demolition of Existing Farmhouse and Outbuildings and Erection of Replacement Farmhouse



18/0121/FULL	WAIN HOUSE	HARVINGTON HALL LANE	HARVINGTON			Alterations to the Wain House annexe building to create guest accommodation and replacement garage
18/0122/LIST	WAIN HOUSE	HARVINGTON HALL LANE	HARVINGTON			Alterations to the Wain House annexe building to create guest accommodation and replacement garage
19/0299/FULL	20 EASTCOTE COTTAGES	BROCKENCOTE	CHADDESLEY CORBETT			Proposed replacement dwellinghouse and garage
18/0276/FULL	THE ORCHARD	DEANSFORD LANE / WORCESTER ROAD				Proposed conversion of existing agricultural building (pig stys and stores) into dwelling house
18/0306/FULL	THE OLD GRAMMAR SCHOOL	THE VILLAGE	CHADDESLEY CORBETT			Change of use and conversion of existing building to form a dwellinghouse
18/0307/LIST	THE OLD GRAMMAR SCHOOL	THE VILLAGE	CHADDESLEY CORBETT			Change of use and conversion of existing building to form a dwellinghouse

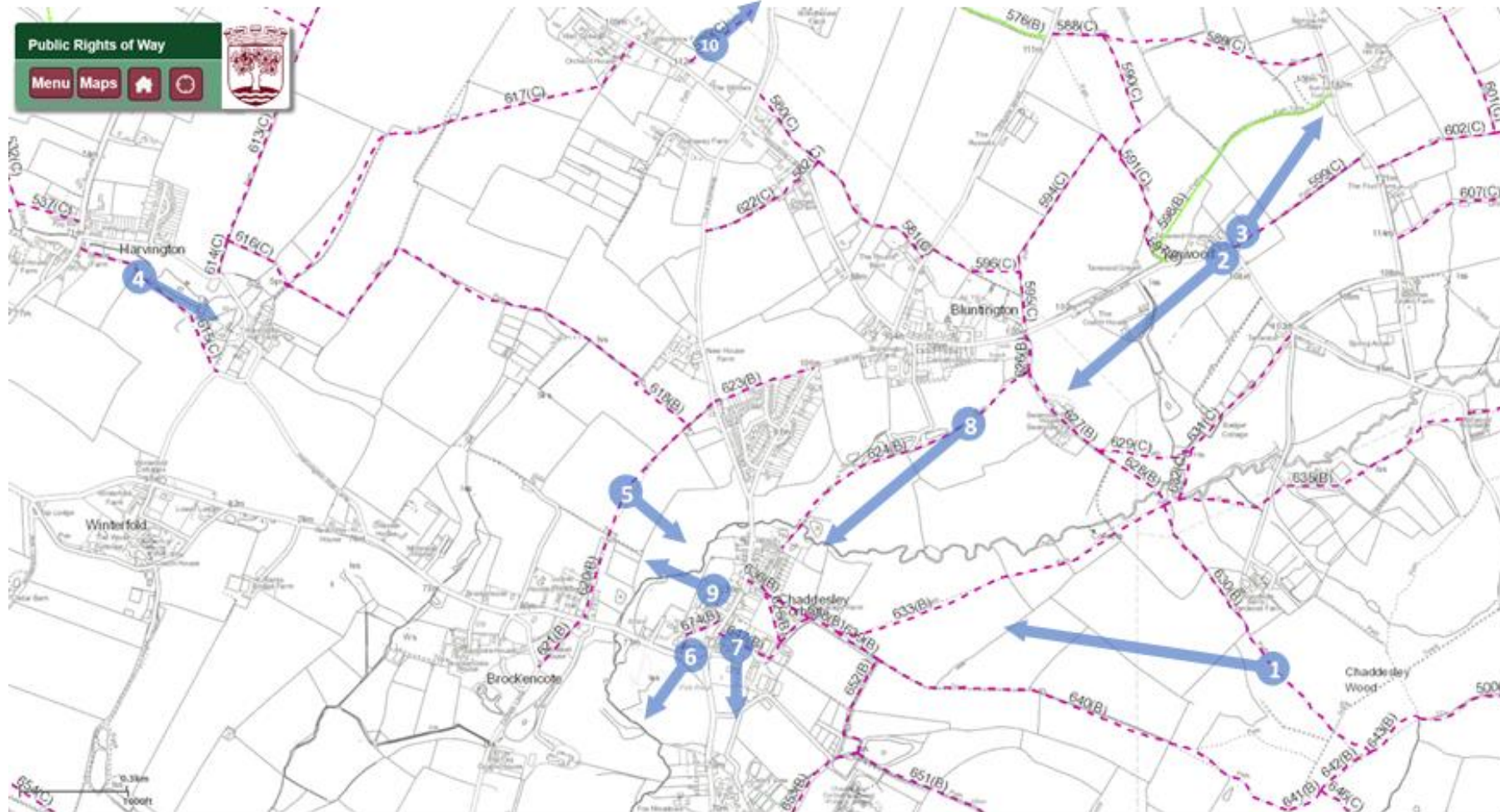
## **Appendix 2 Protected Views**

## **INTRODUCTION**

The North Worcestershire Parish of Chaddesley Corbett lies in a rural location between the towns of Kidderminster and Bromsgrove, and is washed over by the Green Belt. There are many locations around the Parish, accessible from Public Rights of Way (PRoW), that provide beautiful and sometimes extensive views of the countryside, often with significant ranges of hills on the horizon.

Several views were identified in the previous Neighbourhood Plan, but the Open Spaces and Protected Views Working Group has taken the opportunity to review that selection. With slight modification, the original views have been confirmed, and a small number of additional views have been identified. This report sets out the full set of views, typically with a historic or other significant focal point, that should receive particular protection by being specified in the Parish Neighbourhood Development Plan. An overview map (Map 6) is shown below, with more detailed maps and photographs on subsequent pages.

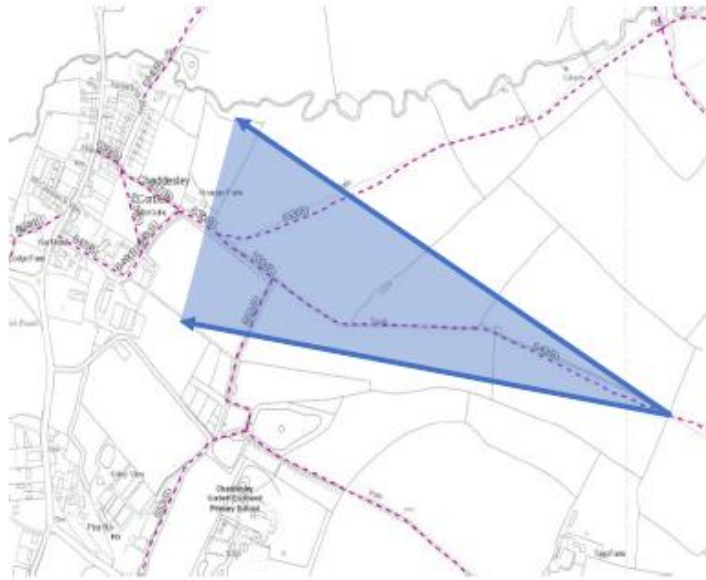
### Map 6 Protected Views



@Crown copyright 2022 OS 100055940 on behalf of Chaddesley Corbett Parish Council 100018317

**VIEW 1. The view west from footpath 640 (from the first rise, before reaching the edge of Chaddesley Wood National Nature Reserve) looking towards Chaddesley Corbett and the surrounding pastures.**

**Map location**



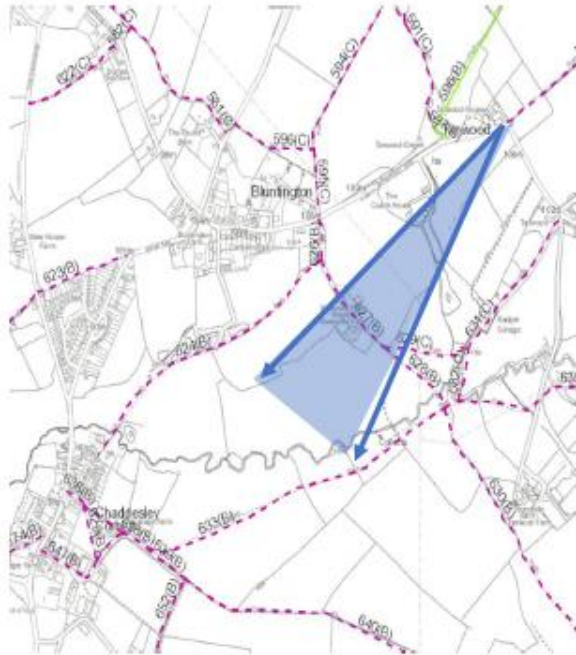
**Illustrative photograph**





**VIEW 2.** The view south-west from the sharp bend in Tanwood Lane (opposite the start of footpath 599) across fields of pasture and mature trees towards the village of Chaddesley Corbett, with the spire of Grade I Listed St Cassian's church visible during winter months.

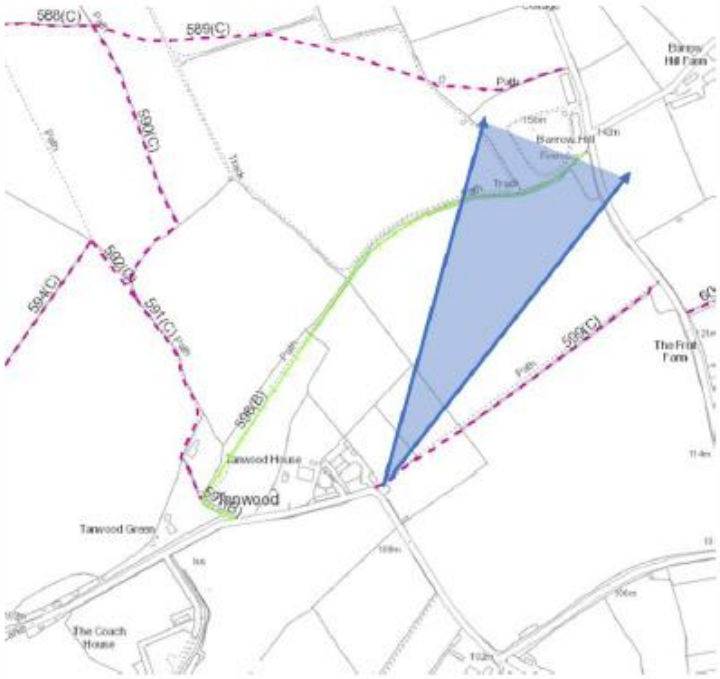

**Map location**



**Illustrative photograph**



**VIEW 3. The view north-east from footpath 599 (just off Tanwood Lane) towards Barrow Hill and the Barrow Scheduled Monument (also illustrated).**

Map location	Illustrative photographs
	

**VIEW 4. The south-easterly view of the Harvington Conservation Area (including the Grade I Listed Hall) and its environs from Harvington Hall Lane and footpath 615.**

**Map location**



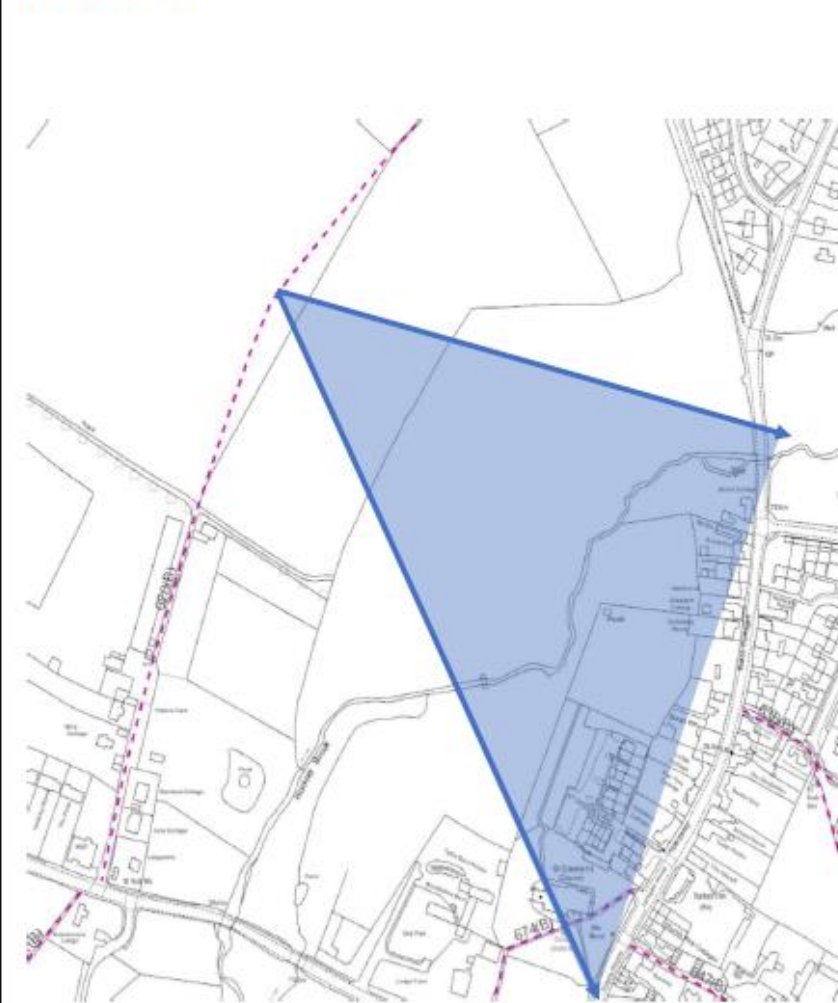
**Illustrative photograph**





**VIEW 5. The view south-east from footpath 620 (linking the Village Hall and The Holloway) across fields towards Chaddesley Corbett Village.**

**Map location**



**Illustrative photograph**



**VIEW 6. The view of the medieval fishponds (Heritage Environment Record and Local List) looking south-west from St Cassian's churchyard on footpath 674 or from the pavement alongside the A448 (opposite Dial Park)**

Map location	Illustrative photographs
	



**VIEW 7. The view south from Fold Court (Conservation Area) on footpath 647 across the small field towards the mature tree, revealing on a fine day the distinctive high peaks of the Malvern Hills.**

**Map location**

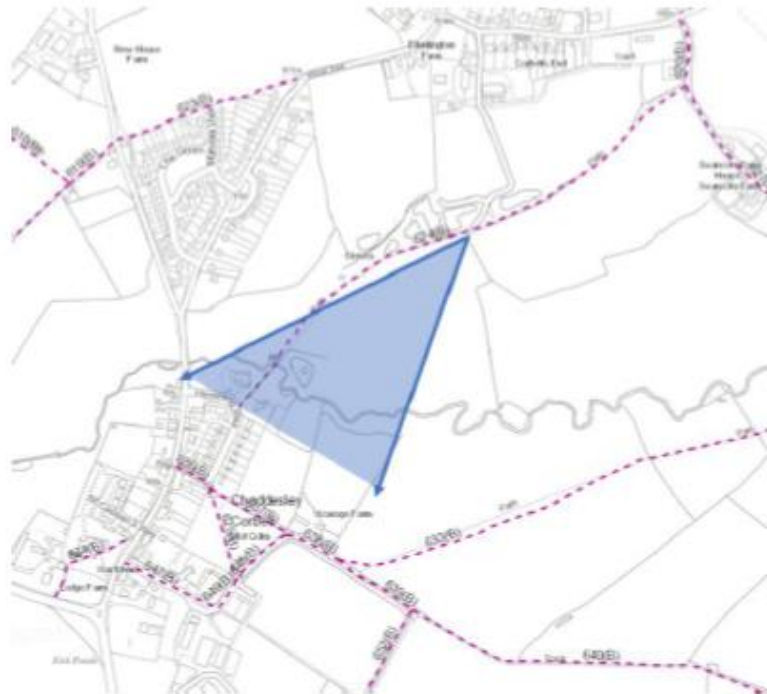


**Illustrative photograph**



**VIEW 8.** The view south-west from the high elevation of footpath **624** (accessed just off Tanwood Lane, Bluntington) towards the village of Chaddesley Corbett, surrounded by trees.

**Map location**



**Illustrative photograph**



VIEW 9. The view west from the rear of The Swan Car Park towards Potters Park, revealing splendid sunsets on fine days.	
Map location	Illustrative photograph
 <p>A detailed map of the Chaddesley Corbett area. A blue shaded triangular region indicates the view from the rear of The Swan Car Park towards Potters Park. The map shows various buildings and streets, including Brook Cottage, Brook End, Jubilee, Hawthorn, Elizabeth Cottage, Cuckley House, Swan Inn, Lodge Cottage, The Old Bakery, and Potters Park. A pond is also visible near the center of the view area.</p>	 <p>A photograph showing a wide, green field under a cloudy sky. The field is in the foreground, and a line of trees and buildings is visible in the distance, representing the view from the rear of The Swan Car Park towards Potters Park.</p>

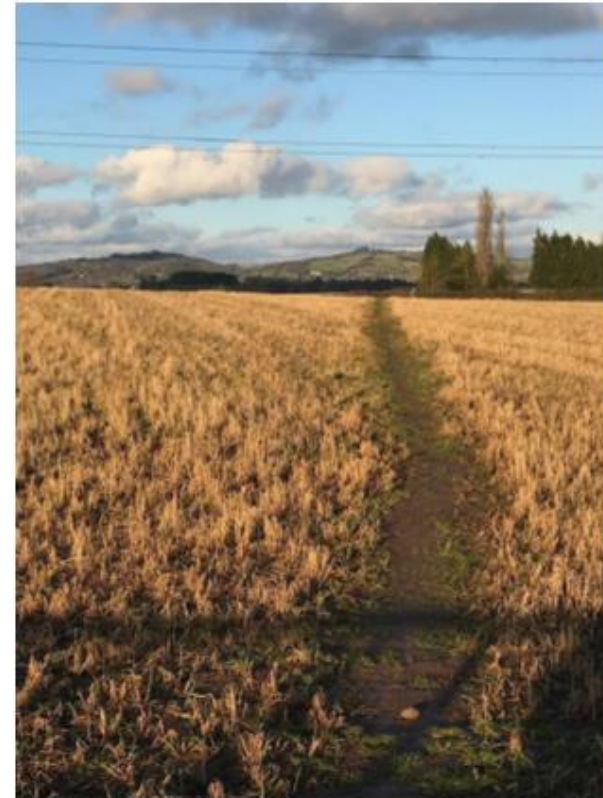


VIEW 10. The view north-east from footpath 579 (just off The Woodrow) looking ahead across fields towards the peaks of The Clent Hills, and to the east, Chaddesley Wood.

**Map location**



**Illustrative photograph**



## **Appendix 3 Local Green Spaces**



## D5/1 The Green

Location: Off Briar Hill, Chaddesley Corbett

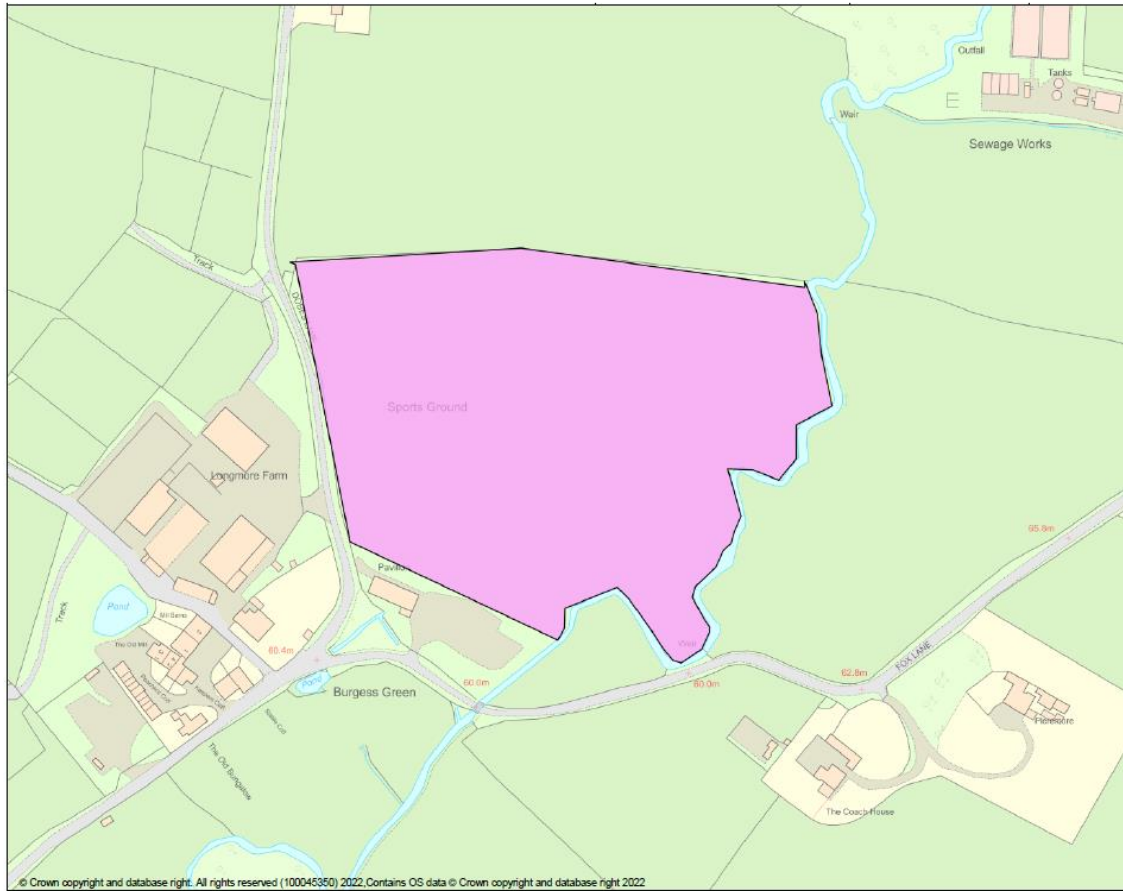


**Compliance with NPPF Criteria**

<b>NPPF Criteria (Para 102)</b>		<b>Justification</b>
a) in reasonably close proximity to the community it serves;	✓	The green space is central to the housing development. Most adjacent properties face directly onto The Green.
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	✓	<p>This is an important area of green space, especially for local residents. It is a distinctive feature of The Green, is valued by residents and holds particular local significance.</p> <p>It has <b>recreational</b> value because it provides an important open space for the community it serves. It includes a pleasant pavement walk in a green environment and is used for informal play by children who live nearby. A small number of trees have recently been planted on its highest elevation. More mature trees line its lower boundary. As a key part of the original housing development, it adds to the openness and attractiveness of The Green and adds to the peacefulness of the development.</p>
c) local in character and is not an extensive tract of land.	✓	<p>This 0.3 hectares of open green space sits in the middle of a housing development and adds much to the street scene.</p> <p>It is a small open area enclosed by housing.</p>

## D5/2 The Sports Field

Location: Longmore, Lower Chaddesley



### Compliance with NPPF Criteria

NPPF Criteria (paragraph 102)		Justification
a) in reasonably close proximity to the community it serves;	✓	This key facility is situated within a very pleasant landscape south of Brockencote Hall. It lies within 1 kilometre of the Village and provides an important base for clubs within the parish and beyond.
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	✓	<p>The green space has <b>recreational value</b> providing training and match facilities for football, cricket and rugby for adults and children. It is the only facility within the parish that provides the opportunity for children and adults to play team sports and attracts spectators.</p> <p>An accessible footpath, No. 658 runs through the area providing access to the peaceful landscape.</p> <p>It also has <b>wildlife value</b>, as it sits within Wildlife Corridor 2. A brook borders its roadside boundary.</p>
c) local in character and is not an extensive tract of land.	✓	This 4.3 hectare area of land includes local sports fields.



### D5/3 Field adjacent to Fold Lane

Location: Chaddesley Village Conservation Area





### Compliance with NPPF Criteria

NPPF Criteria (paragraph 102)		Justification
a) in reasonably close proximity to the community it serves;	✓	The green space is just off the Village Main Street within the centre of the village. Fold Lane leads to the Village Main Street.
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	✓	<p>The area has <b>recreational value</b> as Footpath 647 runs alongside the boundary facing Fold Lane. The PROW is a walking route to the local school as well as providing a route for walkers.</p> <p>It is a green space that supports a significant view of considerable <b>beauty</b>. The view towards the horizon takes in a mature chestnut tree and the distinctive high peaks of the Malvern Hills on a clear day. This view is listed in the NDP (View 7). The landscape is the first green space encountered on leaving the village.</p> <p>The green space is within the Conservation Area and therefore has <b>historic significance</b>. From the high elevation boundary of Fold Lane the land frames the view of the Grade I Listed church. The converted properties in Fold Court have been included in the Chaddesley Corbett local Heritage List.</p>
c) local in character and is not an extensive tract of land.	✓	This is a small irregular pasture of 0.3 hectares.

## D5/4 Field adjacent to Park Lane, Harvington Hall Lane and Harvington Hall

Location: Harvington



## Compliance with NPPF Criteria

NPPF Criteria (paragraph 102)		Justification
a) in reasonably close proximity to the community it serves;	✓	It is located next to Harvington Hall and other listed buildings and close to a post war housing development.
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	✓	<p>The space is important to the community it serves.</p> <p>It has <b>recreational value</b> and is popular with walkers and fishermen. Footpath 615 runs through the site and there is a private fishing pond. It provides a pleasant open aspect.</p> <p>The green space forms part of an ancient <b>historic</b> landscape and contributes to the setting of several listed buildings including Harvington Hall and attached East Bridge (Grade I), Roman Catholic Chapel about 10 Metres North Of Harvington Hall (Grade: II) The Malt House Grade II, and South Bridge To Harvington Hall Grade II.</p> <p>Historic maps indicate a succession of ponds which were linked by the moat. It is adjacent to the proposed extended boundary of the Harvington Conservation Area.</p> <p>The site has <b>wildlife value</b> with a large body of water and a running stream. Due to the watercourse, it is home to a number of small mammals including water voles. This Local Green Space is also adjacent to Wildlife Corridor 3.</p>
c) local in character and is not an extensive tract of land.	✓	This 4.4 hectare green space contains a stream and a fish pond.

## **Appendix 4 Chaddesley Corbett Parish Design Guidelines**

Prepared for: Locality

## 4.4. Design guidelines

4.4.1 The guidelines in this section should be applied as a starting point to all new development, regardless of where it is in the parish. These guidelines advocate character-led design which responds to and enhances the existing townscape. Reference to context does not mean to copy or use pastiche solutions. It means responding to what is around as inspiration and influence and it could be a contemporary solution that is in harmony with the surroundings.

### 4.4.2. Landscape/townscape structure or settlement pattern

- a. Any new development in the countryside should be carefully sited to minimise negative impacts on the appearance of the landscape. New buildings should be located away from ridge tops or prominent locations; instead, they should be placed where they can be screened by existing trees or new planting and where there is a backdrop of woodlands so that they do not break the skyline and views.
- b. Any proposal that would adversely affect the physical appearance of a rural lane or give rise to an unacceptable increase in the amount of traffic, noise, or disturbance would be inappropriate. Developments with a suburban character should be avoided, especially car-dependent layouts based on the monotonous repetition of a uniform building typology arranged along cul-de-sac and loop roads.
- c. Interfaces between the existing settlement edges and any new development must be carefully designed to integrate new and existing communities. This is particularly important where new residential buildings will face existing residential properties that until now back onto open fields.





Prepared for: Locality

### 4.4.3. Green spaces, public realm and streetscape

- a. Development adjoining public open spaces and important gaps such as The Green should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge.
- b. Proposed green space should complement existing green space within the locality, to provide a well-structured variety of uses and facilities for residents.
- c. The public realm including allotments should be designed to be accessible and inclusive to all users.
- d. Public realm verges such as road verges and/or front gardens should be incorporated with planting to soften areas of hard landscaping and built form and maintain a sense of openness along streets.
- e. The specification of trees and other green infrastructure should be given sufficient space to grow. Species selection should be appropriate for each application and include a combination of native, to reflect local character, and non-native, to enhance climate change resilience.
- f. Street furniture should be used to define areas of public realm, increase functionality, safety and provide navigation. Materiality and placement should be carefully considered to ensure longevity and avoid cluttering the public realm.
- g. The Parish is served with a network of public footpaths. Opportunities to create or enhance these pedestrian links with green and open spaces must be sought.



Prepared for: Locality

#### 4.4.4. Pattern and layout of buildings

- a. New developments must demonstrate an understanding of the scale, building orientation, enclosure, and façade rhythm of the surrounding built environment to respect its rural character.
- b. New properties should be clustered in small pockets showing a variety of types. The use of a repeating type of dwelling along the entirety of the street should be avoided to create variety and interest in the streetscape.
- c. Boundaries such as walls or hedgerows, whichever is appropriate to the street, should enclose and define each street along the back edge of the pavement, adhering to a clear building line that can allow minor variations for each development group.
- d. Properties should aim to provide rear and front gardens, where appropriate, or at least a small buffer with the public realm, for example, in the form of planting strips for cases where the provision of a front garden is not possible.
- e. The layout of new development should optimise the benefit of daylighting and passive solar gains as this can significantly reduce energy consumption.
- f. Outbuildings, including garages with rooms within the roof space should be positioned behind the principle elevation of the dwelling house and should be subservient in scale and building height.





Prepared for: Locality

#### 4.4.5. Gateway and access features

- a. Future design proposals should consider placing gateway and built elements to clearly mark the access or arrival to any potential developed sites. This is particularly important for developments at the edge of the settlement due to their location at the interface between the built-up area and the countryside.
- b. The sense of departure and arrival can often be achieved by a noticeable change in scale, enclosure, or road configuration. The gateway buildings or features should however reflect local character.
- c. Besides building elements acting as gateways, high-quality landscaping features could be considered appropriate to fulfil the same role.



Lych Gate has prominent heights and design.



An ancient elm tree stump acting as a feature for the arrival of Harvington Hall



Brook Cottage - The house acting as gateway elements to signal entrance of the history core

Prepared for: Locality

#### 4.4.6. Views and landmarks

- a. New development proposals should not be visually intrusive. This should be achieved through the appropriate scale and design including screening where appropriate.
- b. Scenic values and tranquillity of the countryside views should be retained and enhanced in future development.
- c. Where appropriate, future development proposals should incorporate a landscape feature to create a landmark, helping with legibility.
- d. New development proposals should maintain visual connections to the surrounding landscape and long views out of the settlement. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain the perceived openness of the settlement.
- e. Creating short-distance views broken by buildings, trees or landmarks helps to create memorable routes. Creating views and vistas allows easily exploitable links between places. New developments should be oriented to maximise the opportunities for memorable views.





Prepared for: Locality

#### 4.4.7. Building line and boundary treatments

- a. Any new developments should front onto, and have access from, the street or public space. Dead frontages should be avoided.
- b. Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from buildings. This can be ensured by placing ground floor habitable rooms and upper floor windows facing the street.
- c. Any new developments should have setbacks that can provide front gardens, or alternatively small areas that offer buffer zones between private and public spaces. Building setbacks should be varied by street level, local character, and type of structure.
- d. The transition between private and public spaces can vary from a well defined to a looser boundary. A buffer zone could be defined by the use of railings, fences, plants, walls, etc.
- e. If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers. Boundaries should include new hedgerows where practical.





Prepared for: Locality

#### 4.4.8. Building heights and roofline

- a. The majority of buildings in the Parish do not exceed two storeys in height. Therefore, new buildings should be sympathetic in mass, height, and scale to the existing context.
- b. Subtle variation in height is encouraged to add visual interest, such as altering eaves and ridge heights. The bulk and pitch of roofs, however, must remain sympathetic to the tree canopy, the local vernacular, and the low-lying character of the village. Another way to achieve visual interest could be by varying frontage widths and plan forms. The inclusion of a uniform building type throughout a development must be avoided.
- c. The scale of the roof should always be in proportion with the dimensions of the building itself.
- d. Locally traditional roof materials and detailing should be considered and implemented where possible in cases of new development. Clay tiles being the most prevalent roofing material, and occasionally slate. The use of concrete tiles should be avoided.
- e. Dormers and chimneys can be used as design elements to add variety and interest to roofs.
- f. Front-gable and cross-gable roof can be used to add variety and interest to roofs.
- g. The design of the roofline must also respond to the topography of the site and its surroundings in relation to inward long-distance views. New developments should therefore aim to keep rooflines below the tree canopy. They must also avoid obstructing key views and landmarks.



Prepared for: Locality

### 4.4.9. Building modifications, extension and plot infill

4.4.9.1. Extensions to dwellings can have a significant impact not only on the character and appearance of the building, but also on the street scene within which it sits. A well-designed extension can enhance the appearance of its street, whereas an unsympathetic extension can have a harmful impact, create problems for neighbouring residents, and affect the overall character of the area.

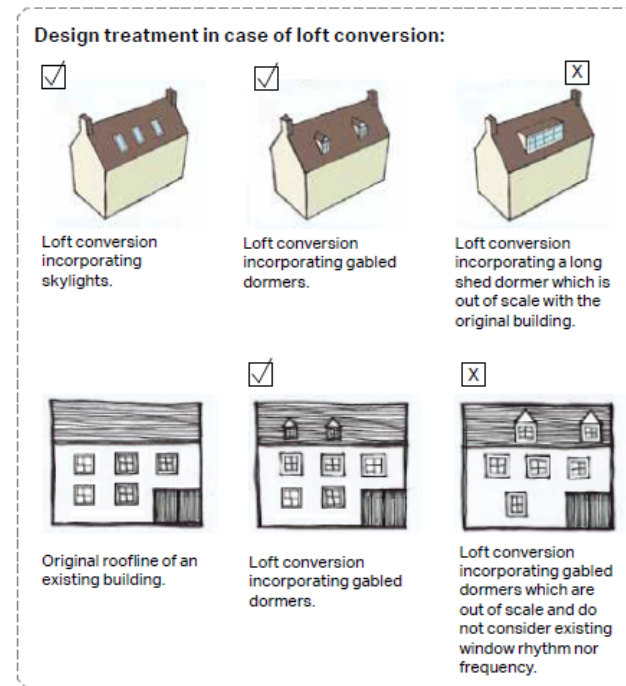
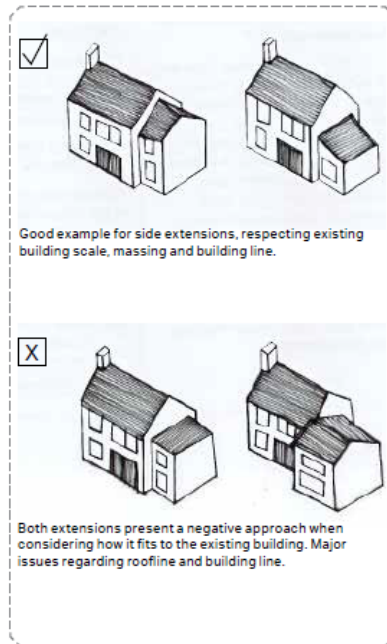
4.4.9.2. There are a number of principles that residential extensions and conversions should follow to maintain character:

- a. The original building should remain the dominant element of the property regardless the amount of extensions. The newly built extension should not overwhelm the building from any given point.
- b. Extensions should not result in a significant loss to the private amenity area of the dwelling.
- c. Designs that wrap around the existing building and involve overly complicated roof forms should be avoided.
- d. The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate.
- e. Extensions should consider the materials, architectural features, window sizes, and proportions of the existing building and recreate this style to design an extension that matches and complements the existing building.
- f. In case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to

reduce any visual impact of the articulation between existing and new.

- g. In case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overbearing or privacy issues.
- h. Many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not apply in certain locations such as Conservation Areas.

- i. Any housing conversions should respect and preserve buildings' original form and character.
- j. Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials should be sustainable and be used on less prominent building parts.

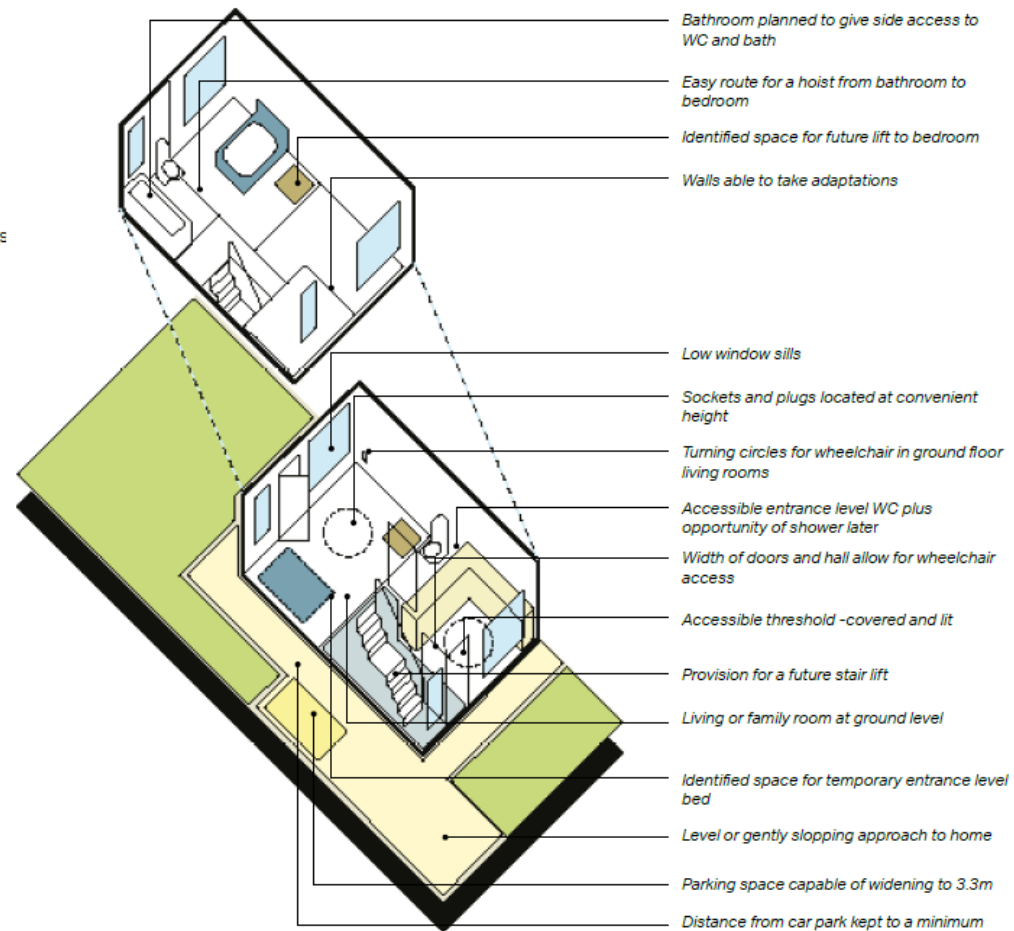


Prepared for: Locality

### 4.4.10. Houses for a lifetime

4.4.10.1. Houses should be designed to meet the differing and changing needs of households and people's physical abilities over their entire lifetime. One way to achieve this is to incorporate Lifetime Homes Standards design criteria in the design of new homes and to assess whether they can be retrofitted in existing properties.

4.4.10.2. The diagram to the left illustrates the main principles of inclusivity, accessibility, adaptability and sustainability.





Prepared for: Locality

#### 4.4.11. Architectural details

- a. Generally, for inspiration and appropriate examples, the developers should look at the historic cores of the settlements and the surrounding area. Each development should be designed with the specific location in mind and its immediate surroundings.
- b. Any new development should use a simple material palette. Richness should be achieved through varied roofscapes, building styles and careful detailing.
- c. Featured architecture details should be introduced to new development in an appropriate and sustainable way.

**Sash Windows**



**Bay windows**



Prepared for: Locality

**Porches**



**Dormers**



**Chimney**



AECOM

43



Prepared for: Locality

#### 4.4.12. Materials

- a. Any future development proposals should be based on an understanding of the surrounding built environment and demonstrate the local palette of colours and materials.
- b. Any new materials should be durable, sourced from eco-friendly, recycled and sustainable supplies when possible.

4.4.12.1. This section includes some examples of building materials that contribute to the local vernacular within the Chaddesley Corbett Parish area, which could be used to inform future development. This list is not exhaustive and each design proposal should explain its material strategy and how it fits within the context of the area.



Red brick



Timber-frame with painted bricks



Red brick with white quoins



Red brick garden wall



Combination of white render and red brick



Dog-tooth brick cornice



White render

## 5. Applying the guidelines

### 5.2. WFR/CC/7 - Land off Bromsgrove Road, Chaddesley Corbett

Prepared for: Locality

#### 5.2.2. Site design guidelines

5.2.2.1. It is possible that a vehicular access point can be provided from the existing access track/driveway to Fold Farm. Access and streets need to be designed for slow traffic speeds and to encourage pedestrian activities.

5.2.2.2. The size of the plots and their pattern should contribute to the rural character. Where appropriate, new properties should aim to provide rear and front gardens.

5.2.2.3. New development proposals should not be visually intrusive. Building layout should avoid obstruction of and respond to any key views, especially in view of the Church.

5.2.2.4. Scenic values and tranquillity of the countryside views should be retained and enhanced in future development.

5.2.2.5. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain the perceived openness of the settlement.

5.2.2.6. Landscape schemes should be designed and integrated with the open fields that border the village to avoid coalescence with neighbouring settlements.

5.2.2.7. Architectural details and construction materials to demonstrate an intelligent understanding of the local

vernacular, with reference to the historic buildings in the conservation area.

5.2.2.8. Vehicle parking within the site to be provided on-plot or integral to the buildings to minimise impact of parking on the street-scape.

5.2.2.9. Both access roads/drives should be paved with quality permeable materials.

5.2.2.10. A small open space can be located within the site area for local people and wildlife to enjoy.

5.2.2.11. Boundaries to front gardens to be softened by landscaping in the form of hedges, trees, and low-level planting to create a strong green character.

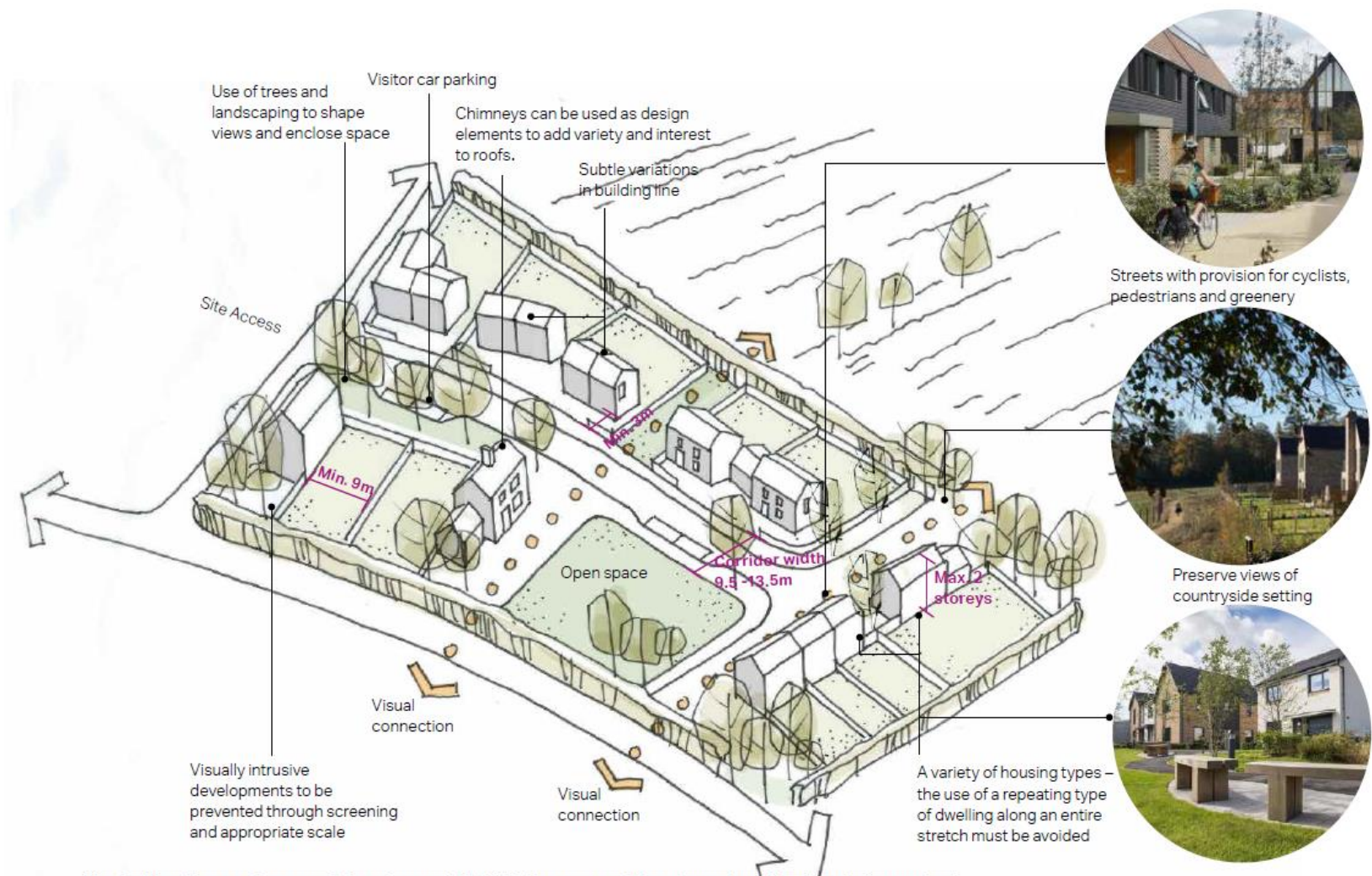
5.2.2.12. A mix of semi-detached and terraced houses of varying sizes are seen to be appropriate. Some bungalows may also be appropriate.

5.2.2.13. Buildings should be a 1.5 storeys or a maximum of 2 storeys to allow for views towards the open countryside, and to integrate into the village setting. Roof pitch should be kept rather low so as to contribute to overall lower height of the building.

5.2.2.14. Subtle variations in façade rhythm, roof line, and building line to echo the informal built fabric of the neighbouring development.

5.2.2.15. Development frontages should be located fronting onto public realm to provide enclosure and overlooking as well as sense of safety and security. These should be more informal frontages to reflect the location at the edge of the village.

Prepared for: Locality



**Illustrative diagram for a small development highlighting many of the elements of the site design codes. (Please note this is not an illustrative masterplan for the site)**

AECOM

51



## 5.3. NP04 - The Old Quarry, Mustow Green

Prepared for: Locality

### 5.3.2. Site design guidelines

5.3.2.1. A new vehicular access point should be provided from A450 and avoid obstruction of the existing substation entrance.

5.3.2.2. New developments should front onto the A450 with generous front gardens.

5.3.2.3. Edges of front yards to be softened by landscaping in the form of hedges, trees, and low-level planting to avoid a vehicle-dominated character.

5.3.2.4. A green buffer and set back should be established along the A450 to reduce noise from the traffic and enhance street-scape. This area of setback could provide public open space, private gardens or a landscaped parking court for the uses on the site. If car parking or a hard surface, it should apply permeable paving.

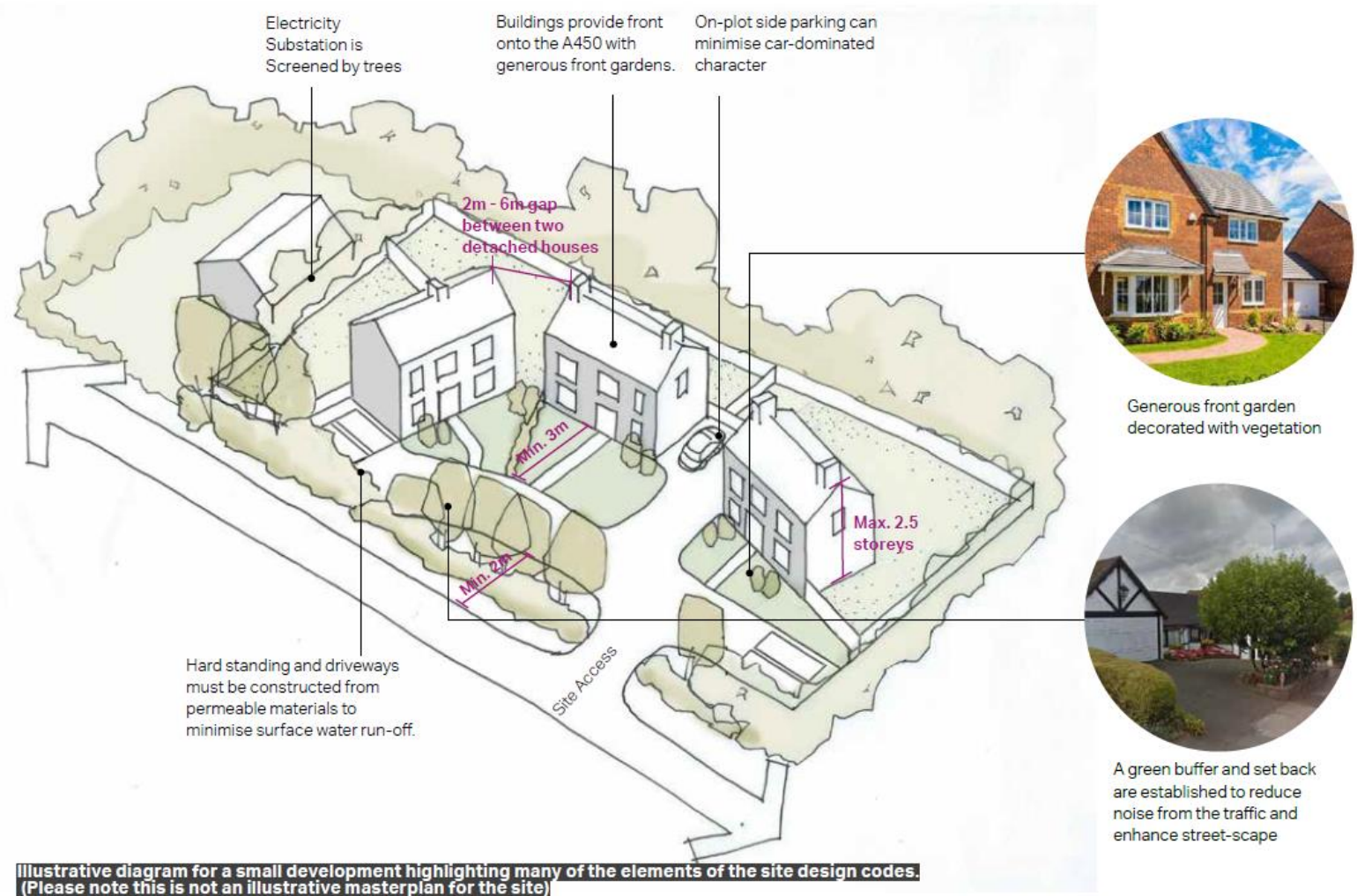
5.3.2.5. New buildings should be an appropriate distance from the substation.

5.3.2.6. Vehicle parking within the site to be provided on-plot or integral to the buildings to minimise impact of parking on the street-scape.

5.3.2.7. New buildings to be 2-2.5 storeys maximum and to reflect the height of neighbouring buildings.

5.3.2.8. Architectural details and construction materials should demonstrate an intelligent understanding of the local vernacular.

Prepared for: Locality



**Illustrative diagram for a small development highlighting many of the elements of the site design codes. (Please note this is not an illustrative masterplan for the site)**

AECOM

55



## 5.4. WFR/CC/9 - Former Garden Centre, Worcester Road, Harvington

Prepared for: Locality

### 5.4.2. Site design guidelines

5.4.2.1. The existing site access should be improved. Any other vehicle accesses which require the removal of trees/hedges are not encouraged.

5.4.2.2. Existing mature trees and hedgerows within the site should be retained, enhanced and integrated within the development. The integration of this landscape will mitigate the visual and environmental impact of development and provide a green visual identity to any new development.

5.4.2.3. Generous green set backs (potentially in the form of small open space) should be provided at the entrance of the site to respect neighbouring dwellings and reflect the existing character of the road.

5.4.2.4. Landmark buildings should be formed to respond to and terminate key views and approaches through the development.

5.4.2.5. More formal frontages are suggested onto the main green space to provide a higher degree of enclosure and overlooking.

5.4.2.6. Different frontage types should be located to respond to their specific location, for example: to reflect the character and place in the hierarchy of the streets or spaces they overlook; key views and approaches; and the extent of enclosure sought.

5.4.2.7. New Development proposals should maintain visual connections to the surrounding landscape and long views out of the settlement. Building layouts should avoid obstruction of strategic key views.

5.4.2.8. Streets must incorporate opportunities for landscaping, green infrastructure, and sustainable drainage.

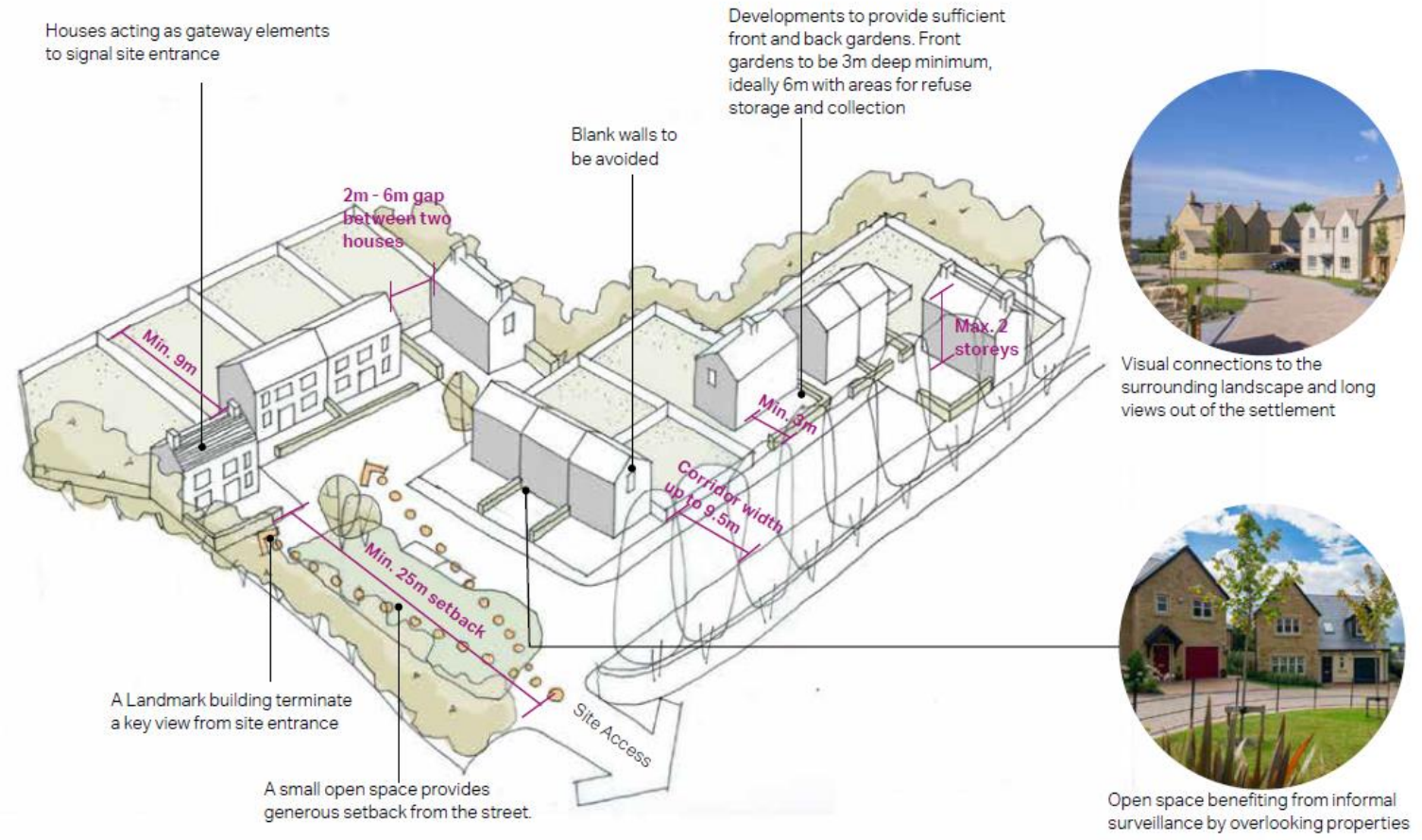
5.4.2.9. Vehicle parking within the site to be provided on-plot or integral to the buildings to minimise impact of parking on the street-scape.

5.4.2.10. Buildings to be 1-2 storeys maximum and to reflect the height of neighbouring existing buildings.

5.4.2.11. Subtle variations in façade rhythm, roof line, and building line to echo the informal built fabric of the neighbouring historic buildings.

5.4.2.12. Architectural details and materials should reflect and demonstrate an understanding of the local vernacular and immediate context.

Prepared for: Locality



**Illustrative diagram for a small development highlighting many of the elements of the site design codes. (Please note this is not an illustrative masterplan for the site)**

AECOM

59

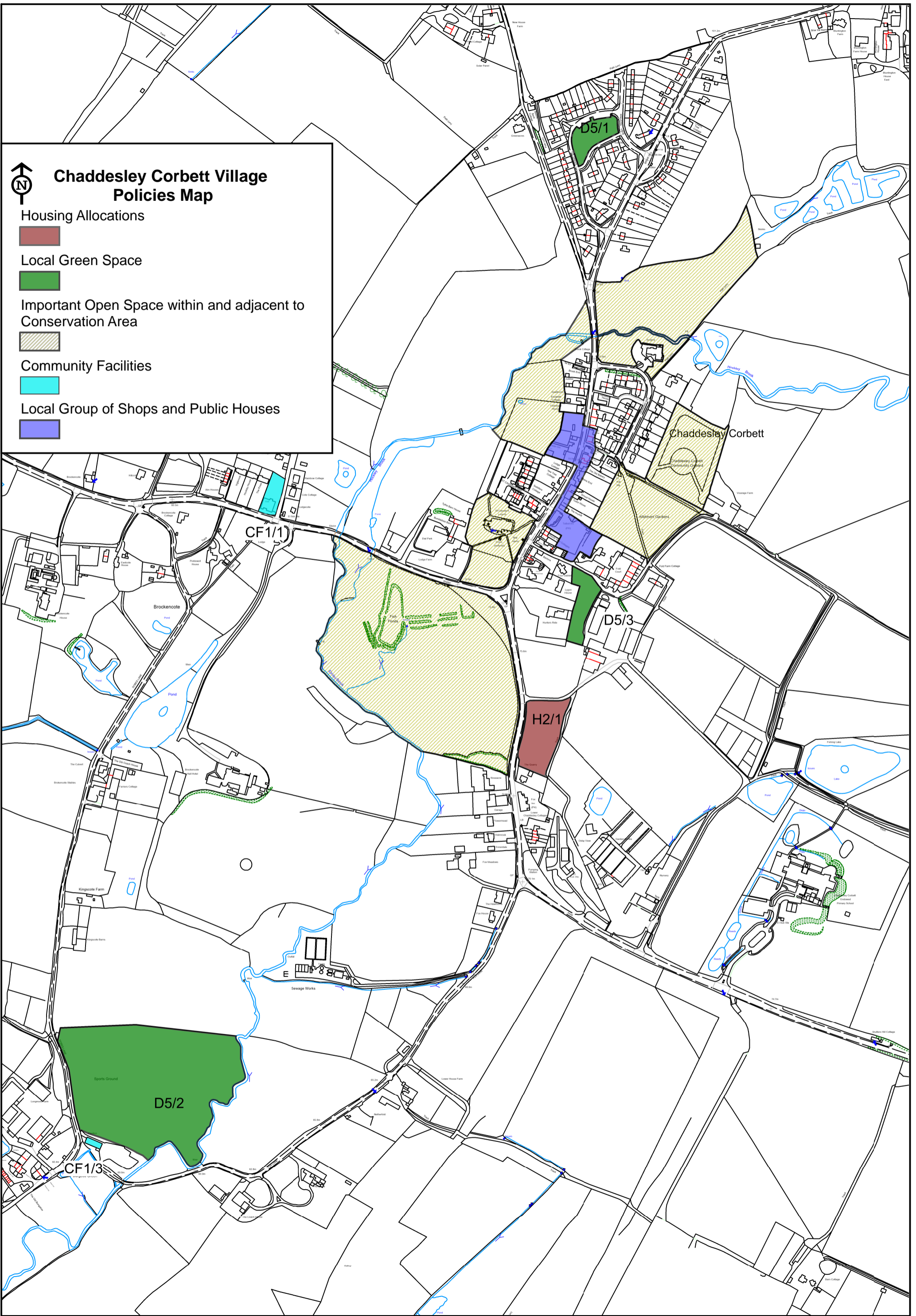




Chaddesley Corbett Parish Council  
With assistance from

Kirkwells  
The Planning People





### Chaddesley Corbett Village Policies Map

Housing Allocations



Local Green Space



Important Open Space within and adjacent to Conservation Area



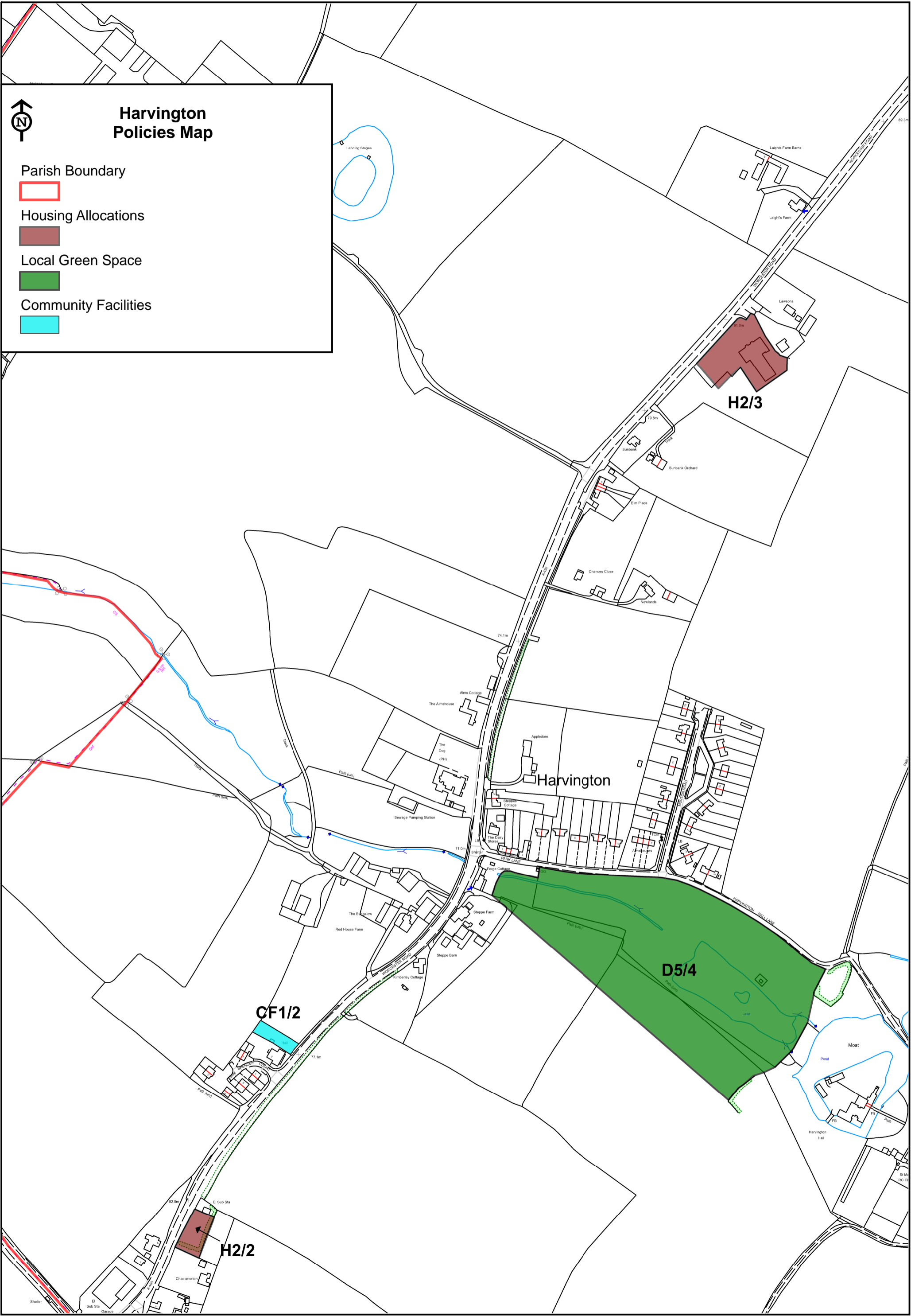
Community Facilities



Local Group of Shops and Public Houses







Wyre Forest District Council

**Chaddesley Corbett Review  
Neighbourhood Plan  
2022 - 2036  
(Modifications Proposal)**

**Independent Examiner's Report  
on the Neighbourhood Plan Review**

By Ann Skippers BSc (Hons) MRTPI FRSA FHEA AoU

24 October 2022

## Contents

	<b>Summary</b>	<b>3</b>
<b>1.0</b>	<b>Introduction</b>	<b>4</b>
<b>2.0</b>	<b>The examination process and the role of the independent examiner</b>	<b>4</b>
<b>3.0</b>	<b>Compliance with matters other than the basic conditions</b>	<b>8</b>
<b>4.0</b>	<b>Neighbourhood plan preparation</b>	<b>9</b>
<b>5.0</b>	<b>The basic conditions</b>	<b>10</b>
	<i>National policy and advice</i>	10
	<i>Sustainable development</i>	11
	<i>The development plan</i>	12
	<i>Retained European Union (EU) obligations</i>	12
	<i>European Convention on Human Rights (ECHR)</i>	14
<b>6.0</b>	<b>Detailed comments on the Plan and its policies</b>	<b>14</b>
	Initial sections	14
	<i>1.0 Introduction and Background</i>	15
	<i>2.0 Planning Policy Context</i>	15
	<i>3.0 Key Issues for Chaddesley Corbett in 2022</i>	15
	<i>4.0 Vision and Objectives</i>	15
	<i>5.0 Neighbourhood Plan Policies</i>	15
	- <i>Community Facilities and Green Infrastructure (Policies CF1, CF2 and GI1)</i>	16
	- <i>Housing (Policies H1, H2, H3, H4 and C1)</i>	18
	- <i>Business (Policies B1 and B2)</i>	23
	- <i>Protecting and Enhancing the Rural Character and Built Environment (Policies D1, D2, D3, D4 and D5)</i>	24
	- <i>Traffic and Parking (Policy T1)</i>	30
	<i>6.0 Next Steps</i>	30
	<i>Appendices</i>	30
<b>7.0</b>	<b>Conclusions and recommendations</b>	<b>31</b>
	<b>Appendix 1 List of key documents</b>	<b>33</b>
	<b>Appendix 2 Note E1 to the Parish Council and WFDC</b>	<b>34</b>

## Summary

I have been appointed by Wyre Forest District Council to carry out the independent examination of the review of the Chaddesley Corbett Review Neighbourhood Plan.

Chaddesley Corbett lies about five miles east of Kidderminster and about five miles west of Bromsgrove. The Parish is washed over by the West Midlands Green Belt. It consists of the village of Chaddesley Corbett which is well served by a number of facilities and a number of hamlets. It has a population of 1422 according to the Census 2011. Farming remains important to the area. It also has a rich heritage with many important archaeological features and two Conservation Areas as well as listed buildings, two of which are classified as Grade 1.

I firstly determined that the Review Plan includes modifications that are significant or substantial as to change the nature of the neighbourhood development plan which the plan would replace. This meant that the examination of the Review Plan should proceed under the provisions of Schedule 4B to the Town and Country Planning Act 1990 (as amended). In turn, this means a referendum would be required.

The Review Plan covers many different issues including site allocations, Local Green Spaces, community facilities, green infrastructure and design. One of the biggest challenges facing the community is the provision of affordable housing. Many of the policies add a layer of local detail complementing District policies.

It is clear that the Review Plan has been the subject of careful thought in the light of changing circumstances which include the publication of a revised National Planning Policy Framework, a newly adopted Local Plan at District level, the results of a Parish Housing Needs Survey and a Residents Survey and the preparation of a Design Guide.

From my examination of the Review Plan, its supporting documentation and the representations made, and subject to a series of recommended modifications set out in this report, I have concluded that the Review Plan meets all the necessary legal requirements and the basic conditions and therefore can go forward to a referendum.

In considering whether the referendum area should be extended beyond the Neighbourhood Plan area I see no reason to alter or extend this area for the purpose of holding a referendum.

I consider the Review Plan reflects the aspirations and objectives of the local community and will help to guide the area's development in the future making a positive contribution to the future planning of the area.

Ann Skippers MRTPI  
Ann Skippers Planning  
24 October 2022





## 1.0 Introduction

This is the report of the independent examiner into the Chaddesley Corbett Review Neighbourhood Development Plan (the Review Plan).

I have been appointed by Wyre Forest District Council (WFDC) with the agreement of Chaddesley Corbett Parish Council to undertake this independent examination. I have been appointed through the Neighbourhood Planning Independent Examiner Referral Service (NPIERS).

I am independent of the qualifying body and the local authority. I have no interest in any land that may be affected by the Review Plan. I am a chartered town planner with over thirty years experience in planning and have worked in the public, private and academic sectors and am an experienced examiner of neighbourhood plans. I therefore have the appropriate qualifications and experience to carry out this independent examination.

## 2.0 The examination process and the role of the independent examiner

### ***Determination under Paragraph 10(1) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended) Procedural Matters***

The Review Plan was submitted for examination to WFDC on 14 June 2022 on the basis that the Parish Council considered the proposed modifications were so significant or substantial as to change the nature of the Neighbourhood Plan made on 25 September 2014. WFDC also considered that the modifications fell into this category. Both parties had submitted statements regarding the proposed modifications.

My first task was therefore to make a determination under paragraph 10(1) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended).

The purpose of this determination is to establish the appropriate examination process for the draft Plan which will, amongst other things, affect whether or not the draft Review Plan will need to be the subject of a referendum if it is to be made.

In this context, the Review Plan intends, amongst other things, to:

- Delete existing Policies CC3, CC6, CC11 and CC13 and site allocations CCSA1 and CCSA2
- Supersede existing Policies CC1, CC2, CC4, CC5, CC7, CC8, CC9, CC10, CC12 with updated/revised/new Policies H1, H3, H4, B1, C1, D1, D2, D3, D4, GI1, T1 covering similar topic areas
- Include new Policies CF1, CF2, B2 and D5 on new topic areas

- Include new site allocation Policy H2 which has three new site allocations
- Changed and new text throughout the Review Plan

The original Plan was made in September 2014. Since then WFDC has adopted a new Local Plan in April 2022 and there have been a number of changes to national policy. In addition, new surveys undertaken by the Parish Council revealed a need for updates to the Plan across a number of topic areas.

The Parish Council has submitted a comprehensive and very helpful and easy to use Statement of Modifications document that details the changes.

The Parish Council considers that some of the proposed modifications are so significant or substantial as to change the nature of the made Plan. The local planning authority, WFDC, consider that the proposed modifications to the draft Plan are so significant or substantial as to change the nature of the made Plan.

I have considered the proposed modifications, the views of the local planning authority and the Parish Council and the representations received as well as the advice on updating neighbourhood plans in Planning Practice Guidance (PPG). I also concluded that the modifications to the made Plan are so significant or substantial as to change the nature of the made Plan.

Accordingly, I requested the formal consent of the Parish Council for the examination to proceed. This consent was duly given on 30 September 2022.

The Examination Note I sent on these matters, Note E1, and dated 27 September 2022, is appended to this report as Appendix 2.

### ***Scope of the Examination***

It is important to recognise that the examination has considered the entirety of the Review Plan and not just those elements of the Review Plan that have been modified. Although my detailed comments focus on the changes to policies and text, I have considered the policies 'in the round'.

### ***Role of the Examiner***

The examiner must assess whether a neighbourhood plan meets the basic conditions and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

The basic conditions<sup>1</sup> are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan

---

<sup>1</sup> Set out in paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended)

- The making of the neighbourhood plan contributes to the achievement of sustainable development
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, retained European Union (EU) obligations<sup>2</sup>
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out two additional basic conditions to those set out in primary legislation and referred to in the paragraph above. Only one is applicable to neighbourhood plans and was brought into effect on 28 December 2018.<sup>3</sup> It states that:

- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

The examiner is also required to check<sup>4</sup> whether the neighbourhood plan:

- Has been prepared and submitted for examination by a qualifying body
- Has been prepared for an area that has been properly designated for such plan preparation
- Meets the requirements to i) specify the period to which it has effect; ii) not include provision about excluded development; and iii) not relate to more than one neighbourhood area and that
- Its policies relate to the development and use of land for a designated neighbourhood area.

The examiner must also consider whether the draft neighbourhood plan is compatible with Convention rights.<sup>5</sup>

The examiner must then make one of the following recommendations:

- The neighbourhood plan can proceed to a referendum on the basis it meets all the necessary legal requirements
- The neighbourhood plan can proceed to a referendum subject to modifications or
- The neighbourhood plan should not proceed to a referendum on the basis it does not meet the necessary legal requirements.

---

<sup>2</sup> Substituted by the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018/1232 which came into force on 31 December 2020

<sup>3</sup> Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018

<sup>4</sup> Set out in sections 38A and 38B of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act

<sup>5</sup> The combined effect of the Town and Country Planning Act Schedule 4B para 8(6) and para 10 (3)(b) and the Human Rights Act 1998

If the plan can proceed to a referendum with or without modifications, the examiner must also consider whether the referendum area should be extended beyond the neighbourhood plan area to which it relates.

If the plan goes forward to referendum and more than 50% of those voting vote in favour of the plan then it is made by the relevant local authority, in this case WFDC. The plan then becomes part of the 'development plan' for the area and a statutory consideration in guiding future development and in the determination of planning applications within the plan area.

### ***Examination Process***

It is useful to bear in mind that the examiner's role is limited to testing whether or not the submitted neighbourhood plan meets the basic conditions and other matters set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).<sup>6</sup>

PPG confirms that the examiner is not testing the soundness of a neighbourhood plan or examining other material considerations.<sup>7</sup> Often representations suggest amendments to policies or additional policies. Where I find that policies do meet the basic conditions, it is not necessary for me to consider if further amendments or additions are required.

In addition, PPG is clear that neighbourhood plans are not obliged to include policies on all types of development.<sup>8</sup>

PPG<sup>9</sup> explains that it is expected that the examination will not include a public hearing. Rather the examiner should reach a view by considering written representations. Where an examiner considers it necessary to ensure adequate examination of an issue or to ensure a person has a fair chance to put a case, then a hearing must be held.<sup>10</sup>

After consideration of all the documentation and the representations made, I decided that it was not necessary to hold a hearing.

In 2018, the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) published guidance to service users and examiners. Amongst other matters, the guidance indicates that the qualifying body will normally be given an opportunity to comment upon any representations made by other parties at the Regulation 16 consultation stage should they wish to do so. There is no obligation for a qualifying body to make any comments; it is only if they wish to do so. The Parish Council did not make any comments.

---

<sup>6</sup> PPG para 055 ref id 41-055-20180222

<sup>7</sup> Ibid

<sup>8</sup> Ibid para 040 ref id 41-040-20160211

<sup>9</sup> Ibid para 056 ref id 41-056-20180222

<sup>10</sup> Ibid

I made an unaccompanied site visit to familiarise myself with the Plan area on 4 October 2022.

I am very grateful to everyone for ensuring that the examination has run so smoothly and in particular Sally Horne at WFDC.

### ***Modifications and how to read this report***

Where modifications are recommended they appear in a bullet point list of **bold text**. Where I have suggested specific changes to the wording of the policies or new wording these appear in ***bold italics*** in the bullet point list of recommendations. Modifications will always appear in a bullet point list.

As a result of some modifications consequential amendments may be required. These can include changing policy numbering, section headings, amending the contents page, renumbering paragraphs or pages, ensuring that supporting appendices and other documents align with the final version of the Review Plan and so on.

I regard these as primarily matters of final presentation and do not specifically refer to such modifications, but have an expectation that a common sense approach will be taken and any such necessary editing will be carried out and the Review Plan's presentation made consistent.

## **3.0 Compliance with matters other than the basic conditions**

### ***Qualifying body***

The Review Plan has been prepared and submitted by Chaddesley Corbett Parish Council which is the qualifying body able to lead preparation of a neighbourhood plan. This requirement is satisfactorily met.

### ***Plan area***

The Plan area covers all of the Parish and was designated by WFDC on 14 September 2012. The Plan relates to this area and does not relate to more than one neighbourhood area. It has not changed from the area covered by the made Plan. It is shown on page 8 of the Review Plan. It therefore complies with these requirements.

### ***Plan period***

The Review Plan period is 2022 – 2036. This is clearly stated in the Review Plan itself. This requirement is therefore satisfactorily met.



### ***Excluded development***

The Review Plan does not include policies that relate to any of the categories of excluded development. This is also helpfully confirmed in the Basic Conditions Statement. The Review Plan therefore meets this requirement.

### ***Development and use of land***

Policies in neighbourhood plans must relate to the development and use of land. Sometimes neighbourhood plans contain aspirational policies or projects that signal the community's priorities for the future of their local area, but are not related to the development and use of land. If I consider a policy or proposal to fall within this category, I will recommend it be clearly differentiated. This is because wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non-land use matters should be clearly identifiable.<sup>11</sup> Subject to any such recommendations, this requirement can be satisfactorily met.

## **4.0 Neighbourhood plan preparation**

A Consultation Statement has been submitted. This explains that the Parish Council decided that a review of the Plan would be undertaken in 2019. A Steering Group was established with sub groups looking at different issues.

A Housing Needs Survey was carried out in 2019 and sent to all households in the Parish. A Residents Survey was undertaken in late 2019. This survey work included a specific one for business and one for children and young people. Whilst the residents' survey attracted a response rate of 26%, both the business and children and young people surveys were not so successful in attracting responses.

A Call for Sites was issued in January 2020. Public consultation on the options was undertaken in Autumn 2020 and included an exhibition. This attracted a strong response.

Pre-submission (Regulation 14) consultation took place between 1 March – 22 April 2022; a period of seven weeks. Copies of the Review Plan were available online and in hard copy from the Clerk of the Parish Council and in two locations. A drop-in event was held.

The consultation and engagement undertaken is therefore satisfactory.

Submission (Regulation 16) consultation was carried out between 14 June – 27 July 2022.

---

<sup>11</sup> PPG para 004 ref id 41-004-20190509

The Regulation 16 stage resulted in representations from 11 individuals, organisations or companies which I have considered and taken into account in preparing my report.

## 5.0 The basic conditions

### Regard to national policy and advice

The Government revised the National Planning Policy Framework (NPPF) on 20 July 2021. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018 and updated in February 2019.

The NPPF is the main document that sets out the Government's planning policies for England and how these are expected to be applied.

In particular it explains that the application of the presumption in favour of sustainable development will mean that neighbourhood plans should support the delivery of strategic policies in local plans or spatial development strategies and should shape and direct development outside of these strategic policies.<sup>12</sup>

Non-strategic policies are more detailed for specific areas, neighbourhoods or types of development.<sup>13</sup> They can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment as well as set out other development management policies.<sup>14</sup>

The NPPF also makes it clear that neighbourhood plans should not promote less development than that set out in strategic policies or undermine those strategic policies.<sup>15</sup>

The NPPF states that all policies should be underpinned by relevant and up to date evidence; evidence should be adequate and proportionate, focused tightly on supporting and justifying policies and take into account relevant market signals.<sup>16</sup>

Policies should be clearly written and unambiguous so that it is evident how a decision maker should react to development proposals. They should serve a clear purpose and avoid unnecessary duplication of policies that apply to a particular area including those in the NPPF.<sup>17</sup>

---

<sup>12</sup> NPPF para 13

<sup>13</sup> Ibid para 28

<sup>14</sup> Ibid

<sup>15</sup> Ibid para 29

<sup>16</sup> Ibid para 31

<sup>17</sup> Ibid para 16

On 6 March 2014, the Government published a suite of planning guidance referred to as Planning Practice Guidance (PPG). This is an online resource available at [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance) which is regularly updated. The planning guidance contains a wealth of information relating to neighbourhood planning. I have also had regard to PPG in preparing this report.

PPG indicates that a policy should be clear and unambiguous<sup>18</sup> to enable a decision maker to apply it consistently and with confidence when determining planning applications. The guidance advises that policies should be concise, precise and supported by appropriate evidence, reflecting and responding to both the planning context and the characteristics of the area.<sup>19</sup>

PPG states there is no 'tick box' list of evidence required, but proportionate, robust evidence should support the choices made and the approach taken.<sup>20</sup> It continues that the evidence should be drawn upon to explain succinctly the intention and rationale of the policies.<sup>21</sup>

Whilst this has formed part of my own assessment, the Basic Conditions Statement contains a comprehensive assessment of how the Review Plan has responded to national policy and guidance.

### **Contribute to the achievement of sustainable development**

A qualifying body must demonstrate how the making of a neighbourhood plan would contribute to the achievement of sustainable development.

The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.<sup>22</sup> This means that the planning system has three overarching and interdependent objectives which should be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives.<sup>23</sup> The three overarching objectives are:<sup>24</sup>

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe

---

<sup>18</sup> PPG para 041 ref id 41-041-20140306

<sup>19</sup> Ibid

<sup>20</sup> Ibid para 040 ref id 41-040-20160211

<sup>21</sup> Ibid

<sup>22</sup> NPPF para 7

<sup>23</sup> Ibid para 8

<sup>24</sup> Ibid

places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The NPPF confirms that planning policies should play an active role in guiding development towards sustainable solutions, but should take local circumstances into account to reflect the character, needs and opportunities of each area.<sup>25</sup>

Whilst this has formed part of my own assessment, the Basic Conditions Statement includes detailed information that helps demonstrate how the Review Plan contributes to meeting this basic condition.

### **General conformity with the strategic policies in the development plan**

The development plan includes the Wyre Forest District Local Plan 2016 – 2036 (LP) adopted 26 April 2022. Part A is described as the strategic element and policies, and whilst I have focused on those policies in relation to the relevant basic condition, I have considered the whole document.

Other documents that comprise the development plan are the Waste Core Strategy, the Minerals Local Plan, the Local Transport Plan and the Churchill and Blakedown Neighbourhood Plan. The existing made Chaddesley Corbett Neighbourhood Plan also forms part of the current development plan.

Whilst this has formed part of my own assessment, the Basic Conditions Statement contains a detailed commentary on how the Review Plan's policies relate to the LP.

### **Retained European Union Obligations**

A neighbourhood plan must be compatible with retained European Union (EU) obligations. A number of retained EU obligations may be of relevance for these purposes including those obligations in respect of Strategic Environmental Assessment, Environmental Impact Assessment, Habitats, Wild Birds, Waste, Air Quality and Water matters.

With reference to Strategic Environmental Assessment (SEA) requirements, PPG<sup>26</sup> confirms that it is the responsibility of the local planning authority, in this case WFDC, to ensure that all the regulations appropriate to the nature and scope of the draft neighbourhood plan have been met. It states that it is WFDC who must decide whether the draft plan is compatible with relevant retained EU obligations when it takes the

---

<sup>25</sup> NPPF para 9

<sup>26</sup> PPG para 031 ref id 11-031-20150209

decision on whether the plan should proceed to referendum and when it takes the decision on whether or not to make the plan.

### ***Strategic Environmental Assessment and Habitats Regulations Assessment***

The provisions of the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations') concerning the assessment of the effects of certain plans and programmes on the environment are relevant. The purpose of the SEA Regulations, which transposed into domestic law Directive 2001/42/EC ('SEA Directive'), are to provide a high level of protection of the environment by incorporating environmental considerations into the process of preparing plans and programmes.

The provisions of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'), which transposed into domestic law Directive 92/43/EEC (the 'Habitats Directive'), are also of relevance to this examination.

Regulation 63 of the Habitats Regulations requires a Habitats Regulations Assessment (HRA) to be undertaken to determine whether a plan is likely to have a significant effect on a European site, either alone or in combination with other plans or projects. The HRA assessment determines whether the Review Plan is likely to have significant effects on a European site considering the potential effects both of the Review Plan itself and in combination with other plans or projects. Where the potential for likely significant effects cannot be excluded, an appropriate assessment of the implications of the Review Plan for that European Site, in view of the Site's conservation objectives, must be carried out.

In relation to both SEA and HRA, screening assessments, prepared by Kirkwells on behalf of the Parish Council, and reviewed by WFDC, have been prepared prior to the pre-submission stage. Both reports conclude that no further work is needed.

The statutory consultees were consulted and those making comments, agreed with the conclusions of each assessment. I note that Natural England agreed with the conclusion of no likely significant effects on the Lyppard Grange Ponds Special Area of Conservation (SAC) and the Fens Pools SAC. Both European Sites are within an approximate 13 – 20 km radius of the Plan area.

Both assessments have been updated for the submission stage. As no major changes have been made to the Review Plan, I agree that the assessments remain valid.

I have treated the SEA Screening Report to be the statement of reasons that the PPG advises must be prepared and submitted with the neighbourhood plan proposal and made available to the independent examiner where it is determined that the plan is unlikely to have significant environmental effects.<sup>27</sup>

I consider that retained EU obligations in respect of SEA have been satisfied.

---

<sup>27</sup> PPG para 028 ref id 11-028-20150209



On 28 December 2018, the basic condition prescribed in Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations 2012 (as amended) was substituted by a new basic condition brought into force by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 which provides that the making of the plan does not breach the requirements of Chapter 8 of Part 6 of the Habitats Regulations.

Given the distance, nature and characteristics of the nearest European sites and the nature and contents of this Review Plan, I agree with the conclusion of the HRA Screening Report that an appropriate assessment is not required and accordingly consider that the prescribed basic condition is complied with, namely that the making of the Plan does not breach the requirements of Chapter 8 of Part 6 of the Habitats Regulations.

### ***Conclusion on retained EU obligations***

National guidance establishes that the ultimate responsibility for determining whether a plan meets EU obligations lies with the local planning authority.<sup>28</sup> In reviewing the Screening Reports on SEA and HRA, WFDC has considered the compatibility of the Review Plan in regard to retained EU obligations and does not raise any concerns in this regard.

### **European Convention on Human Rights (ECHR)**

The Basic Conditions Statement contains a statement in relation to human rights. Having regard to the Basic Conditions Statement, there is nothing in the Review Plan that leads me to conclude there is any breach or incompatibility with Convention rights.

## **6.0 Detailed comments on the Plan and its policies**

In this section I consider the Review Plan and its policies against the basic conditions. Where modifications are recommended they appear in **bold or bold and italics text**.

### ***Initial sections***

The Plan begins with a helpful executive summary that explains the review. This is preceded by a useful contents page.

---

<sup>28</sup> PPG para 031 ref id 11-031-20150209

## ***Part One – Setting the Context***

### ***1.0 Introduction and Background***

This is a useful section full of information. It explains the review process, summarises a number of technical studies undertaken as part of the work on the review and sets out the context for the Review Plan. This section has been updated.

### ***2.0 Planning Policy Context***

This helpful section sets out the policy context for the Review Plan. This section has been updated.

### ***3.0 Key Issues for Chaddesley Corbett in 2022***

Taking its lead from the results of the Residents Survey carried out in 2019 and the Housing Needs Survey of the same year, this section identifies the key issues facing the Parish, updating those in the made Plan.

## ***Part Two – Vision, Objectives and Planning Policies***

### ***4.0 Vision and Objectives***

The vision for the Plan remains unchanged from the original document and reads:

“Our vision for Chaddesley Corbett is one of a strong and thriving community where our history and heritage are celebrated and sustained, and where our rural setting and character are preserved and enhanced for both residents and visitors.”

The clearly articulated vision is underpinned by six objectives. These have been updated from the made Plan. All are articulated well and relate to the development and use of land. They usefully cross-reference the relevant policies resulting in a clear link between the vision, objectives and policies.

### ***5.0 Neighbourhood Plan Policies***

There are two Policies Maps on pages 25 and 26 of the Review Plan. The first is an inset of Chaddesley Corbett Village and the second an inset of Harvington Area.

## Community Facilities and Green Infrastructure

### Policies CF1, CF2 and GI1

The NPPF supports the provision of social, recreational and cultural facilities and services needed by a community.<sup>29</sup> It promotes planning positively for such facilities and guarding against the loss of such facilities.<sup>30</sup> It refers to the importance of retaining accessible local services and facilities in supporting a prosperous rural economy.<sup>31</sup>

LP Policy SP.6 supports in principle developments that provide the rural community with essential facilities and services. It also safeguards the network of local groups of shops and public houses to support nearby settlements and reduce the need to travel.

LP Policy SP.16, health and wellbeing, indicates that development should help minimise negative health impacts and maximise opportunities to ensure that people lead healthy, active lifestyles and experience a high quality of life.

Non-strategic LP Policy DM.6 supports community facilities and resists their loss subject to various criteria.

Non-strategic LP Policy DM.15 supports local shops and safeguards existing retail and commercial units within Use Class E. It introduces a 12 month minimum period for marketing for change of use.

**Policy CF1** is a new policy which seeks to support health and wellbeing. It has two elements to it. Firstly, it identifies three community facilities which it seeks to retain in community use unless their loss meets criteria in LP Policy DM.6 which the policy appropriately cross-references. The three facilities are the Village Hall at Brockencote, the Community Hall at Harvington and the Sports Club in Lower Chaddesley. All are appropriately identified and clearly shown on the Policies Maps.

Secondly, the policy supports new or enhanced facilities to support community-led health and social projects. The Parish has a village surgery and residents have undertaken a number of initiatives including the community orchard and the provision of play area and the Care Cafe to support the community.

**Policy CF2** is a new policy that seeks to protect the local group of shops and public houses found in Chaddesley Corbett village. It defines the group on the Policies Maps and in more detail at Map 3 on page 35 of the Review Plan. I saw at my visit that the area has been logically defined although it does include many residential frontages.

The policy cross-references LP Policies SP.6 and DM.15. There is a potential conflict with LP Policy DM.15 which has a minimum 12 month marketing period rather than the

---

<sup>29</sup> NPPF para 93

<sup>30</sup> Ibid

<sup>31</sup> Ibid para 84

18 month minimum period introduced in the policy. However, WFDC have confirmed their acceptance of this and it has been justified on the basis of Covid recovery times.

**Policy GI1** is an updated policy concerned with green infrastructure and biodiversity. It also promotes walking and cycling and public rights of way. It has been informed by information from the Worcestershire Biological Records Centre. There are a number of important sites; for example Chaddesley Woods is an important site for biodiversity and is a National Nature Reserve.

The NPPF is clear that planning policies should contribute to and enhance the natural environment including through minimising impacts on and providing net gains for biodiversity through establishing environmental networks.<sup>32</sup>

The NPPF defines green infrastructure as a network of multi-functional green and blue spaces and other natural features, capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.<sup>33</sup> Green infrastructure can help to achieve a number of things; these include enabling and supporting healthy lifestyles,<sup>34</sup> and as an integral part of planning for climate change.<sup>35</sup>

LP Policy SP.16 recognises this, seeking the provision of green infrastructure to support physical activity, healthy living and social cohesion. LP Policy SP.23 protects and enhances biodiversity. LP Policy SP.28 is a detailed policy on green infrastructure.

These multi-faceted purposes of green infrastructure are recognised in Policy GI1 which is now more detailed and precise in its support for wildlife corridors, biodiversity net gain and public rights of way amongst other things. It cross-references LP Policy SP.28. It maps wildlife sites and corridors on Map 4 on page 46 of the Review Plan.

Policies CF1, CF2 and GI1 have regard to the NPPF, are in general conformity with and add detail and a local layer to strategic policies at District Council, in particular LP Policies SP.6, SP.16, SP.23 and SP.28 as well as non-strategic development management Policy DM.15 and will help to achieve all of the objectives of sustainable development thereby meeting the basic conditions. No modifications are therefore recommended.

---

<sup>32</sup> NPPF para 174

<sup>33</sup> Ibid Glossary

<sup>34</sup> Ibid para 92

<sup>35</sup> Ibid para 154

## Housing

### Policies H1 – H4 and C1

The NPPF states that the needs of groups with specific housing requirements should be addressed to support the Government's objective of significantly boosting housing supply.<sup>36</sup> PPG<sup>37</sup> is clear that the need to provide housing for older people is critical.

The NPPF explains that new buildings in the Green Belt are inappropriate, but there are some exceptions to this including limited infilling in villages, limited affordable housing for local community needs under policies set out in the development plan including rural exception sites and limited infilling or partial or complete redevelopment of previously developed land.<sup>38</sup>

LP Policy SP.1 requires 5,520 net dwellings over the Local Plan period. LP Policy SP.2 sets out the settlement hierarchy for the District. Chaddesley Corbett is identified as a settlement washed over by the West Midlands Green Belt where suitable development includes housing to meet local needs via allocated and rural exception sites in appropriate circumstances and limited infilling. Neighbourhood plans are referred to in LP Policy SP.2 to give local communities more control over the location of development.

LP Policy SP.6 supports housing for local needs established through housing needs studies and Parish surveys.

LP Policy SP.7, Strategic Green Belt Review, supports limited affordable housing on rural exception sites if Policies SP.10 and SP.11 are met.

The LP establishes that Green Belt land is required to meet the District's housing needs including identified affordable housing needs. The need for housing in general and affordable housing in particular are given weight. This is reinforced by the NPPF<sup>39</sup> which confirms limited affordable housing can be regarded as an exception in Green Belts.

The LP explains that there are significant affordability issues relating to house purchase in all Parishes. Chaddesley Corbett is identified as one of the designated rural Parishes where this is most marked.

LP Policy SP.9 refers to housing density and mix. It requires new development to be well designed and address local housing needs incorporating a range of different types, tenures and sizes of housing to create mixed communities.

The Parish Housing Needs Survey carried out in 2019 showed 31 homes would be needed with 20 2-bed properties followed by six 3 bed and five 4 bed. The majority of

---

<sup>36</sup> NPPF para 60

<sup>37</sup> PPG para 001 ref id 63-001-20190626

<sup>38</sup> NPPF para 149

<sup>39</sup> Ibid para 149 f)



these, some 21 units, would be owner occupied followed by shared ownership (five units) and social rented (four units). However, this more locally based study does not correlate to earlier study work carried out at District level by WFDC in 2018.

**Policy H1** is an updated policy that refers to house types, sizes and tenures. It seeks to rebalance the existing provision by prioritising smaller houses and housing suitable for older people, but firmly embeds this with proposals to have regard to the most up to date data on local housing needs. The LP identifies an ageing population as one of the social issues facing the District.

It also resists the conversion of smaller properties into larger ones as there has been a trend towards this. It does not support demolition unless the building is not capable of being redeveloped. WFDC makes the point that this element is contrary to LP Policy SP.11 which does allow replacement dwellings. The NPPF also lists replacement dwellings as part of the exceptions in the Green Belt. Whilst there is some anecdotal evidence to indicate this is a trend in the area, there is insufficient justification to go contrary to both national policy and a strategic policy in a recently adopted Local Plan. A modification is therefore made to ensure this part of the policy meets the basic conditions in respect of the NPPF and the relevant strategic policy.

It cross-references LP Policy SP.10 on affordable housing regarding the tenure split. Whilst WFDC have indicated the shared ownership and social rental split sought in the policy is narrower in scope than LP Policy SP.10, I see there is some justification for this through the work done on Parish Housing Needs Survey and that the tenure split in LP Policy SP.10 is indicative. Given the cross-reference to LP Policy SP.10 which says the split is to be determined on a site by site basis, a modification is made in the interests of clarity.

Finally, it supports the rural exception allocations subject of Policy H2 or as windfalls where these comply with LP Policy SP.11 Addressing Rural Housing Needs.

**Policy H2** allocates three new sites for housing development. Having identified a need for affordable housing, a Call for Sites was undertaken. 18 sites, coming forward from the Call for Sites and site submitted through the WFDC Housing and Economic Land Availability Assessment, were independently assessed by AECOM, as part of the technical support programme. A 'traffic light' system was used. Although only one site scored 'green', eight sites were taken forward to public consultation.

The Report on Outcome of Call for Sites for Affordable Housing explains that the Parish Council decided to add a further site into the mix; NP02 (a) which had been assessed as 'red' by AECOM.

A Design Guide has also been prepared by AECOM. This identifies two character areas and then sets out the key elements of preparing and assessing proposals as well as setting out some design guidelines which are reproduced in Appendix 5 and reflected in later policies in the Review Plan. The Design Guide has also considered the three site allocation sites preparing site design guidelines and an illustrative diagram for each site.

These are included in Appendix 5.

Policy H2 allocates Site H2/1 Land off Bromsgrove Road, Lower Chaddesley and Site H2/2 The Old Quarry, Mustow Green for 100% affordable housing. Up to 10 units are allocated on Site H2/1 and up to three units on Site H2/2.

It is necessary to assess these two site allocations against the relevant policy background. Whilst it is unusual to allocate rural exception sites as by their very nature they are regarded as exceptions, I can see no reason why this cannot be done. This is particularly against the backdrop of the adopted LP which identifies the need for affordable housing, the fact that the Parish is washed over by the Green Belt and the detailed work carried out which might be expected to encourage these sites to come forward to help deliver this much needed housing.

At national level, the NPPF is clear that limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites) can be regarded as not inappropriate in the Green Belt.

The tests are therefore whether the sites provide limited affordable housing and whether that housing is for local community needs. There is no definition of “limited” and so this is a matter of judgement. I regard Sites H2/1 and H2/2 are limited in nature given the largest site allocation is for 10 units. I have also compared the site sizes and capacities to the nature, scale and size and character of the settlements in which they are located as well as their relationship to existing development to help me make this judgement.

In relation to the second issue, the whole premise of both sites is that they are for affordable housing for the local community and will help to meet those needs. However, there needs to be more specific wording in Policy H2 to ensure that it has regard to national policy. A modification is made to address this point.

At District level, LP Policy SP.11, Addressing Rural Housing Needs, contains a section on rural exception sites. This policy was adopted earlier this year. It states that WFDC will work with Parish Councils, amongst others, to identify appropriate sites for rural exception schemes. 100% affordable housing will be provided of a size, type and tenure that meets local housing needs. LP Policy SP.11 sets out a number of criteria.

The first criterion is that the affordable housing must remain so in perpetuity. This is a matter that can be dealt with at planning application stage, but I consider it important to lay down a marker in Policy H2 itself. A modification is duly made.

The second criterion is that the number, size, type, mix and tenure must not exceed the extent of local need. This is similar to the requirement in the NPPF and is addressed through a modification.

The third criterion is that the scale of the scheme should be appropriate to the size and character of the settlement and not damage the character of the settlement or

surrounding valued landscape. I have considered the sites in relation to the size and scale and character of the settlements concerned as part of my assessment in relation to the NPPF. In addition although the site assessment work carried out by AECOM indicates that development would not relate well to the settlement, the design work and illustrative diagrams in the Design Guide prepared by AECOM show that it is possible to develop the sites in an appropriate way.

The next criterion is that the site should be accessible to local services and facilities. For this, I turn to, and rely on, the site assessment work carried out by AECOM.

In relation to Site H2/1, the site assessment indicates there is good access to local facilities with 10 minutes walk to the village centre.

With regard to Site H2/2, Mustow Green is a small settlement and so the nearest services are in Chaddesley Corbett village. There is however a bus stop.

The last criterion relates to enabling market housing which does not apply to these sites.

Sites H2/1 and H2/2 are both allocated subject to various criteria including access, landscaping, design and pedestrian links. The specific criteria applicable to each site reflect the site design guidelines in the Design Guide.

Site H2/3 allocates Hewitts Site, Stourbridge Road, Harvington for a mix of market and affordable homes up to 10 units. This site is previously developed land. In principle then the redevelopment of this site would be considered as not inappropriate development in the Green Belt under the NPPF subject to impact on openness and meeting an identified local housing need.<sup>40</sup> These are considerations which could only be dealt with at planning application stage.

With regard to LP Policy SP.11, I note that Site H2/3 is allocated for a mix of market and affordable housing which would, in principle, be in general conformity with this LP policy. Detailed considerations and issues around viability would be a matter for the planning application stage as such matters can change over time.

I saw at my visit that the Hewitts site is considerably larger than the site identified in the Review Plan. A larger than allocated site has been assessed under reference WFR/CC/9. One of the criteria in the policy is that the part of the site that was in horticultural use should be returned to agricultural use. However, this land does not appear to fall within the proposed site allocation boundary, shown coloured brown. As a result, this criterion should be deleted as the policy cannot relate to land outside of the identified allocated site.

Point 7 of the policy reflects the site design guidelines in the Design Guide. One word is recommended for deletion in the interests of clarity so that the protected views, subject

---

<sup>40</sup> NPPF para 149 g)

of Policy D4 in the Review Plan, are referred to consistently.

Of course, these detailed considerations will be for determination at the planning application stage. The assessment I have carried out is simply to show that the site allocations, with modifications, have regard to national policy and guidance and are in general conformity with the relevant strategic policies. They are also compatible with existing Plan Policy CC1 which refers to rural exception sites.

Overall, for the reasons given above, I consider that the site allocations are appropriate.

**Policy H3** is an updated policy that sets out criteria for assessing the suitability of potential housing sites. This cross-references LP Policy SP.11 and the criteria are appropriate.

The first part of new **Policy H4** deals with backland, rear and side garden development. It does not resist such development but sets out a number of criteria to ensure that any such development is appropriate with respect to local character and amenity. This is in line with the NPPF which permits this type of policy if such development would cause harm to the local area. It is a local expression of LP SP.20 which requires development to integrate effectively with its surroundings and seeks to create and reinforce local distinctiveness.

The second part of the policy relates to extensions. It refers to the Design Guide which sets out comprehensive guidelines on building modifications, extensions and plot infill adding local detail to non-strategic LP Policy DM.25.

Updated **Policy C1**, Conversion of Insubstantial Buildings, seeks to clarify the extent of works that might be regarded as not inappropriate in the Green Belt through the conversion of buildings. This is often a difficult and contentious area to tie down. However, I consider the policy sets a framework that is clear. It has regard to the NPPF's stance on the re-use of buildings provided that are of permanent and substantial construction.<sup>41</sup> It adds a local layer of detail to non-strategic LP Policy DM.29 which deals with the re-use and adaption of rural buildings.

With these modifications, Policies H1 – H4 and C1 will meet the basic conditions by having regard to the NPPF, be in general conformity with, and add a layer of local detail, to strategic policies, particularly LP Policies SP.1, SP.2, SP.6, SP.7, SP.9, SP.10, SP.11, SP.20 and SP.29 and will help to achieve sustainable development.

- **Delete paragraph four of Policy H1 which starts “Demolition generally will not be supported...”**
- **Amend paragraph five of Policy H1 to read: “In terms of tenure mix, proposals for affordable housing *will* be sought in line with Local Plan Policy SP.10 – Affordable Housing Provision *with the exact split determined on a site by site***

---

<sup>41</sup> NPPF para 150

*basis taking into account the most up to date Parish housing needs assessment.”*

- **Change the first paragraph of Policy H2 to read: “The following two sites (H2/1 and H2/2) are identified as *Rural Exception Sites for 100% affordable housing schemes which demonstrably meet local community needs, remain as affordable housing in perpetuity and are subject to all of the following criteria:*”**
- **Delete the word “strategic” from point 7 E. in Site H2/3 in Policy H2**
- **Delete the sentence “That part of the site that was in horticultural use should be returned to agricultural use.” found at the end of Site H2/3 in Policy H2**

## **Business**

### **Policies B1 and B2**

The NPPF places significant weight on the need to support economic growth and productivity, taking into account local needs and wider opportunities.<sup>42</sup> In rural areas, it indicates that policies should enable the sustainable growth and expansion of all types of business through conversion and new build, the development and diversification of agricultural and other land-based rural businesses and sustainable tourism and leisure.<sup>43</sup>

In the Green Belt, new buildings for certain facilities such as outdoor sport are supported provided they do preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.<sup>44</sup> Other forms of development are also not inappropriate if they preserve openness and the purposes of including land within the Green Belt. These include the re-use of buildings of a permanent and substantial construction.<sup>45</sup>

LP Policy SP.2, Locating New Development, seeks to provide accessible, attractive employment sites and positive policies to deliver job opportunities. It encourages the effective use and re-use of accessible, available and environmentally acceptable brownfield land. It safeguards the open countryside. It seeks to maintain the openness of the Green Belt. With specific reference to Chaddesley Corbett, it indicates that local services and small scale rural employment including offices are suitable developments.

LP Policy SP.6 supports the rural economy and farm diversification. It supports the provision of workspace and live/work units as long as the proposals are small scale, they

---

<sup>42</sup> NPPF para 81

<sup>43</sup> Ibid para 84

<sup>44</sup> Ibid para 148

<sup>45</sup> Ibid para 150



are appropriate to the character of the area and do not have an adverse impact on the Green Belt. Priority is also placed on the re-use or replacement of existing rural buildings.

LP Policy SP.17 supports a diverse local economy including small scale commercial, leisure and retail uses where appropriate and live/work units.

Although not a strategic policy, LP Policy DM.10 adds more detail about rural employment and in particular about farm diversification.

**Policy B1**, Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use, is an updated policy. It supports small-scale employment related development on previously developed land and the re-use of buildings in accordance with the criteria set out in the NPPF summarised above. It caveats this with a set of criteria that proposals need to comply with. The criteria range from access to parking, amenity to openness. All are appropriate in this Parish.

The policy also refers to polytunnels and glasshouses requiring such proposals to show their visual impact.

**Policy B2** is a new policy that supports home working both within dwellings and free standing buildings within residential curtilages. The policy includes a set of criteria that cover traffic and parking, impact and design.

Within the policy a reference is made to non-strategic LP Policy DM.11. This is a detailed policy which deals with live work units and refers to the Green Belt. This then is a useful way of incorporating live work units within Policy B2.

Policies B1 and B2 meet the basic conditions by having regard to national policy as set out above, being in general conformity with the LP policies referred to above and helping to achieve sustainable development, particularly the economic objective. Accordingly no modifications are made.

## **Protecting and Enhancing the Rural Character and Built Environment**

### **Policies D1 – D5**

The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.<sup>46</sup> It continues that neighbourhood plans can play an important role in identifying the special qualities of an area and explaining how this should be reflected in development.<sup>47</sup>

---

<sup>46</sup> NPPF para 126

<sup>47</sup> Ibid para 127

It refers to design guides and codes to help provide a framework for creating beautiful and distinctive places with a consistent and high quality standard of design.<sup>48</sup>

The NPPF continues that planning policies should ensure developments function well and add to the overall quality of the area, are visually attractive, are sympathetic to local character and history whilst not preventing change or innovation, establish or maintain a strong sense of place and optimise site potential.<sup>49</sup>

In addition the policies have regard to the NPPF's stance on the conservation and enhancement of the historic environment.<sup>50</sup>

LP Policy SP.20 seeks a high quality design and creates and reinforces local distinctiveness. LP Policy SP.21 deals with the historic environment.

A number of non-strategic LP policies are of relevance including LP Policies DM.23, DM.24 and DM.26. They refer to the historic environment, quality design and local distinctiveness and landscaping and boundary treatment respectively.

A Design Guide has been undertaken as previously explained. The Review Plan is clear that the Design Guide does not form part of the statutory plan, but specific principles have been extracted and placed into policy giving them statutory status.

**Policy D1** is a new policy which promotes high quality design. It is a long policy that refers to the Design Guide and requires proposals to show how they have responded to the principles within the Design Guide and in the policy itself. It also includes a section on lighting.

Of particular note is protection for important open spaces within, adjoining or close to the Chaddesley Corbett Conservation Area. These are shown on Map 5 on page 84 of the Review Plan as well as the Policies Maps. I saw these spaces at my site visit. I consider that they are appropriately identified. They are identified in the Conservation Area Character Appraisal for Chaddesley Corbett revised in December 2014 and produced by WFDC and so whilst there are minor differences, I consider they do have a foundation in evidence.

Furthermore, Policy CC8 in the made Plan identifies and retains important open spaces referencing the open space either side of Hockley Brook and Hemming Way and those identified in the Conservation Area Character Appraisal. Therefore this part of the policy which maps those areas giving more clarity in effect rolls forward an adopted policy. I consider this element continues to meet the basic conditions.

Some of the spaces do not adjoin the Conservation Area boundary and so a modification is made to clarify this point.

---

<sup>48</sup> NPPF para 128

<sup>49</sup> Ibid para 130

<sup>50</sup> Ibid Section 16

It would also be helpful to include a reference to the Policies Maps and Map 5 in this regard in the interests of clarity. A modification is made to address this point.

New **Policy D2** focuses on architectural details and materials. It refers specifically to the Design Guide reflecting some of the design principles identified in that document.

**Policy D3** is an updated policy and refers to heritage. It covers all development including historic farmsteads and refers to the local heritage list.

Protected views and landmarks are subject of **Policy D4**. Ten views have been identified; some were already identified in the made Plan, but new ones have been added. Evidence and further information is given about each view in a supporting document and appended to the Review Plan as Appendix 2. They are also referred to in the Design Guide. The area is attractive countryside and I am satisfied from what I saw on my site visit, given the character and setting of the village, those selected are appropriate.

Policy D4 takes a common sense approach to development proposals which may have an impact on the identified views. It then refers to the Design Guide.

New **Policy D5** refers to Local Green Spaces (LGS). Eight areas are proposed for designation.

The NPPF explains that LGSs are green areas of particular importance to local communities.<sup>51</sup> The designation of LGSs should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.<sup>52</sup> It is only possible to designate LGSs when a plan is prepared or updated and LGSs should be capable of enduring beyond the end of the plan period.<sup>53</sup> The NPPF sets out three criteria for green spaces.<sup>54</sup> Further guidance about LGSs is given in PPG.

The designations are supported by Appendix 4 which contains a map, photograph and description of how the space meets the criteria in the NPPF.

I viewed each area on my site visit. Taking each proposed LGS in turn:

**D5/1 The Green, off Briar Hill** is an irregular shaped area of grass used for informal recreation which adds to the setting of the surrounding housing development.

**D5/2 Adjacent to Hunters Ride** is a field. Appendix 4 indicates it is valued as a green link between Chaddesley village and Lower Chaddesley and helps to retain the villages' separate identities. It is described as attractive land which is tranquil and with some

---

<sup>51</sup> NPPF para 99

<sup>52</sup> Ibid

<sup>53</sup> Ibid

<sup>54</sup> Ibid para 100

historic significance as it adjoins the Conservation Area boundary. An objection to the proposed designation has been submitted.

**D5/3 The Sports Field, Longmore, Lower Chaddesley** is a sports field valued for its recreation and wildlife.

**D5/4 Field adjacent to Fold Lane, Chaddesley Village Conservation Area** is a small area of land valued for its recreation as a footpath runs close by and offers significant views of the Malvern Hills identified as Protected View 7. It falls within the Conservation Area. This site was included in AECOM's site assessment report.

**D5/5 Field adjacent to Park Lane, Harvington Hall Lane and Harvington Hall, Harvington** is located near to the Grade 1 listed Harvington Hall. It is valued for its recreation and is popular with fishermen as I saw at my visit. Appendix 4 also indicates wildlife and historic value.

**D5/6 Field adjacent to Briar Hill** is elevated land above the village and affords some pleasant views towards the village and the south. Appendix 4 indicates it is particularly valued for its recreation as a footpath runs close to the boundary, its beauty and historic significance. This site was included in AECOM's site assessment report. An objection to the proposed designation has been made.

**D5/7 Field adjacent to Lodge Farm looking North towards the Holloway, Brockencote / Chaddesley** is a green space that lies between Brockencote and Chaddesley village. It is described in Appendix 4 as beautiful and tranquil with historic and wildlife significance. It adjoins the Conservation Area. Part of the proposed LGS overlaps with an area of Important Open Space. An objection to the proposed designation has been made.

**D5/8 Area adjacent to Woodthorne House, Tanwood Lane, Bluntington** is valued as a wild, overgrown space enjoyed by the local community as they use the adjacent walkway. This site was assessed as part of the site assessment work by AECOM. An objection to the proposed designation has been made.

In my view, all except four of the proposed LGSs meet the criteria in the NPPF satisfactorily.

I want to address two points that arose in the representations before discussing the proposed LGSs further. The first issue is that objections have been received on the grounds that the areas concerned as extensive tracts of land.

PPG<sup>55</sup> explains that there are "no hard and fast rules" about how big a LGS can be. It explains places are different and a degree of judgment will inevitably be needed. However, the NPPF is clear that the area must be local in character and not an extensive tract of land.<sup>56</sup>

---

<sup>55</sup> PPG para 015 ref id 37-015-20140306

<sup>56</sup> NPPF para 102

PPG continues that blanket designation of open countryside adjacent to settlements will not be appropriate and the designation should not be used to achieve new areas of Green Belt. Given the Parish is washed over by the Green Belt, this is not an issue for this Review Plan.

The second issue concerns NPPF paragraph 102 b) which sets out a number of different reasons that might distinguish a space. I do not regard this list as exhaustive because the wording used in the NPPF is “for example”.

Now turning to those proposed LGSs that, on balance, do not satisfactorily meet the criteria set out in the NPPF.

I do not consider that **D5/2 Adjacent to Hunters Ride** as proposed meets the criteria. This is because the reasons given for its designation are not robust enough. Whilst it could be argued that this field does help to separate Chaddesley Village from Lower Chaddesley, the proposed allocation on the adjoining land would bring the two settlements closer together. If separation was then an important issue, it could have been identified as a gap and a different site allocation put forward.

In addition, I can see nothing extraordinary about this field which distinguishes it from those around it. It is adjacent to a noisy and busy road and so was not particularly attractive land or tranquil. Whilst it does adjoin in part the Conservation Area boundary any associated historic significance has not been specified.

The second proposed LGS which does not meet the criteria satisfactorily is **D5/6 Field adjacent to Briar Hill**. This land is farmland. I saw nothing to particularly distinguish this field from those around it. Appendix 4 indicates that the land provides protection from ribbon development between properties on Briar Hill and Blunton but this is not a function of LGS. Appendix 4 states that a footpath runs close to its boundary so the land has recreational value. It therefore does not have recreational value itself, but the land is clearly enjoyed by nearby walkers. I saw that there are some very pleasant views from this elevated land towards the village. However, this view has not been identified as a Protected View. Finally, historic significance is referred to, but has not been robustly demonstrated.

The third area that I find does not satisfactorily meet the criteria is **D5/7 Field adjacent to Lodge Farm looking North towards the Holloway, Brockencote / Chaddesley**. Whilst I see this area as important to the setting of the village and as a space close to the Conservation Area, the area is farmland used as pasture; classified as Principal Timbered Farmlands on Worcestershire County Council’s website. On balance, I could not see how this area was especially distinguished from others around it in terms of its beauty or tranquility. Any historic significance has not robustly demonstrated. Policy GI1 will ensure that the wildlife corridor identified through the site will be protected.

The fourth space I consider does not meet the criteria satisfactorily is **D5/8 Area adjacent to Woodthorne House, Tanwood Lane, Blunton**. Little evidence has been submitted to confirm any wildlife value of this space. That is not to say it does not exist,



but that insufficient evidence has been provided. I saw at my visit that the space has an unkempt and rather abandoned appearance. The AECOM site assessment considers that the space has no sensitivity within the landscape and does not identify any particular wildlife or other demonstrably special characteristic.

Therefore these proposed LGSs should be deleted. In reaching this decision, I have also considered whether any additional local benefit would be gained by LGS designation given some of the proposed LGSs also fall within the Green Belt or a Conservation Area in line with PPG.<sup>57</sup> In general, I consider that different designations achieve different purposes and that the LGS designation can send a signal, recognising the particular importance spaces have for the local community. This is particularly true for a Parish which is entirely washed over by the Green Belt.

However, in line with PPG,<sup>58</sup> the additional local benefit that would be gained must be demonstrated. I do not consider, especially in relation to **D5/6 Field adjacent to Briar Hill** and **D5/7 Field adjacent to Lodge Farm looking North towards the Holloway, Brockencote / Chaddesley** that this has been achieved to a satisfactorily robust level.

I consider all the other proposed LGSs are demonstrably important to the local community, all are capable of enduring beyond the Review Plan period, all meet the criteria in paragraph 102 of the NPPF and their designation is consistent with the local planning of sustainable development and investment in sufficient homes, jobs and other essential services given other policies in the development plan and this Review Plan.

There are some discrepancies with the areas as shown on the different maps.

LGS D5/5 is shown differently in Appendix 4 to the Policies Map. I have taken this to be a simple mapping transposition issue. It is important that the areas shown in detail at a larger scale in Appendix 4 are mapped correctly on the Policies Maps. A modification is made to address this point. I do not consider any unfairness will arise from this modification given that the detail in Appendix 4 is part of the Review Plan and was consulted upon.

Turning now to the wording of the policy, in setting out how new development might be regarded, it should have regard to, and be consistent with, the NPPF which explains the management of development in LGSs should be consistent with that in the Green Belt.<sup>59</sup> Therefore the policy needs modification to ensure that it takes account of national policy and is clear.

In essence, Policies D1 – D5 seek to deliver locally distinctive development of a high quality that protects, reflects and enhances local character. With these modifications, they will meet the basic conditions by having regard to national policy, being in general

---

<sup>57</sup> PPG para 010 ref id 37-010-20140306

<sup>58</sup> Ibid

<sup>59</sup> NPPF para 103

conformity with the LP, particularly those policies referred to above adding a local layer of detail to the LP and helping to achieve sustainable development.

- **Add the words “*and shown on the Policies Maps and Map 5*” after “Important open spaces within and adjoining *and close to the Chaddesley Corbett Conservation Area...*” in point 2. G. of Policy D1**
- **Delete proposed LGSs D5/2 Adjacent to Hunters Ride, D5/6 Field adjacent to Briar Hill, D5/7 Field adjacent to Lodge Farm looking North towards the Holloway, Brockencote / Chaddesley and D5/8 Area adjacent to Woodthorne House, Tanwood Lane, Bluntington from Policy D5 and make all consequential amendments including deletion from the Policies Maps**
- **Delete the last paragraph of Policy D5 which begins “Development of the Local Green Spaces will not be supported...” and replace with a single paragraph at the end of the policy that reads: “*Development in the Local Green Spaces will be consistent with national policy for Green Belts.*”**
- **Correct the LGS areas for LGS D5/5 on the Policies Maps so that they accurately reflect the larger scale map in Appendix 4**

## **Traffic and Parking**

### **Policy T1**

Off street parking provision in Chaddesley village is safeguarded by new **Policy T1**. The centre of the village is congested as I saw at my visit with double yellow lines and onstreet parking making the road single track in places.

The policy meets the basic conditions, particularly helping to achieve sustainable development and no modifications are recommended.

## **6.0 Next Steps**

This section will need updating as the Review Plan progresses or removed.

## **Appendices**

This section contains a number of appendices.

Appendix 1 is a list of recent planning applications.

Appendix 2 is Protected Views.

Appendix 3 contains information about the Harvington Conservation Area. This has been reviewed as part of work on the Review Plan. The Review Plan puts forward a proposed extension to the Harvington Conservation Area which is shown on Map 7. The Review Plan recognises this as an aspiration, but I consider its inclusion as Appendix 3 and the Map numbered consecutively that this could lead to confusion. This then should be placed in a separate community aspiration section of the Review Plan.

Appendix 4 refers to Local Green Spaces.

Appendix 5 contains the design guidelines. Two of the sections have not been reproduced accurately. Modifications are therefore made to address this as it is important that the appendix contains all of the information in the Design Guide. It also contains illustrative diagrams for each of the site allocations using the design guidelines.

- **Move Appendix 3, including Map 7 to a separate section of the Review Plan which is clearly identified as Community Aspirations**
- **Renumber or rename Map 7 to avoid any confusion**
- **In section 4.4.4 on page 133 of the Review Plan, add criterion f) from the Design Guide**
- **In section 4.4.7 on page 136 of the Review Plan, add all of criterion e) from the Design Guide**
- **Consequential amendments will be needed**

## 7.0 Conclusions and recommendations

Other than the specific issues I have identified above, I have not found any further issues arising from other policies in the Review Plan which lead me to conclude any additional modifications are needed.

I am satisfied that the Chaddesley Corbett Review Neighbourhood Development Plan, subject to the modifications I have recommended, meets the basic conditions and the other statutory requirements outlined earlier in this report.

I am therefore pleased to recommend to WFDC that, subject to the modifications proposed in this report, the Chaddesley Corbett Review Neighbourhood Development Plan can proceed to a referendum.

Following on from that, I am required to consider whether the referendum area should be extended beyond the Chaddesley Corbett Review Neighbourhood Plan area. I see no

reason to alter or extend the Plan area for the purpose of holding a referendum and no representations have been made that would lead me to reach a different conclusion.

I therefore consider that the Review Plan should proceed to a referendum based on the Chaddesley Corbett Neighbourhood Plan area as approved by Wyre Forest District Council on 14 September 2012.

*Ann Skippers* MRTPI

Ann Skippers Planning

24 October 2022

## Appendix 1 List of key documents specific to this examination

NP Review 2022 – 2036 Statement of Modifications (Kirkwells)

Basic Conditions Statement June 2022

Consultation Statement June 2022

Strategic Environmental Assessment (SEA) Screening Assessment Updated June 2022 (Kirkwells)

Habitats Regulations Assessment (HRA) Screening Assessment Updated June 2022 (Kirkwells)

Design Guide Final Report April 2021 (AECOM)

Housing Needs Survey 2019 (WFDC)

Site Options and Assessment Final Report August 2020 (AECOM)

Report on Outcome of Call for Sites for Affordable Housing November 2020 (PC)

Protected Views March 2021

Results of Residents Survey with Comments (Site Selection)

Residents and Business Survey 2019 Results December 2019 and Annexes (WCC)

Conservation Area Character Appraisal for Chaddesley Corbett Revised December 2014

Chaddesley Corbett Neighbourhood Plan 2014 – 2026 September 2014

Wyre Forest District Local Plan 2016 – 2036 adopted April 2022

**List ends**



## Appendix 2 Note E1 to the Parish Council and WFDC 27 September 2022

### **Chaddesley Corbett Review Neighbourhood Plan Examination Procedural Matters – Formal Determination Examination Note 1**

Following the submission of the Chaddesley Corbett Review Neighbourhood Plan 2022 – 2036 for examination, I write to advise you on initial procedural issues.

#### ***Initial matters***

I confirm receipt of the submission draft revised Neighbourhood Plan (the Plan) and accompanying documents including the statements from the local planning authority, Wyre Forest District Council (WFDC) and the Parish Council regarding the proposed modifications and whether they are so significant or substantial as to change the nature of the neighbourhood development plan which the draft Plan would replace, giving reasons why, and the Regulation 16 consultation responses.

This has provided sufficient information to undertake my initial determination under paragraph 10(1) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended).

#### ***Determination under Paragraph 10(1) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended)***

I am required to determine to whether the modifications contained in the draft Plan are so significant or substantial as to change the nature of the neighbourhood development plan which the draft Plan would replace. The purpose of this determination is to establish the appropriate examination process for the draft Plan which will, amongst other things, affect whether or not the draft Plan will need to be the subject of a referendum if it is to be made.

In this context, the draft revised Plan intends, amongst other things, to:

- Delete existing Policies CC3, CC6, CC11 and CC13 and site allocations CCSA1 and CCSA2
- Supersede existing Policies CC1, CC2, CC4, CC5, CC7, CC8, CC9, CC10, CC12 with updated/revised/new Policies H1, H3, H4, B1, C1, D1, D2, D3, D4, G11, T1 covering similar topic areas
- Include new Policies CF1, CF2, B2 and D5 on new topic areas
- Include new site allocation Policy H2 which has three new site allocations
- Changed and new text throughout the Plan

The original Plan was made in September 2014. Since then WFDC has adopted a new Local Plan in April 2022 and there have been a number of changes to national policy. In addition, new surveys undertaken by the Parish Council revealed a need for updates to the Plan across a number of topic areas.

The Parish Council has submitted a comprehensive and helpful Statement of Modifications document that details the changes.

The Parish Council considers that some of the proposed modifications are so significant or substantial as to change the nature of the made Plan. The local planning authority, WFDC,

consider that the proposed modifications to the draft Plan are so significant or substantial as to change the nature of the made Plan.

I have considered the proposed modifications, the views of the local planning authority and the Parish Council and the representations received as well as the advice on updating neighbourhood plans in Planning Practice Guidance. I have no reason to disagree with the views of the local planning authority and qualifying body. Therefore in my assessment, the modifications to the made Plan are so significant or substantial as to change the nature of the made Plan and I formally determine accordingly under paragraph 10(1) of Schedule A2.

Consequently, I consider the examination of the Chaddesley Corbett Review Neighbourhood Plan should proceed under the provisions of Schedule 4B to the Town and Country Planning Act 1990 (as amended). In turn, this means a referendum would be required.

Accordingly, I therefore request the formal consent of the qualifying body (in accordance with paragraph 10(5) of Schedule A2) for the examination to proceed under the provisions of Schedule 4B, as set out above.

Subject to receipt of the formal consent of the qualifying body for the examination of the Review Plan to proceed under the provisions of Schedule 4B, I will issue a further procedural letter concerning the arrangements for the examination as well as any questions of clarification or other matters that may arise.

If the local planning authority or Parish Council have any questions relating to the examination process at this stage, please do not hesitate to get in touch and I will do my best to answer any such queries.

Ann Skippers MRTPI  
Independent examiner  
27 September 2022