

# Chaddesley Corbett Neighbourhood Plan

Site Options and Assessment Final Report

Chaddesley Corbett Parish Council

August 2020

## Quality information

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Revision	Revision date	Details	Authorized	Name	Position
1	02/07/20	Draft	UM	Una McGaughrin	Associate Director
2	28/07/20	Following comments received from Steering Group	UM	Una McGaughrin	Associate Director
3	19/08/20	Following Locality review	UM	Una McGaughrin	Associate Director
4	24/08/20	Approved by Locality	AO	Annabel Osborne	Neighbourhood Planning Officer

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This document is intended to aid the preparation of the Neighbourhood Development Plan and can be used to guide decision making, and, if the Qualifying Body chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

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# Executive Summary

The purpose of this report is to assess a number of identified sites considered as possible locations for small scale affordable housing development in the Chaddesley Corbett Neighbourhood Plan. The report is intended to guide decision making on where affordable housing/ rural exception sites could be delivered<sup>1</sup> to allow the Neighbourhood Plan group to select sites that best meet the identified housing need and the Neighbourhood Plan and community objectives.

The report is prepared in the context of the Wyre Forest Local Plan (pre-submission version and subsequent amendments) and the 'made' Chaddesley Corbett Neighbourhood Plan. A total of 18 sites have been assessed to consider whether they would be suitable for affordable housing. The sites identified for assessment include sites that were identified by the Chaddesley Corbett Neighbourhood Plan group and sites submitted through the Wyre Forest District Council Housing and Economic Land Availability Assessment (HELAA).

It is important to note that the HELAA sites have not been confirmed as available for affordable housing /as rural exception sites; the Call for Sites form did not specifically ask for this information. Therefore, these sites can only be considered for this type of policy if the landowner confirmed the site would be available for affordable housing or for a mix of affordable and market housing that would make the affordable housing viable. The sites submitted as part of the neighbourhood plan Call for Sites stage requested sites for affordable housing only, therefore it is assumed the sites submitted are available for this use and therefore could be included or allocated in the plan<sup>2</sup> if found suitable and viable.

The site assessment is 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.

The assessment has found that of the eight sites submitted through the Neighbourhood Plan Call for Sites, one is considered to be suitable for allocation (green), two are potentially suitable for allocation (amber) and the remaining five submitted sites are unsuitable for allocation (red). The green and amber sites are:

- NPO2c Land at Bluntington Farm, Chaddesley Corbett (Amber)
- NPO3 Land at end of Morton Road, Harvington (Amber)
- NP04 Old Quarry, Mustow Green (Green)

Of the 10 sites covered in the HELAA (not including sites also submitted to the Neighbourhood Plan Call for Sites) no sites are considered suitable for allocation, three sites are considered to be potentially suitable for development (amber) if they are confirmed as available for affordable housing and seven sites are not suitable for allocation (red). The potentially suitable sites (amber) are:

- WFR/CC/2 Land adjacent Woodthorne House, Tanwood Lane, Bluntington
- WFR/CC/7 Land off Bromsgrove Road, Chaddesley Corbett
- WFR/CC/9 Former garden centre, Worcester Road, Harvington

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<sup>1</sup> Rural exception sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing, i.e. sites that are located outside of, but well related to existing settlements and their services and facilities. Neighbourhood development plans can include a planning policy that supports the principle of rural exception sites. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

Whilst the aim of rural exception sites is to deliver affordable housing to meet a local need, a proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding

<sup>2</sup> The report refers to site 'allocations' but the inclusion of rural exception sites in the neighbourhood plan should be discussed with Wyre Forest District Council as it may be preferred that these sites are dealt with through a policy in the neighbourhood plan rather than as site allocations (as rural exception sites are generally thought to be exceptions to policy, and therefore not suitable as allocations).

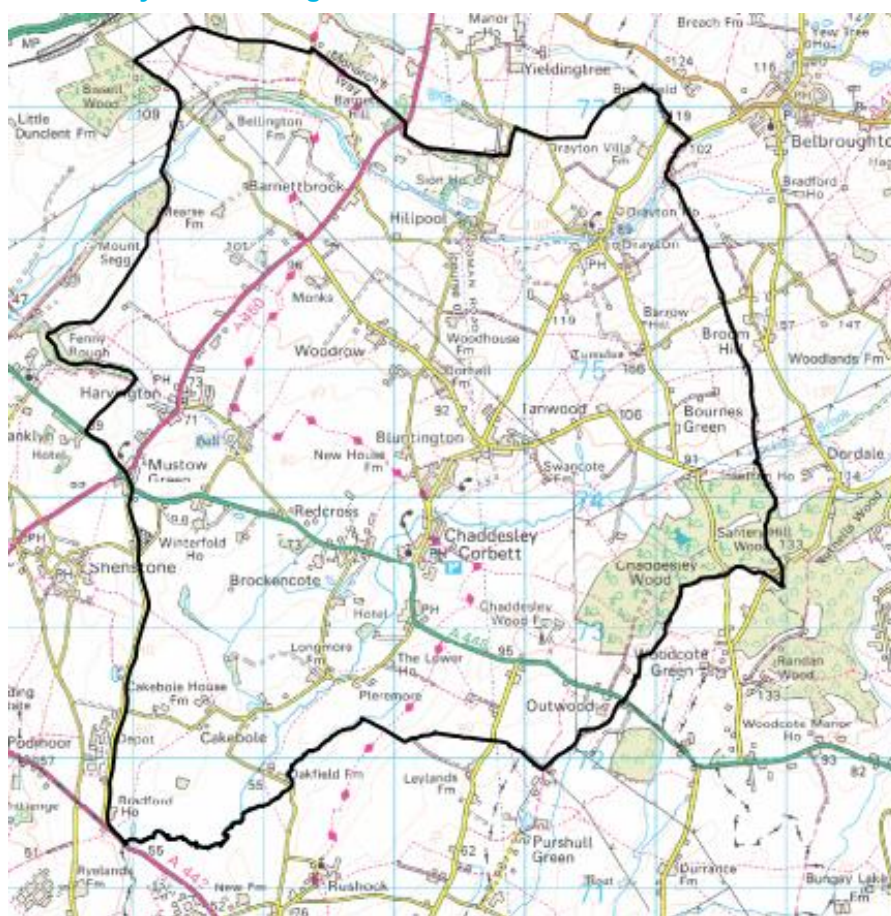
This excludes WFR/CC/8 Land at Fold Farm, Chaddesley Corbett, which has been proposed for allocation in the emerging Local Plan and does not therefore need to be duplicated in the Neighbourhood Plan.

The green and amber sites are a recommended shortlist from which to select sites to identify or allocate for housing in the Neighbourhood Plan for affordable housing, if it can be established that the sites are viable for this use.

# 1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for Chaddesley Corbett Neighbourhood Plan (CCNP) on behalf of Chaddesley Corbett Parish Council (CCPC). The work undertaken was agreed with CCPC and the Ministry of Housing, Communities and Local Government (MHCLG) in March 2020.
- 1.2 The parish of Chaddesley Corbett is located in Worcestershire, approximately 5 miles east of Kidderminster and 5 miles north-west of Bromsgrove. Birmingham is approximately 16 miles away to the north east. The M5 and M42 pass approximately 4.5 miles to the east and the A448 passes through the neighbourhood area to the south of Chaddesley Corbett. The neighbourhood plan area boundary follows the parish boundary and is illustrated in Figure 1-1. The parish lies within the Wyre Forest District Council boundary and Wyre Forest is the relevant local planning authority.

**Figure 1-1 - Chaddesley Corbett Neighbourhood Area.**



*Source: Wyre Forest District Council*

- 1.3 Chaddesley Corbett is a rural parish, washed over by the Green Belt, with a population of approximately 1,422 people (2011 Census). The neighbourhood area includes the village of Chaddesley Corbett as well as several smaller hamlets including Bellington, Bluntington, Brockencote, Cakebole, Hillpool, Drayton, Harvington, Lower Chaddesley, Mustow Green (East), Tanwood, Winterfold and Woodrow. The parish area holds many listed buildings and Chaddesley Corbett and Harvington both have designated Conservation Areas.
- 1.4 Chaddesley Corbett village is the main settlement within the parish and provides a number of services including a primary school, doctor's surgery, post office/ general store, a small number of businesses and three public houses.
- 1.5 Chaddesley Corbett Parish Council have an existing neighbourhood plan; the Chaddesley Corbett Neighbourhood Plan adopted in 2014 which sets out policies for the parish area and one allocated site for housing. The neighbourhood group are looking to review this plan in light

of the emerging Wyre Forest Local Plan which is currently being progressed. The neighbourhood group is seeking, in particular, to address affordable housing needs within the parish and is looking to allocate a small number of sites for affordable housing.

- 1.6 The adopted development plan is made up of the Wyre Forest Core Strategy (adopted 2010), Site Allocations and Policies Local Plan (2006-2026) adopted in 2013 and the adopted Chaddesley Corbett neighbourhood plan adopted in 2014. Wyre Forest District Council are currently reviewing their Local Plan and a pre-submission consultation was held in September - October 2019. It is within this context that the Chaddesley Corbett Neighbourhood Plan is being reviewed.
- 1.7 The emerging Wyre Forest Local Plan sets out a development requirement of 5,520 new dwellings to be delivered across the District between 2016-2036. It identifies Chaddesley Corbett as a village washed over by Green Belt and explains that suitable development in this type of settlement includes housing to meet local needs via allocated sites and rural exception sites. The neighbourhood group is seeking to allocate sites to provide approximately 10 affordable homes.

## 2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Neighbourhood Planning (updated February 2018)<sup>3</sup>, Housing and Economic Land Availability Assessment (March 2015)<sup>4</sup>, and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>5</sup>. These documents encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable for the proposed land use. This provides the starting point for Neighbourhood Planning groups to select the most appropriate sites for allocation based on the identified development requirement and the Neighbourhood Plan vision and objectives. The methodology for identifying sites and carrying out the site assessment is presented below.

### Task 1: Identify Sites to be included in the Assessment

- 2.2 The first task is to identify which sites should be considered as part of the assessment.
- 2.3 For Chaddesley Corbett neighbourhood area, this included sites identified in the Chaddesley Corbett Neighbourhood Plan Call for Sites consultation undertaken by Chaddesley Corbett Parish Council in early 2020.
- 2.4 It also included sites identified within the neighbourhood area through the most recent Housing and Economic Land Availability Assessment (HELAA) for Wyre Forest District Council (2019). It is important to note that the HELAA sites have not been confirmed as available for affordable housing or rural exception sites; the Call for Sites form did not specifically ask for this information. Therefore, the HELAA sites cannot be considered in the neighbourhood plan making process as potentially being available for affordable housing, or as rural exception sites.

### Task 2: Desktop Site Assessment

- 2.5 A review of the full set of sites is reviewed to identify any sites that can immediately be discounted, for example sites that are not within the Neighbourhood Area or would clearly be in conflict with National Planning Policy, such as sites that fall within areas with a statutory environmental designation where development is not permitted.
- 2.6 Sites already assessed through the Wyre Forest HELAA are reviewed to understand whether the conclusions are appropriate to apply to a Neighbourhood Plan site assessment. This review is set out in Appendix B and a summary of conclusions included in the Site Assessment Summary Table (Table 5.2 – AECOM HELAA review table)
- 2.7 Sites identified through the Call for Sites consultation which had not already been assessed through the HELAA were appraised using AECOM's site assessment pro-forma. The proforma is based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)<sup>6</sup> and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.8 The pro-forma used for the assessment enabled a range of information to be recorded, including the following:
- General information:
    - Site location and use; and
    - Site context and planning history.

<sup>3</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>4</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>5</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

<sup>6</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Context:
    - Type of site (greenfield, brownfield etc.); and
  - Suitability:
    - Site characteristics;
    - Environmental considerations;
    - Heritage considerations;
    - Community facilities and services; and
    - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
  - Availability
- 2.9 The desk top assessment therefore involves a review of the conclusions of the existing evidence and using data sources such as Google Earth/Streetview and MAGIC maps in order to assess whether a site is suitable for the use proposed.

## Task 4: Site Visits

- 2.10 A visual survey of the sites allows the team to consider aspects of the site assessment that cannot be captured from data and mapping. It is also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

## Task 4: Consolidation of Results

- 2.11 Following a site visit, the desktop assessments are revisited to finalise the assessments and compare the sites to judge which were the most suitable to meet the housing requirement.
- 2.12 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

## Task 5: Indicative Housing Capacity

- 2.13 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 2.14 Where there are no estimated figures provided, the density assumption of 30 dwellings per hectare is used as a starting point in accordance with Policy CPO5 of the Wyre Forest District Council Adopted Core Strategy (2010). However, it is important to note that this provides an indicative figure only and a lower figure may be appropriate given the rural nature and low density of development in the neighbourhood area.

## 3. Policy Context

### National Planning Policy Framework (2019)

- 3.1 The policies of relevance to development in Chaddesley Corbett are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.2 **Paragraph 77** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 3.3 **Paragraph 78** adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 3.4 **Paragraph 79** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
  - There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - The development would re-use redundant or disused buildings and enhance its immediate setting;
  - The development would involve the subdivision of an existing residential dwelling; or
  - The design is of exceptional quality, in that it:
    - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 3.5 **Paragraph 171** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

### Adopted Development Plan

- 3.6 The Wyre Forest District Council's adopted development plan consists of the adopted Wyre Forest District Council Core Strategy (2006-2026) (adopted December 2010) which sets out the broad strategy and vision for development within the District to 2026 and the adopted Site Allocations and Policies Local Plan (2006-2026) (adopted July 2013) which contains site allocations and more detailed development management policies. The existing Chaddesley Corbett Neighbourhood Plan 2014-2026 (made 2014) also forms part of the development plan for the neighbourhood area. The most relevant development plan policies are listed below:

#### Adopted Core Strategy (2010)

- 3.7 **DS01: Development Locations** – this policy sets out the levels of development that the district will accommodate during the period until 2026. It indicates that provision will be made for 4000 net additional dwellings between 2006-2026. It further explains that new development will be concentrated on brownfield sites within the urban areas of Kidderminster and Stourport-on-Severn, followed by smaller infill brownfield sites within Bewdley and finally brownfield sites within the rural settlements. Development in the open countryside will be closely controlled to safeguard the integrity of the District's Green Belt and landscape character. The policy also sets out the settlement hierarchy for the local planning authority's area. This lists Chaddesley Corbett as a rural settlement and explains that suitable development in this type of settlement would be housing to meet local need identified through rural exceptions sites in appropriate circumstances and small-scale rural employment.

- 3.8 **DS04: Rural Regeneration** – this policy explains that new residential development in the District's villages, rural settlements and other rural hamlets will be to meet local housing needs only, as established through parish surveys.
- 3.9 **DS05: Phasing and Implementation** – this policy sets out the average annual net additions of dwellings within the District across the five-year phasing periods:
- 2006/07 - 2010/11 - 240 dwellings per annum
  - 2011/12 - 2015/16 326 dwellings per annum
  - 2016/17 - 2020/21 - 196 dwellings per annum
  - 2021/22 - 2025/26 - 94 dwellings per annum
- 3.10 **CP04 Providing Affordable Housing** – this policy indicates that an annual average of at least 60 units of affordable housing will be delivered across the District during the plan period until 2026. This will include an indicative tenure split of 70% social-rented housing and 30% intermediate shared ownership housing. For the rural areas, the District Council will generally seek to secure affordable housing provision of 30% on sites of 6 or more dwellings. It further sets out that a proactive approach to the provision of affordable housing within the District's rural areas will be encouraged through working in conjunction with Parish Councils to identify appropriate sites for the sole provision of affordable housing through the site allocations process, within or immediately adjacent to the District's villages, rural settlements and other rural hamlets where a local need exists. In exceptional circumstances, small scale affordable housing schemes will be permitted as exception schemes on unallocated sites, to meet identified local housing need.
- 3.11 **CP05: Delivering mixed communities** – this policy explains that, within the rural areas, new development should meet housing densities of 30 dwellings per hectare, though there may be circumstances where applying these minimum density requirements will not be appropriate due to the character and surroundings of the proposed site. It further explains that new housing developments must be well designed to address local housing needs, incorporating a range of different types, tenures and sizes of housing to create mixed communities. New developments should take account of the District's housing needs as set out in the Strategic Housing Market Assessment. In particular, larger developments will be required to incorporate a number of more affordable 2 and 4 bedroomed houses to accommodate the growing needs of families.

### Adopted Site Allocations and Policies Local Plan 2006-2026 (July 2013)

- 3.12 **Policy SAL.DPL1 Sites for Residential Development** – sets out that residential development will only be allowed within the sites and areas listed in the plan and as shown on the Policies Map or on previously developed sites within Kidderminster, Stourport-on-Severn and Bewdley. The Site Allocations and Policies Local Plan does not allocate any sites for residential development within Chaddesley Corbett neighbourhood area.
- 3.13 **Policy SAL.DPL2 Rural Housing** – indicates that within the rural areas of the District, proposals for residential development will not be permitted unless one of the following exceptional circumstances applies:
- The site is identified by the relevant town/parish Council as an exceptions site to meet an identified local housing need.
  - The site is required to meet an established existing functional need for a rural worker's dwelling.
  - It is for the replacement of a permanent existing lawful dwelling.
  - The site is subject to a Community Right to Build Order.

Planning permission may be granted for schemes which are designed to meet an identified specific affordable or local housing need on small sites adjoining Bewdley, or within or adjoining the villages and the rural settlements subject to the following criteria:

- i) The affordable housing must remain so in perpetuity

- ii) The number, size, type, mix and tenure of dwellings must not exceed the extent of identified local need.
- iii) The site must be well related to the existing built up area of the settlement in which it is located. The scale of the scheme should be appropriate to the size and character of the settlement and must not damage the character of the settlement or the landscape.
- v) The site should be accessible to local services and facilities by sustainable modes of transport.

3.14 **Policy SAL.UP1 Green Belt** – sets out that within the Green Belt development will not be permitted except in very special circumstances. Exceptional circumstances include if the proposals are part of a Community Right to Build Order; and, for housing, if there is a proven need in association with the purposes of agriculture or forestry; or if it is for small-scale affordable housing, reserved for local needs in accordance with policy SAL.DPL2: Rural Housing.

### Adopted Chaddesley Corbett Neighbourhood Plan (2014)

3.15 **Policy CC1: Criteria for Assessing the Suitability of Potential Housing Sites** – this policy sets out that proposed sites for new development in Chaddesley Corbett Parish will be required to meet the following criteria:

- Any proposed site should be a brownfield site unless it is in conformity with policy SAL.DPL2 of Wyre Forest District Council Site Allocations and Policies Local Plan;
- The proposed site should be no larger than a small infill site; development proposals should be in proportion with the surrounding area;
- The proposed site should be within or adjacent to an existing settlement, and not an isolated site;
- Any development on the proposed site should not extend existing ribbon development.

3.16 **Policy CC2: Types of New Housing Development** – this policy indicates that where suitable sites are identified in accordance with the Sustainability Appraisal and Policy CC1, limited residential development will be supported where it comprises one or a combination of the following types:

- Affordable housing for rental or shared ownership by those with a local connection (as defined in Wyre Forest District Council's Local Connection Policy);
- Properties should be one or two bedroomed to meet the needs of first-time buyers and small families;
- Properties designed to be suitable for the elderly (Lifetime Homes standard), which are located close to key facilities.

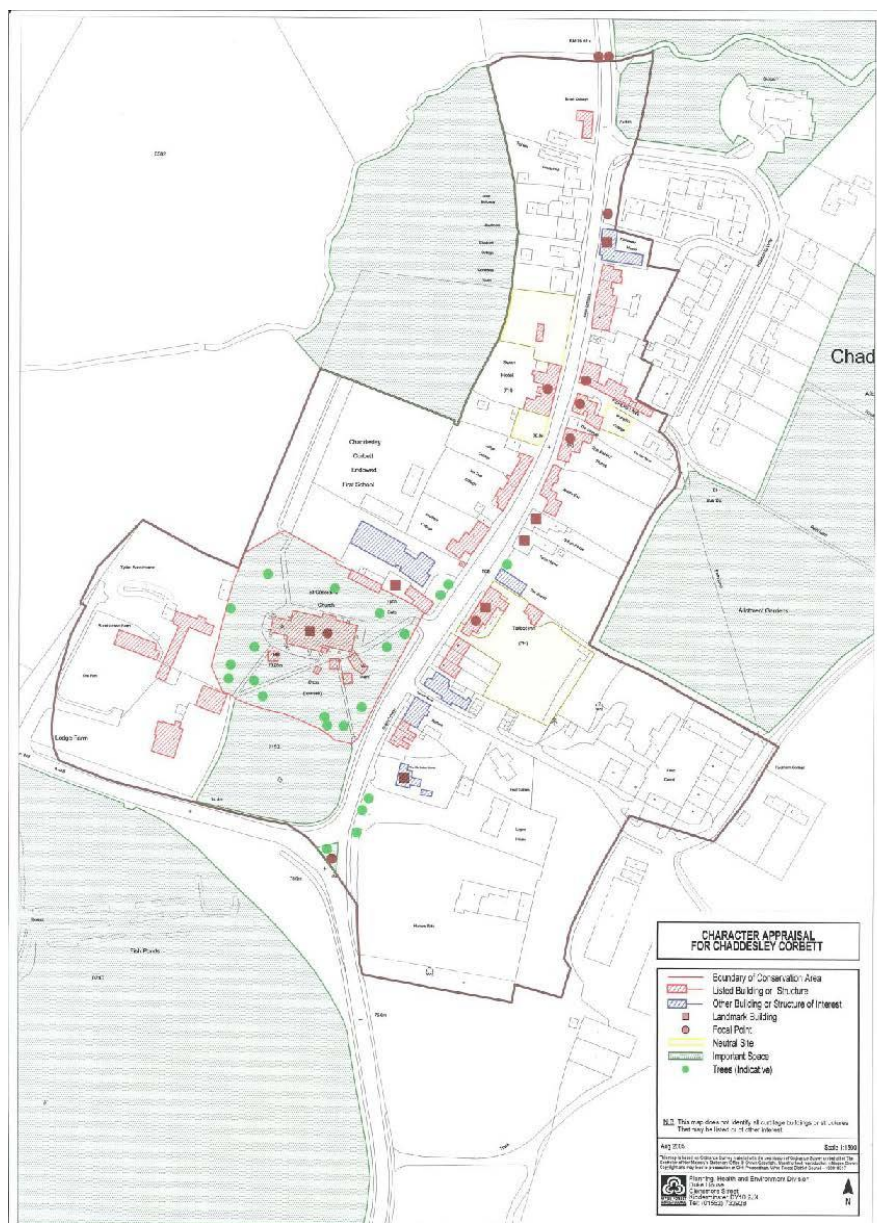
All proposals for new housing will be required to be supported by an up to date Local Needs Survey.

3.17 **Policy CC8: Landscape Design Principles** – this policy sets out landscape design principles that all new development proposals will need to satisfy in order to be considered favourably. These include:

- The pattern of open spaces surrounding settlements should be retained in any future developments. Of particular importance is the open space either side of Hockley Brook between Stewards Cottage (Briar Hill) and Hemming Way. The additional and important open spaces identified in the Chaddesley Corbett Conservation Area Character Appraisal are particularly significant (as seen in Map 3 replicated at Figure 3.1).
- Strategic views across the Parish shown on Map 5 in Appendix III and the Proposals Map, and defined below will be protected by ensuring that the visual impact of development on these views is carefully controlled. They are:
  - (i) The view across the Parish looking towards St Cassian's Church spire and Harvington from the edge of Chaddesley Woods and footpath 640.
  - (ii) The view of the Conservation Area of Harvington Hall and its environs from Harvington Hall Lane and footpaths 614 and 615.

- (iii) The views east from footpath 620 across fields towards Chaddesley Village.
- (iv) The view of Barrow Hill from footpath 599 at Tanwood Lane.
- (v) The views towards Chaddesley Corbett and St Cassian's Church spire across fields, trees and hedgerows from footpath 599 at Tanwood Lane.
- (vi) The view of the medieval fishponds looking towards Brockencote from footpath 674 in St Cassian's churchyard and the view into the Conservation Area looking towards St Cassian's church from the pavement alongside the A448.
- Development proposals should seek to preserve or enhance the character of the village and hamlets both within and outside the Conservation Areas, especially those with buildings dating from the nineteenth and early twentieth century.
- Local habitats and wildlife biodiversity particularly relating to Chaddesley Woods NNR should be preserved and linking wildlife corridors, including brooks and watercourses, enhanced.
- Mature and established trees of amenity value should be protected and incorporated into landscaping schemes wherever possible. Existing hedgerows should be retained, and the establishment of new native hedges is encouraged.

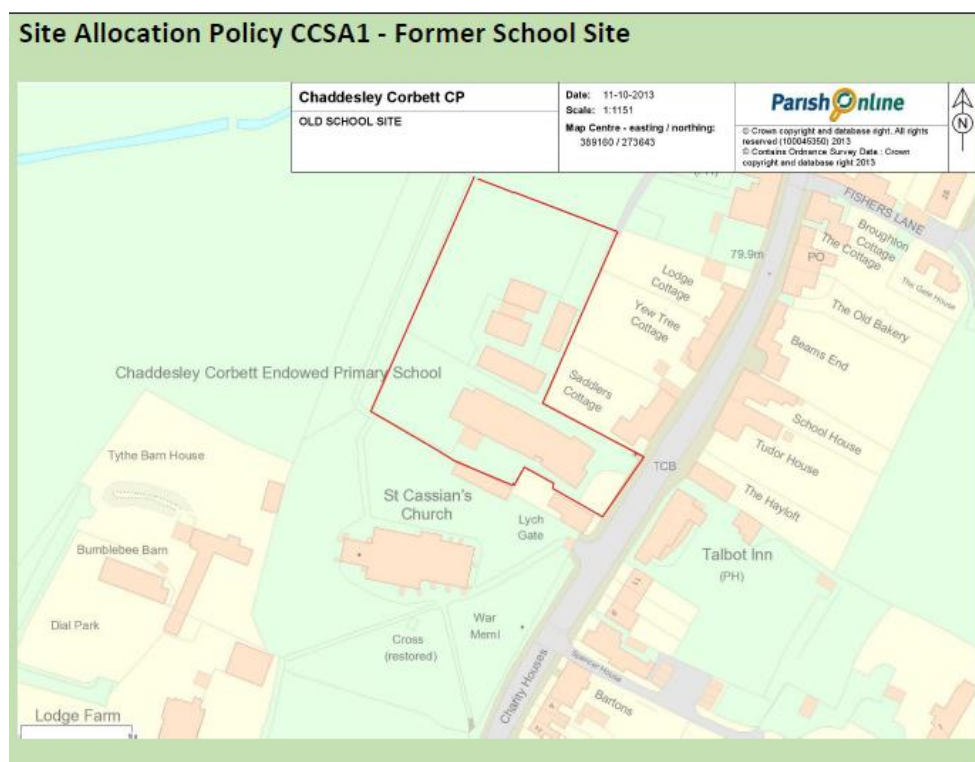
**Figure 3-1: Character Appraisal for Chaddesley Corbett**



Source: Chaddesley Neighbourhood Plan, 2014 (Character Appraisal for Chaddesley Corbett Conservation Area, 2005)

- 3.18 **Site Allocation Policy CCSA1: Former School Site** - This policy allocates the former school site for residential development, allowing for retention and re-use of the former Victorian School building and sensitive new development on the site at the rear of the Victorian School Building.

Figure 3-2 – Site Allocation CCSA2 – Former School Site



Source: Chaddesley Corbett Neighbourhood Plan (2014)

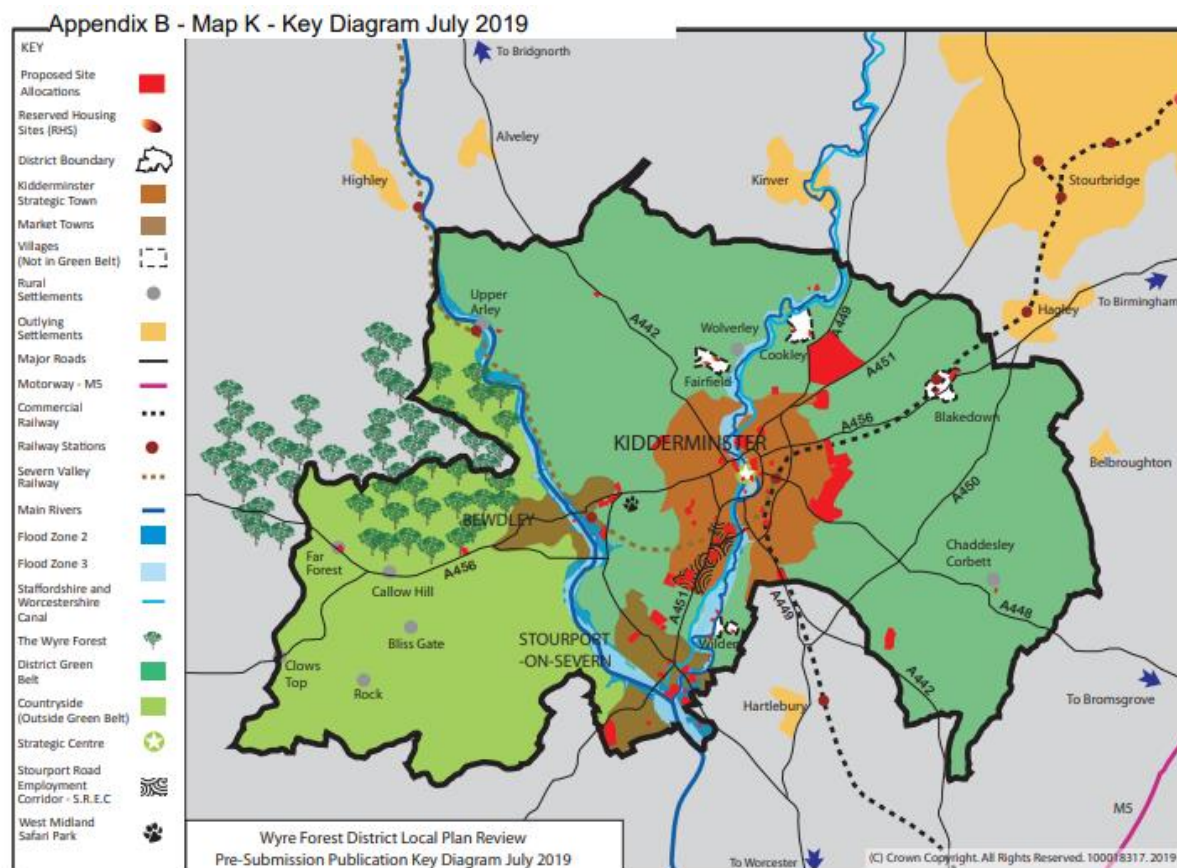
## Emerging Development Plan

- 3.19 Wyre Forest District Council are currently progressing a review of the adopted development plan. The pre-submission consultation for the emerging Local Plan (Regulation 19 consultation) ran from September – October 2019 and submission of the plan for examination is programmed for Spring 2020. The most relevant policies in the emerging local plan are included below:

### Wyre Forest District Local Plan 2016-2036 Amendments to the Pre-Submission Publication Document (July 2019)

- 3.20 **Policy AM6A: Development Needs 2016-2036** – this policy sets out a development requirement of 5,520 new dwellings to be delivered across the District between 2016-2036 with an annual minimum target of 276 dwellings. This includes market and affordable housing provision.
- 3.21 **Policy AM6B: Locating New Development** – this policy sets out the development strategy and site allocations. This aims to encourage the effective use and re-use of accessible, available and environmentally acceptable brownfield land, safeguard and (wherever possible) enhance the open countryside, maintain the openness of the Green Belt and focus most development in and adjacent to the urban areas. This policy further sets out the settlement hierarchy, listing Chaddesley Corbett as a village covered (washed over) by Green Belt. The policy further explains that suitable development in this type of settlement includes housing to meet local needs via allocated sites and rural exception sites in appropriate circumstances.
- 3.22 **Policy AM6F: Role of the existing villages and rural areas** – this policy indicates that new residential development in the District's existing villages, rural settlements and other rural hamlets will be to meet local housing needs, as established through the Housing Needs Study and parish surveys. Where there is a need for new housing in existing villages, priority should be given to locations which are well connected to higher order settlements and which already have key services and facilities.
- 3.23 **Policy AM36 Villages and Rural Areas Site Allocation** – this policy allocates one site for residential development in the neighbourhood area for 6 dwellings: - WFR/CC/8 Fold Farm, Chaddesley Corbett (0.31 ha).

Figure 3-3 – Emerging Plan Key Diagram



Source: Emerging Wyre Forest District Local Plan 2016-2036 Amendments to the Pre-Submission Publication Document (July 2019)

## Evidence Base

### Wyre Forest HELAA Sites (Rural East) (July 2019) for Chaddesley Corbett

The Wyre Forest Housing and Economic Land Availability Assessment was published in 2019. This is an assessment of land availability to identify a future supply of land which is suitable, available and achievable for housing and economic development over the Local Plan period. This document will be reviewed in more detail in **Chapter 4**.

### Worcestershire County Council Landscape Character Assessment SPG (October 2011)

3.24 This document provides an understanding and assessment of the landscape character areas of Worcestershire describing the relevant Landscape Types and explaining changing character trends and guidance for future management and development.

3.25 The parish of Chaddesley Corbett is located in the 'Principal Timbered Farmlands' character area and the 'Mod Worcestershire Forests' Regional Character Area. The Landscape Character Assessment sets out that the key characteristics for this Landscape Type are:

- Notable pattern of hedgerow trees, mixed native broadleaves predominantly oak
- Hedgerow boundaries to fields
- Ancient wooded character
- Organic enclosure pattern
- Small-scale landscape with hedgerow trees creating filtered views
- Brick and timber building styles of older properties
- Rolling lowland with occasional steep-sided hills and low escarpments

- Mixed farming land use
  - Dispersed settlement pattern
- 3.26 The landscape has an overall organic character with irregular woodland patterns, winding lanes and complex hedgerow patterns.
- 3.27 The Landscape Character Assessment further sets out guidelines for future management and development. It explains that additional individual dwellings could be accommodated within the dispersed settlement pattern as long as they do not occur in sufficient density to convert the pattern to wayside or clustered status. The historic dispersed settlement pattern should be maintained. Modern development favouring groups or clusters of new houses would not be appropriate in this landscape. It is important that the organic pattern of hedgerow enclosure is not eroded and that the tree cover character of hedgerow oaks and areas of ancient woodland are conserved and maintained. Where appropriate the planning of new woodlands with locally occurring native species should be encouraged.

### Conservation Area Character Appraisal for Chaddesley Corbett (2014)

- 3.28 This document sets out the special architectural and historic characteristics of the Chaddesley Corbett Conservation Area which was designated by Wyre Forest District Council in 1967, and was the subject of a boundary review in 1991. While the civil parish boundary covers a wider area than just Chaddesley Corbett, the Conservation Area is of relevance to any sites proposed within the village. The Conservation Area is predominantly undeveloped, encompassing the village, including a local school and church, and covers 7.17 hectares (19.1 acres). Chaddesley Corbett has a long history dating back to the Ninth Century A.D. and the village has retained the form of an early medieval settlement. The church forms the focal point and the village lies along a single road with little modern development. The building stock dates from the Twelfth Century through to the Twentieth Century.
- 3.29 The village has gradually developed around what is now the main road of the village, with most of the buildings facing onto the road. There are several alleys and narrow lanes leading from the east side of the main street to back-land development (both historic and modern), including Fisher's Lane, and the access road to Spencer Lane Court. The movement within the village is simple, with the main street servicing all the social focal points of the village (the church, the pubs, and the village shops). The main street also acts as a conduit for reaching other parts of the Parish, including Tanwood and Bluntington.
- 3.30 There are a number of important views in and out of the village. Key views are set out within the adopted Neighbourhood Plan.
- 3.31 The majority of the dwellings within the village are either semi-detached or part of a small terrace and, until recently, there has been little back-land development. The buildings present a variety of sizes, largely dependent on the period of construction.
- 3.32 There are a number of landmarks and focal points within the village which are important because of their position or design. These include: St Cassian's Church, The Talbot Inn, Harkaway House, The Bridge at the Northern end of Village Street, Tudor House, the Lych Gate, the Old Police Station and School, Briar Hill and the young Oak tree at the southern end of the village.
- 3.33 The study lists a number of neutral areas, defined as a small part of an area whose character does not conform with that of its immediate surroundings. These sites do not necessarily detract from an area, but, the study writes that, should development proposals be forthcoming, then they should improve the site, in terms of visual and/or social impact on the Area, and relate well to the surroundings. There are four principal areas that are considered as neutral sites, three of which are areas of car-parking, with relatively large expanses of black top tarmac, and include the car parks at both the Talbot Hotel and the Swan Inn (two car parks). The fourth site is that of the bungalows at the start of Hemming Way. Whilst these lie on the edge of the area, due to their position and design, they form one of the principal focal points when entering the Area from the north. The architecture of these properties does little to relate to the rest of the village, but are largely hidden from view, from the rest of the Conservation Area, and as such are considered to have a largely neutral impact on the Area.

**Figure 3-4: Chaddesley Corbett Conservation Area Map**



Source: Wyre Forest District Council

### **Wyre Forest District Council Green Belt Review Strategic Analysis (2016) and Part II: Site Analysis (2018)**

- 3.34 This report sets out the results of a review of the Green Belt in Wyre Forest District. The objective of the review was to test the Green Belt against the five purposes set for it in national policy to determine the extent to which it is contributing to those purposes. The report does not identify land for release or development. It concluded that across the District, the Green Belt fulfils its intended strategic purpose as part of the West Midlands Green Belt, with many instances of more than one purpose being fulfilled, and that the current approach to insetting and washed-over status of Green Belt villages is reasonable, although there may be a case for a re-examination of the village envelopes to allow for development to meet local needs.
- 3.35 Part II considers the effect on the Green Belt of potential development sites across Wyre Forest District. However, none of these sites are located within the Chaddesley Corbett neighbourhood area.

## 4. Site Assessment

- 4.1 The process of selecting sites for allocation in the neighbourhood plan should be clearly documented in the neighbourhood plan supporting evidence base. This documentation should show how all known sites for development in the Neighbourhood Area have been assessed to establish whether they are suitable, available and achievable for development, and how sites have been selected for allocation to meet an identified development need. This is in line with the Government's National Planning Practice Guidance on Neighbourhood Planning (PPG).
- 4.2 The sites to be considered in this site assessment have been identified through:
- Chaddesley Corbett's Neighbourhood Plan Call for Sites which took place in early 2020; and
  - The Wyre Forest Housing and Economic Land Availability Assessment 2019.
- 4.3 Sites that have been identified through a HELAA have previously been assessed by the Local Authority. To avoid duplicating work that has already been undertaken, this assessment includes a detailed review of the HELAA criteria applied and the conclusions to understand whether the HELAA conclusions are appropriate in the Neighbourhood Planning context.
- 4.4 It is important to note that the HELAA sites have not been confirmed as available for affordable housing or rural exception sites; the Call for Sites form did not specifically ask for this information. Therefore, the HELAA sites cannot be considered in the neighbourhood plan making process as potentially being available for affordable housing, or as rural exception sites. The sites submitted as part of the neighbourhood plan making Call for Sites stage however potentially could be allocated for affordable housing/ as rural exception sites (if otherwise found to be suitable).
- 4.5 The Neighbourhood Plan Call for Sites was undertaken in early 2020. 6 sites came forward through the Call for Sites and are summarised in Table 5.1 and illustrated in Figures 4-2 to 4-5. NP06 has a very similar site boundary to HELAA site WFR/CC/10 and as therefore the HELAA conclusions have been reviewed but the site has not been reassessed. NP02 came forward in one submission (as shown on map below); however, given the large nature of the three separate sites that make up the allocation, these three sites have been assessed separately (NP02a, NP02b and NP02c).

**Table 5.1 – Call for Sites**

Site Ref.	Site Name	Area (ha)	Comments regarding submission
NP01	Land adjacent east of Curslow Lane, DY10 4LF	0.5	Part orchard, part field. Proposed for affordable housing.
NP02	Land at top of Briar Hill	-	Assessed as three sites: NP02a (4.8ha), NP02b (2.3ha), NP02c (4.1ha)
NP03	Land at end of Morton Rd, Harvington	0.35	
NP04	Old Quarry, Mustow Green	0.12	
NP05	Site adjacent to Surgery	0.21	
NP06	Site adjacent to School	2.4	Similar site boundary to WFR/CC10

*Source: Chaddesley Corbett Neighbourhood Plan Call for Site*

- 4.6 **Figures 4-2 to 4-5** shows the location of all sites considered in the assessment.

- 4.7 **Table 4.3** sets out the summary of the site assessment of all sites based on the detailed proformas (Appendix A) and HELAA review (Appendix B) .

Figure 4-1 Sites included in assessment (1)



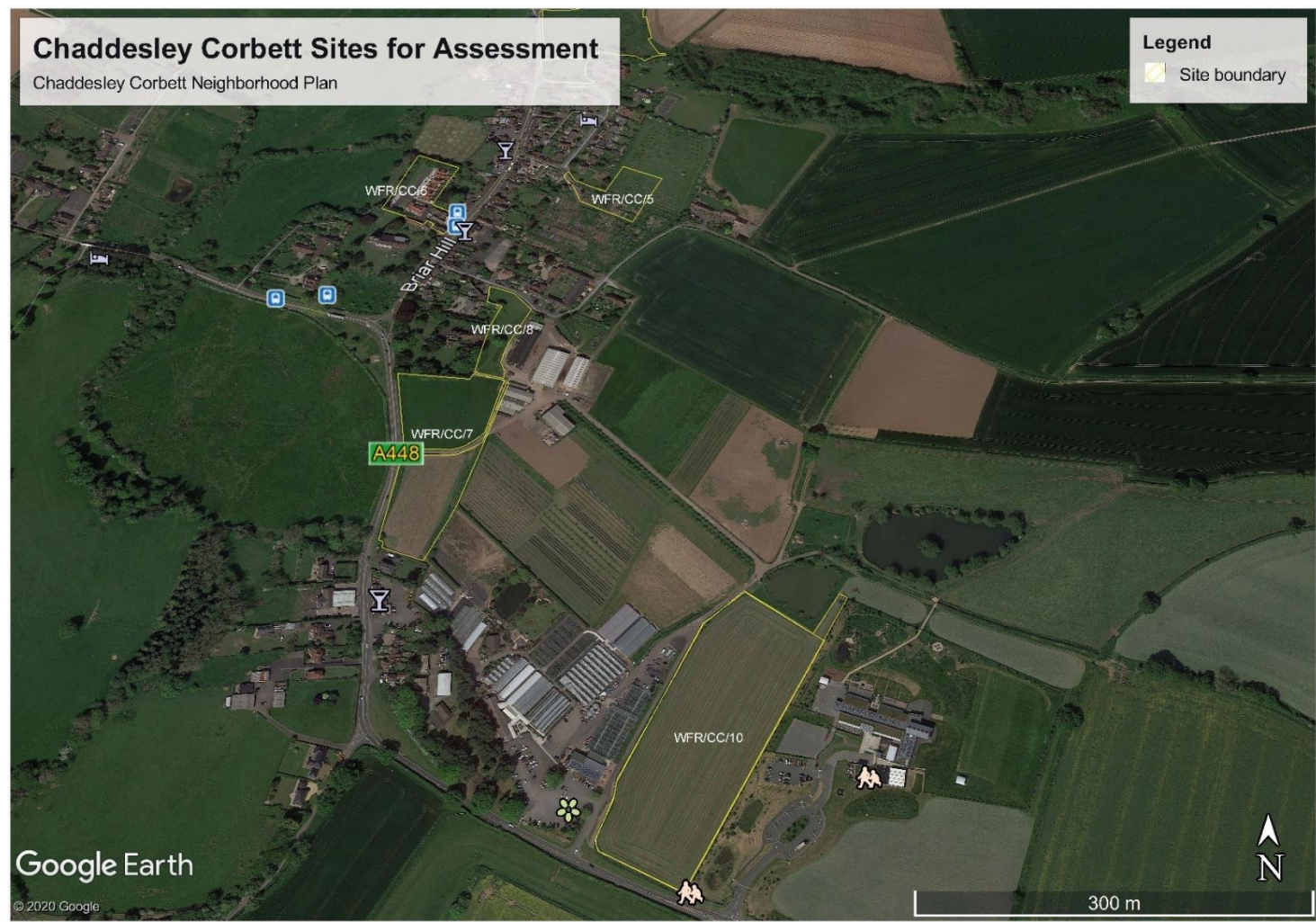
Source: Chaddesley Corbett Neighbourhood Planning Group, Wyre Forest HELAA, AECOM

Figure 4-2: Sites included in assessment (2)



Source: Chaddesley Corbett Neighbourhood Planning Group, Wyre Forest HELAA, AECOM

Figure 4-3 Sites included in assessment (3)



Source: Chaddesley Corbett Neighbourhood Planning Group, Wyre Forest HELAA, AECOM

Figure 4-4 Sites included in assessment (4)



Source: Chaddesley Corbett Neighbourhood Planning Group, Wyre Forest HELAA, AECOM

Table 4.3 Site Assessment Summary Table

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan (AECOM Site Assessment Conclusions)	Rating (Red/Amber/Green) <sup>7</sup>
NP01	Land adjacent (east of Curslow Lane, DY10 4LF	0.5	Call for Sites	N/A	N/A	The site is proposed for affordable housing. The most suitable part of the site for new housing would be the northern part in terms of the relationship with the existing built form at Mustow Green, however the presence of an orchard here which is designated a priority habitat may prevent this part of the site being developed, if it couldn't be relocated. The southern part of the site is less appropriate for development if the orchard was retained, as it would lead to isolated development. However, it is not clear how vehicular access could be safely achieved as Curslow Lane is narrow and access may not be acceptable at north of site due to bend in lane. In addition, Curslow Lane has no footpaths or pavements and implementing safe pedestrian access to the site appears unachievable in light of the narrow width of the road as it runs past the site. Additionally, services at Mustow Green are very limited. The site does not appear to be a sustainable location for growth given the lack of safe pedestrian access to nearby services or safe access to bus stops from which to reach nearby services. <b>Site is not suitable for development and therefore not appropriate for inclusion in the Neighbourhood Plan.</b>	
NPO2a	Land at Bluntington Farm, Chaddesley Corbett	4.8	Call for Sites	N/A	N/A	NP02a supports long range rural views to the west as the landform falls gradually westwards. This contributes to the site's rural character and although it is adjacent to existing development immediately to the south at The Green, this development plus the busy road at Briar Hill are not notably intrusive features given the presence of dense planted screening at the site's perimeter. The site shares an access point with NP02b. The site is in productive arable use. The site as submitted is of a scale that would be in conflict with current planning policy and not therefore be suitable as an allocation	

<sup>7</sup> Red indicates the site is not appropriate for allocation in the neighbourhood plan. Amber indicates the site may be appropriate for allocation in the neighbourhood plan, if identified issues can be resolved or constraints mitigated. Green indicates the site is appropriate for allocation in the neighbourhood plan

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan (AECOM Site Assessment Conclusions	Rating (Red/ Amber/ Green) <sup>7</sup>
						in the neighbourhood plan. It would have an unacceptable impact on the landscape and would constitute ribbon development. It would also be an incursion into open countryside into an area with no natural defensible boundaries. It would change the nature of the development at Briar Hill and as a result also have an impact on Chaddesley Corbett itself. Access would not be easy though could potentially be achieved through Malvern view or possibly Briar Hill. The site is relatively well located in proximity to the services at Chaddesley Corbett. <b>Considered unsuitable for inclusion on the basis of landscape sensitivity.</b>	
NPO2b	Land at Bluntington Farm, Chaddesley Corbett	2.3	Call for Sites	N/A	N/A .	NP02b is immediately east of NP02a though no internal boundary features mark the division. This gives NP02b the same long range rural views to the west, though the site feels less marginally less sensitive within the landscape due to its location at the apex of the triangular shaped field, with thick planted screening to the south and north limiting views in and out in these directions. Development would be screened to south by this perimeter planting, though glimpsed views from existing dwellings on Woodrow Lane to the north/east of the site would likely be impacted. Despite the greater sense of enclosure imparted by the screening to the south and north, the site's openness to the west means there are no natural sub-areas to explore as discrete smaller allocations and the site remains sufficiently open and rural that development would substantially urbanise the character of the site as well as leading to the loss of productive arable land. <b>Considered unsuitable for inclusion on the basis of landscape sensitivity and by virtue of its weak relationship with the existing built area of the village.</b>	
NPO2c	Land at Bluntington Farm, Chaddesley Corbett	4.1	Call for Sites	N/A	Up to approx. 10 units	NP02c lies on the opposite side of Briar Hill from NP02a/b and consequently faces south rather than west. Planted screening means there is no intervisibility between NP02a/b and NP02c. The site's location on high ground gives it sweeping views towards the Chaddesley Corbett conservation area to the south over the intervening attractive rural landscape, giving it prominence and sensitivity within the landscape. Although	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan (AECOM Site Assessment Conclusions)	Rating (Red/Amber/Green) <sup>7</sup>
						<p>there are a handful of nearby dwellings, the character of the site is rural and development would likely substantially alter this prevailing rurality as well as urbanising medium range views out from Chaddesley Corbett CA. The site is in productive arable use. The site boundary as submitted would have an unacceptable impact on the landscape. It would also change the nature of the development at Briar Hill and would constitute ribbon development and lead to coalescence between Briar Hill and Bluntington. The ridgeline and the site are visible from the northern end of Chaddesley Corbett Conservation Area and would have an impact on the setting of the historic part of Chaddesley Corbett. It is possible a small amount of development is possible here if it could be limited to a scale that not lead to coalescence of settlements.</p> <p><b>Potentially appropriate for inclusion in the neighbourhood plan for small scale development</b></p>	
NPO3	Land at end of Morton Road, Harvington	0.35	Call for Sites	N/A	8 put forward by the landowner.	<p>NP03 forms a small corner of a very large arable field, though its location immediately north of Morton Road provides a natural access point and could help ensure that development relates well to the existing built form and in respect of the rural landscape beyond.</p> <p>Therefore, although there is potential for adverse effects in relation to landscape, there could be good potential to achieve mitigation through sensitive design, layout and landscaping. Unlikely to be any impact on the Harvington Hall conservation area as there are no sightlines between the site and the CA and existing development at Morton Road falls between the site and the CA. Harvington is a small settlement with few facilities and, while the site would fit into the existing settlement pattern of Harvington, the new dwellings would be relatively isolated from facilities. Small number of houses proposed which would not be out of character with the existing settlement at Harvington.</p> <p>An access would need to be created via Morton Road, which would need consultation with the Highways Authority.</p>	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan (AECOM Site Assessment Conclusions)	Rating (Red/Amber/Green) <sup>7</sup>
						<b>Potentially appropriate for inclusion in the neighbourhood plan, if access was confirmed as feasible.</b>	
NPO4	Old Quarry, Mustow Green	0.12	Call for Sites	N/A	Small scale, approx. 3	<p>Mustow Green is a small settlement with no services and facilities and the nearest services at Chaddesley Corbett are likely to be beyond reasonable walking distance. However, there is a bus stop within a reasonable distance from the site. Worcester Road has a 40mph limit as it runs past the site, though southbound traffic is naturally slowing on the approach to the nearby roundabout and it is considered likely that vehicle movements into and out of the site could be achieved safely. There is an existing access point and dropped kerb. The site relates well to the surrounding built form and appears suitable for development in terms of townscape character and access. The Call for Sites submission notes that the site was refused planning permission due to Green Belt but that it could be acceptable for affordable housing in the neighbourhood plan. Furthermore, a full ground conditions assessment should be 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. Any remediation works necessary could affect the viability of the site,</p> <p><b>Appropriate for inclusion in the neighbourhood plan.</b></p>	
NPO5	Land adjacent to the Surgery car park bounded by the Hemming Way, the High Street and Hockley Brook	0.21	Call for Sites	N/A	N/A	<p>NP05 forms part of the extended curtilage of the surgery, and is effectively an attractive tree-encircled lawn running down from the surgery building to Hockley Brook. Site is well located within Chaddesley Corbett with good access to facilities and primary school.</p> <p>However, the site's lack of development and leafy character contributes to the wider rural character of the northern approach to the conservation area from Briar Hill and this would likely be impacted by development. Development here would conflict with the made Neighbourhood Plan policy which seeks to retain open space either side of Hockley Brook (Policy CC8). If this policy is retained it would preclude development of the site. In addition, the northern half of the site is within Flood Zone 3 which would limit the developable</p>	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan (AECOM Site Assessment Conclusions	Rating (Red/Amber/Green) <sup>7</sup>
						<p>area to approx. 50% of the site. Hockley Brook is also a Local Wildlife site.</p> <p>Brook Cottage is Grade II listed and lies to the west on the opposite side of the road. The site also lies partly within the Conservation Area.</p> <p>Flood risk and existing neighbourhood plan policy make this site unsuitable for development. Not appropriate for inclusion in the neighbourhood plan.</p>	
NPO6	Land adjacent to Chaddesley Corbett Primary School	2.47	Call for Sites	See WFR/CC/10	See WFR/CC/10	See WFR/CC/10	
WFR/CC/1	Land at Barrow Hill, Drayton	2.36	2019 HELAA	The site is not considered suitable for any development other than conversion of existing building (which has been undertaken (PP reference: 14/3060/PNRES)). Narrow lane access, few local facilities in walking distance, no bus service within reasonable walking distance. Any new built development would have severe adverse impact on landscape. Available.	N/A	The site has a strongly rural and tranquil character with unspoilt views over an attractive rural landscape. Access to the site is via a narrow lane with limited potential for enhancement. Due to the landscape character, narrow lane and the site not relating well to the existing built up area, development here would not be suitable. <b>Not appropriate for inclusion in the Neighbourhood Plan.</b>	
WFR/CC/2	Land adjacent Woodthorne House, Tanwood Lane, Bluntington	0.29	2019 HELAA	Access via lane which is very narrow at this point. Chaddesley Corbett village facilities within 15 minutes' walk. 2 buses a day each way between Kidderminster and Droitwich. Residential uses adjacent but poor highways access. Development is not considered to be achievable at this location. Available.	Small scale, up to approx. 6	The site is entirely overgrown and when viewed in isolation has an abandoned character. However, it nestles within a cluster of development at Bluntington which has a regular settlement pattern and an orderly residential character. There is no prevailing era or architectural style to this existing development - much of it is mixed c.20 <sup>th</sup> , though there are individual older buildings interspersed between newer infills. Development at the site could be of a design and layout which relates well to this prevailing residential character and pattern of development. The current poor quality, albeit natural, condition of the site at the moment could make a more positive contribution to the street scene through limited	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan (AECOM Site Assessment Conclusions)	Rating (Red/ Amber/ Green) <sup>7</sup>
						<p>development on site. The site has no sensitivity within the landscape and development would be unlikely to interrupt views in or out of Bluntington or change how the settlement is perceived within the landscape. Unclear why HELAA considers development would not be achievable. Appropriate for consideration in Neighbourhood Plan for a very limited number of homes if affordable housing use was acceptable to the landowner and if access was confirmed possible by Highways Authority.</p> <p><b>Potentially appropriate for inclusion in the neighbourhood plan</b></p>	
WFR/CC/3	Land off Briar Hill, Chaddesley Corbett	1.93	2019 HELAA	Access is track behind dwellings. Village shops are within reasonable walk. 3 buses a day each way between Kidderminster and Droitwich pass site; also hourly from A448 between Kidderminster and Redditch. Potential adverse impact with loss of open views from housing on Briar Hill; Listed Building adjacent; impact on views into/out of Conservation Area. Not considered suitable owing to adverse impact on Conservation Area and poor access. Available.	N/A	<p>Access to the site is only achievable via a very narrow track leading off Briar Hill with no potential for enhancement due to the placement of adjacent dwellings. The site itself has prominence within the landscape and supports long views out from existing development at Briar Hill as well as helping frame views of Briar Hill from the conservation area. Development would have significant potential for adverse effects on these views and the exposure and prominence of the site within the landscape is considered likely to make mitigation of these adverse effects very challenging. Site as submitted too large for the scale of housing sought in Neighbourhood Plan. Smaller portion of the site not considered to be suitable due to the reasons listed in HELAA.</p> <p><b>Not appropriate for inclusion in the Neighbourhood Plan.</b></p>	
WFR/CC/4	Adj. The Surgery, Hemming Way, Chaddesley Corbett	1.26	2019 HELAA	Reasonable vehicular access. Good access to local facilities. 3 buses a day each way between Kidderminster and Droitwich pass site; also, hourly from A448 between Kidderminster and Redditch. Green Belt, adjacent to: Conservation Area; Local Wildlife site; public footpath. The site is situated in a strategic gap between the old village and the newer build to its north. Site forms part of an important strategic gap	N/A	<p>The site forms a characterful rural gap between Chaddesley Corbett and existing development at Briar Hill. Currently, these two areas function as one village though their distinct and separate built areas are an intrinsic part of the village's character. Development of WFR/CC/4 would erode this separation and result in harmful effects on the landscape setting and rural character of Chaddesley Corbett as a whole as well as the conservation area specifically. Due to flooding risk and important role of site as a gap between development the site is considered unsuitable. Not appropriate for inclusion in the Neighbourhood Plan.</p>	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan (AECOM Site Assessment Conclusions	Rating (Red/ Amber/ Green) <sup>7</sup>
				between 2 distinct parts of village and is unsuitable for development. Available.			
WFR/CC/5	Land rear at Hemming Way, Chaddesley Corbett	0.45	2019 HELAA	Poor vehicular access. Within village centre with easy access to shops, 3 buses a day each way between Kidderminster and Droitwich pass site; also, hourly from A448 between Kidderminster and Redditch. Potential adverse impact on view into village. Visual impact on Conservation Area/Listed Buildings. Vehicular access makes land unsuitable for development. A community orchard has not been plated so no longer available for development.	N/A	Development at the site would result in the loss or erosion of one or both of the important community assets of the community orchard and the allotments. The site is divided into northern and southern sub-areas by the PRow which runs between the orchard and the allotments, giving it two separate and unconnected halves. The site only captures around a third of the orchard but this includes the entrance and community noticeboard area and the absence of natural internal boundary features within the orchard would mean that development would likely be intrusive and disruptive to both its existing tranquil character and its community function. Site has been planted as community orchard and is therefore no longer available for development. Not available. <b>Not appropriate for inclusion in the Neighbourhood Plan.</b>	
WFR/CC/6	Former school, The Village, Chaddesley Corbett	0.51	2019 HELAA	Reasonable vehicular access. Shops adjacent. 3 buses a day each way between Kidderminster and Droitwich pass site; also. Hourly from A448 between Kidderminster and Redditch. Site has been redeveloped for housing. Not available.	N/A	The site has been developed and is no longer available for housing. Planning reference: 15/0264/FULL. Not available. <b>Not appropriate for inclusion in the Neighbourhood Plan.</b>	
WFR/CC/7	Land off Bromsgrove Road, Chaddesley Corbett	1.31	2019 HELAA	Good vehicular access with frontage to A448. Good access to local facilities with 10 minutes' walk of village centre. Currently, undeveloped site. Provides an important gap in built development between the historic village and Lower Chaddesley and also contributes to setting of the village itself. This site is located at the entrance to the village with the newly developed primary school to the south. Development is achievable subject to land being removed from the Green Belt. Potential capacity of up to	Small scale, up to approx. 10	Both sites 7a and 7b are served by the existing access track/driveway to Fold Farm from the A448. Despite their proximity to the village, neither site offers direct sightlines through to the built area (aside from the far north east corner of 7a) by virtue of thick planted screening at the south of the village. Instead, the sites face away from the village core towards the open countryside to the west, and their current openness contributes to the rural setting and character of the village as a whole and the conservation area specifically. Development would likely urbanise the south of the village and erode the characterful gap between the south of the village and an existing cluster of development around the Fox Inn	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan (AECOM Site Assessment Conclusions)	Rating (Red/Amber/Green) <sup>7</sup>
				20 dwellings. Potential timescale beyond 10 years.		which is currently perceptually separate and distinct from the village core. It would also create ribbon development. Development at the southern end would be contiguous with the existing built settlement but would not relate well to the settlement. The northern part is also adjacent to conservation areas and in proximity to Grade I Church and a number of other Grade II listed buildings. Access from the A448 is likely to be difficult and may need to come from the existing access to the farm north east of the site if a shared access arrangement was agreed. If access to the site was to be from Fold Lane, this unadopted lane does not have a footpath and is reported by the neighbourhood plan group to be an approved walking route to Chaddesley Corbett school. (Public Right of Way, Footpath 647) There would be an increase in the number of vehicles using this lane which could present safety issues for pedestrians. Potentially suitable for a reduced site area for affordable housing at the southern end of the site if the landowner confirmed the site was available for this use and if access was confirmed. <b>Potentially appropriate for inclusion in the Neighbourhood Plan.</b>	
WFR/CC/8	Land at Fold Farm, Chaddesley Corbett	0.31	2019 HELAA	Reasonable vehicular access, with track access off main village street – currently unadopted. Good access to local facilities – local shops and public houses within short walk. Buses between Kidderminster and Bromsgrove run from village entrance, also 3 buses each way through the village between Droitwich and Kidderminster. Small development would have minimal impact on setting of Conservation Area. Suggest single storey buildings, potentially for elderly dwellings. Modern farm buildings abut site (outside of Conservation Area). Site is considered suitable for limited housing development and available. Development is considered achievable	Approx. 6 (Local Plan allocation)	The site has been allocated in the emerging Local Plan for 6 dwellings. It is therefore not necessary to duplicate this allocation in the neighbourhood plan. If it was removed from the Local Plan at any point before adoption it could be considered for allocation in the Neighbourhood Plan (depending on the respective timing of the two plans). The site relates well to the existing built form of the village and has no significant sensitivity within the landscape as its character is very strongly influenced by adjacent development. However, the site is within the conservation area and surrounding development has an attractive historic character. Sympathetic design, massing and layout would be necessary at any future scheme. However, it is not clear how access would be achieved from the narrow unadopted road, as it already serves a number of residential properties. Also, if access to the site was to be from Fold Lane, this unadopted lane does not have a footpath and is reported by the neighbourhood plan	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan (AECOM Site Assessment Conclusions)	Rating (Red/Amber/Green) <sup>7</sup>
				and could be brought forward as an affordable housing site. Potential capacity of up to 6 dwellings. Potential timescale post 2021.		group to be an approved walking route to Chaddesley Corbett school. (Public Right of Way, Footpath 647) The increase in vehicles using this lane could present safety issues for pedestrians. Before this was allocated, access should be discussed with the Highways Authority to confirm it would be acceptable. <b>Potentially appropriate to consider for inclusion in the Neighbourhood Plan if affordable housing was acceptable to the landowner, but only if not already allocated in the Local Plan.</b>	
WFR/CC/9	Former garden centre, Worcester Road, Harvington	4.41	2019 HELAA	Good vehicular access. Reasonable access to local facilities. Village served by 3 buses each way between Kidderminster/Droitwich. Much of the site is well screen from main road by high hedge. Potential adverse impact on views from footpath running to rear of site. Only the brownfield element is considered suitable for development. Available.	Small scale, up to approx. 10	<p>The brownfield area of the site is well screened both from the road and from most of the greenfield area of the site. The brownfield area functions as a natural sub-area within the overall site given the notable contrast in character and physical screening between the two. The greenfield area of the site protrudes into open fields of notably rural character and has much greater sensitivity within the landscape.</p> <p>The site is separate from, and perceptually distant from, development at nearby Harvington despite its relative proximity. Partly this is because the site is so densely screened that it has no visual relationship with the settlement and functions as an entirely discrete and inward-facing site, though the absence of any pedestrian connectivity further enhances the sense of separation. It is considered that development of the site would present as isolated and dislocated from Harvington.</p> <p>It is possible that this would be acceptable for small scale development under the current and adopted policy so should be considered in the Neighbourhood Plan as a potential site for allocation, if new housing could be designed to integrated well with the existing settlement pattern. Viability could be an issue due to contaminated land and demolition. Potentially suitable for development if affordable housing use was acceptable to the landowner and identified constraints could be resolved or mitigated. <b>Potentially appropriate to consider for inclusion in the Neighbourhood Plan.</b></p>	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan (AECOM Site Assessment Conclusions	Rating (Red/ Amber/ Green) <sup>7</sup>
WFR/CC/10	Land adjacent Chaddesley Corbett School, Bromsgrove Road, Chaddesley Corbett	2.44	2019 HELAA	Good access onto A448 now vastly improved. School, post office and farm shop adjacent. Hourly service between Kidderminster and Bromsgrove. Bus stop within 10 minutes' walk. Site is not considered suitable for housing development as it would detract from the open landscape. Available. Development would be achievable subject to the land being taken out of the Green Belt.	N/A	The site is open, flat and completely unscreened giving it prominence in the landscape and making it highly visible to passing traffic on the A448. Although the site lies between existing development in the form the nursery to the west and primary school to the east its character is more strongly influenced by the wider undulating rural landscape and its openness contributes to the rural setting and character of the approach to the village along the A448 from the east. Development would significantly urbanise the site in a manner inconsistent with its current rural character and at a location beyond the boundaries of the village. Site appears to be unsuitable for development as it is not in a residential area and would not therefore relate well to the existing settlement and would have a landscape impact as noted in the HELAA. <b>Not appropriate for inclusion in the Neighbourhood Plan.</b>	
WFR/CC/11	Land adjacent Bentley Grove, Bromsgrove Road, Mustow Green	2.57	2019 HELAA	Reasonable vehicular access. Nearest services in Chaddesley Corbett village. Bus stop within 300m by Stone Manor – no footpath on this side of road. Currently open aspect with no road frontage development in vicinity other than lodge to Winterfold House. A housing development here would be out of keeping. Development at Mustow Green is tightly spaced around junction. Winterfold House/Farm should be kept separate from this more recent residential development. Not considered suitable setting for large scale development. Available. Development would be achievable subject to the land being taken out of the Green Belt.	N/A	The site itself is open, undeveloped and framed by large mature trees along its western boundary, though a substantial modern steel perimeter fence and the presence of the busy A448 mean it does not have an unspoilt rural character. Despite these urbanising features, the site's location away from existing residential development and with an expansive rural outlook to the north over the undulating landscape gives it landscape sensitivity and development in this context would likely result in adverse effects in relation to landscape character. The location and size of the site are not appropriate for small scale development and new housing here would not relate well to the settlement pattern. <b>Site not appropriate for inclusion in Neighbourhood Plan.</b>	

## 5. Conclusions

- 5.1 The assessment has found that of the eight sites submitted through the Neighbourhood Plan Call for Sites, one is considered to be suitable as a housing site in the neighbourhood plan (green), two are potentially suitable (amber) and the remaining five submitted sites are unsuitable for inclusion (red). The green and amber sites are:
- NPO2c Land at Bluntington Farm, Chaddesley Corbett (Amber)
  - NPO3 Land at end of Morton Road, Harvington (Amber)
  - NPO4 Old Quarry, Mustow Green (green)
- 5.2 Of the 10 sites covered in the HELAA (and not also submitted to the Neighbourhood Plan Call for Sites) no sites are considered suitable as housing sites (green), three sites are considered to be potentially suitable for development (amber) if they are confirmed as available for affordable housing, and seven sites are not suitable for inclusion (red).
- WFR/CC/2 Land adjacent Woodthorne House, Tanwood Lane, Bluntington
  - WFR/CC/7 Land off Bromsgrove Road, Chaddesley Corbett
  - WFR/CC/9 Former garden centre, Worcester Road, Harvington
- 5.3 This excludes WFR/CC/8 Land at Fold Farm, Chaddesley Corbett, which has been proposed for allocation in the emerging Local Plan and does not therefore need to be duplicated in the Neighbourhood Plan.
- 5.4 The green and amber sites are a recommended shortlist from which to select sites for housing in the Neighbourhood Plan for affordable housing, if it can be established that the sites are viable for this use.

### Next Steps

- 5.5 Should Chaddesley Corbett Parish Council decide to include policies for rural exception sites in the neighbourhood plan, either as allocations or through a separate policy with or without identifying locations, the next steps will be for the Parish Council to select the preferred sites, based on the findings of this report; an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Wyre Forest District Council.
- 5.6 It is important to note that the HELAA sites have not been confirmed as available for affordable housing or rural exception sites; the Call for Sites form did not specifically ask for this information. Therefore, the HELAA sites cannot be considered in the neighbourhood plan making process as potentially being available for affordable housing, or as rural exception sites. The sites submitted as part of the neighbourhood plan making Call for Sites stage however potentially could be allocated for affordable housing/ as rural exception sites (if otherwise found to be suitable).

### Viability

- 5.7 As part of the site selection process, it is recommended that the Steering Group discusses site viability with Wyre Forest District Council and with landowners/site developers. The Wyre Forest emerging Local Plan evidence base may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

### Affordable Housing Requirement

- 5.8 The eighteen sites included in this assessment have been considered for affordable housing only, in line with the neighbourhood plan objectives. The site proposed for allocation in the

Local Plan (WFR/CC/8 Land at Fold Farm) is assumed to be for market housing and would fall under the threshold for any affordable housing requirement.

- 5.9 6 of the 18 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed-use development. 3 of these sites have the potential to accommodate 10 or more dwellings and would be required to include a proportion of affordable housing<sup>8</sup>. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>9</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). However, all 3 sites have a maximum capacity of 10 and therefore would not be expected to include affordable housing if developed at a lower density. The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.
- 5.10 The Government is currently consulting on changes to the current planning system. As part of this they are considering increasing the site size threshold for which developers need to make contributions towards affordable housing from sites of 10 dwellings or more, to sites of 40 or 50 dwellings or more<sup>10</sup>. None of the sites that are suitable or potentially suitable for residential or mixed-use allocation have the potential to accommodate 40 or more dwellings, and none have the potential to accommodate 50 or more.
- 5.11 Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the parameters and requirements.

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<sup>8</sup> see NPPF para 62-64

<sup>9</sup> The Government are currently consulting on the detail of the First Homes policy, however, it is expected that that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>


<sup>10</sup> The proposal to increase the threshold is subject to ongoing consultation, and it is understood that the uplift in the threshold would be temporary in nature. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

# Appendix A Individual Site Assessments

## Site proformas

These are detailed site assessment forms for sites not already considered through other assessments, including the Wyre Forest HELAA. The proformas cover NP01, NP02a-c, NP03, NP04 and NP05. NP06 Land Adjacent to Chaddesley Corbett Primary School is included in the HELAA review table (Appendix B) under WFR/CC/10

### NP01

1. Site Details	
<b>Site Reference / Name</b>	NP01
<b>Site Address / Location</b>	Land adjacent (east of ) Curslow Lane, DY10 4LF
<b>Gross Site Area</b> (Hectares)	0.50
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Part non-productive apple tree orchard (0.4ha) , part field (0.1ha). 12 non-productive apple trees. Some mature (diseased) ash trees. Perimeter hedges.
<b>Land use being considered</b>	Affordable housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	12 (AECOM estimate)
<b>Site identification method / source</b>	Submitted by landowner to NP Call for Sites
<b>Planning history</b>	No known planning history
<b>Neighbouring uses</b>	Located in Mustow Green. Dwelling to north. Dwelling/ farm to south. Open fields to east and west.
	<p><b>[Insert site photo] –unable to obtain photo</b></p>

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	Low Risk. Flood Zone 1.
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	Yes (Grade 2)

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>The northern part of the site is classified as priority habitat (Traditional Orchard). Presence of Tree Sparrows, Grey partridges, curlew, corn bunting identified. Priority Species for CS Targeting for Lapwing , Corn Bunting identified.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Unknown - likely that an access would need to be created off Curslow Lane.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>No pavement access to site. Site visit showed that Curslow Lane has no footpaths or pavements and implementing safe pedestrian access to the site appears unachievable in light of the narrow width of the road as it runs past the site.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>No dedicated cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p>Yes / No / Unknown</p>	<p>No. Landowner not aware of any contamination issues.</p>

## 2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No, no apparent community value to site.

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	Mustow Green is a small cluster of housing. Closest facilities in Chaddesley Corbett approximately 2.5km away.	350m to closest bus stop.	Closest train station in Kidderminster approx. 4km away.	Closest primary school in Chaddesley Corbett approx. 3km away	Closest secondary schools in Kidderminster (approx. 4km away) and Bromsgrove (10km)	No recreation facilities within walking distance	No known dedicated cycling routes in proximity.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity. There are few valued features within the site in terms of landscape sensitivity. However, the existing orchard on the north of the site is considered a priority habitat, and would likely also have some landscape sensitivity.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site itself is visually enclosed with hedgerows on the road side. However, landscape is very open to the west on the opposite side of the road. Development on this site could therefore be quite visible from the east, however only if the hedge were lowered. Currently the hedges provide thick screening.


### Heritage Constraints


2. Assessment of Suitability	
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	No impact on listed heritage assets.
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	Yes
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	No
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Site located on edge of Mustow Green; however, this is small cluster of development. The development would extend the built up area at Mustow Green and would extend to the currently isolated dwelling/ farm on Curslow Lane. However, a small number of houses would not look incongruous.
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	There is no existing settlement boundary as far as aware. However, site would be adjacent to existing development extending the existing development to the south along Curslow Lane.
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No. However, it would mean that the currently isolated dwelling/ farm on Curslow Lane to south of the site would be merged into the settlement.
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	Yes, Mustow Green is very small and development of a large number of houses here would change the nature of the development. The site is approximately 0.5 ha and, based on density calculation of 30dph this could accommodate approx. 12 dwellings. However, this would not be appropriate in this location.

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No known issues.
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	30 dwellings possible based on the recommended 30dph in the adopted core strategy. Site area: 0.5 ha = 15 dwellings. 0.4 ha is an orchard and 0.1 ha is a field. If the orchard is not developed then only 0.1 ha of the site could be built on and therefore 90% of 0.1 ha is developable (0.1 x 0.90 = 0.09 ha can be developed - 0.09 x 30 = 2.7 dwellings.
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> . <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>The site is currently not suitable.</b>  Unknown
<b>Summary of justification for rating</b>	The site is proposed for affordable housing. The most suitable part of the site for new housing would be the northern part in terms of the relationship with the existing built form at Mustow Green, however the presence of an orchard here which is designated a priority habitat may prevent this part of the site being developed, if it couldn't be relocated. The southern part of the site is less appropriate for development if the orchard was retained, as it would lead to isolated development. However, it is not clear how vehicular access could be safely achieved as Curslow Lane is narrow and access may not be acceptable at north of site due to bend in lane. In addition, Curslow Lane has no footpaths or pavements and implementing safe pedestrian access to the site appears unachievable in light of the narrow width of the road as it runs past the site. Additionally, services at Mustow Green are very limited. The site does not appear to be a sustainable location for growth given the lack of safe pedestrian access to nearby services or safe access to bus stops from which to reach nearby services. Site is not suitable for development and therefore not appropriate for inclusion in the Neighbourhood Plan.

## NP02a

1. Site Details	
Site Reference / Name	NP02a
Site Address / Location	Land at Bluntington Farm, Chaddesley Corbett
Gross Site Area (Hectares)	4.80
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	108 (AECOM estimate)
Site identification method / source	Submitted by landowner to NP Call for Sites
Planning history	No known planning history
Neighbouring uses	Housing to south. Open countryside to north, east and west. Large farm to east on opposite side of road.





2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No.</p> <p>The site falls within the SSSI Impact Risk Zone for Feckenham Forest SSSI. However, it is not necessary to consult Natural England for residential applications.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Low Risk. Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>Yes (Grade 2)</p>

## 2. Assessment of Suitability

**Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:**

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

No.  
Priority Species for CS Targeting for Lapwing identified. Presence of curlew identified.

**Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?**

Yes / No / Unknown

No

### Physical Constraints

**Is the site:**

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Gently sloping downhill from north to south.

**Is there existing vehicle access to the site, or potential to create suitable access?**

Yes / No / Unknown

Unknown - likely that an access could be made from the Holloway but the Holloway is very narrow and creating an access could be challenging. The site shares an access point with NPO2b.

**Is there existing pedestrian access to the site, or potential to create suitable access?**

Yes / No / Unknown

Yes. Footpath to south of site accessed from Briar Hill (which has pavement leading to Chaddesley Corbett).

**Is there existing cycle access to the site, or potential to create suitable access?**

Yes / No / Unknown

No dedicated cycle access.

**Are there any Public Rights of Way (PRoW) crossing the site?**

Yes / No / Unknown

Footpath along southern edge of site.

**Are there any known Tree Preservation Orders on the site?**

Yes / No / Unknown

No

**Are there veteran/ancient trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

Unknown

**Are there other significant trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

Unknown

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

No. Landowner not aware of any contamination issues.

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

Unknown. Unlikely that any overhead cables.

## 2. Assessment of Suitability

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

Development could impact footpath along southern boundary of site.

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	Centre of Chaddesley Corbett approx. 700m away.	200m to closest bus stop	Closest train station in Kidderminster approx. 7km away.	Chaddesley Corbett primary school approx. 1.5km away.	Closest secondary schools in Kidderminster (approx. 7km away) and Bromsgrove (10km)	No recreation facilities within walking distance	No known dedicated cycling routes in proximity.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity. This development plus the busy road at Briar Hill are notably intrusive features given the presence of dense planted screening at the site's perimeter. The site is in productive arable use.

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity. The site is on the top of a slight ridge and visible particularly from the north. The landscape to the north and west is open and rolling with long distance views from the site to the north west. While the landscape is large and could possibly accommodate some development, development on this site would likely be visible from some distance though this should be verified through a site visit.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation


New House Farm to the west of the site on the other side of the Holloway is Grade II listed. Development would need to be sensitive however mitigation would likely be possible.


2. Assessment of Suitability	
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	Yes
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	Adopted Chaddesley NP Policy CC8
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Site is outside the main settlement of Chaddesley Corbett, but adjacent to existing development at Briar Hill.
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	There is no existing settlement boundary. However, site is outside the main settlement of Chaddesley Corbett, but adjacent to existing development at Briar Hill.
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No.
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	Yes, development of the whole of this site would lead to a significant change in the size and character of Briar Hill. This would also effect the nature of Chaddesley Corbett.

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No known issues.
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	108 dwellings based on the recommended 30dph in the adopted core strategy. 75% of 4.8 hectares is developable. $4.8 \times 0.75 = 3.6$ ha. $3.6 \times 30 = 108$ dwellings
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>The site is considered unsuitable.</b>  Unknown
<b>Summary of justification for rating</b>	NP02a supports long range rural views to the west as the landform falls gradually westwards. This contributes to the site's rural character and although it is adjacent to existing development immediately to the south at The Green, this development plus the busy road at Briar Hill are not notably intrusive features given the presence of dense planted screening at the site's perimeter. The site shares an access point with NP02b. The site is in productive arable use. The site as submitted is of a scale that would be in conflict with current planning policy and not therefore be suitable as an allocation in the neighbourhood plan. It would have an unacceptable impact on the landscape and would constitute ribbon development. It would also be an incursion into open countryside into an area with no natural defensible boundaries. It would change the nature of the development at Briar Hill and as a result also have an impact on Chaddesley Corbett itself. Access would not be easy though could potentially be achieved through Malvern view or possibly Briar Hill. The site is relatively well located in proximity to the services at Chaddesley Corbett. Considered unsuitable for inclusion on the basis of landscape sensitivity.

## NP02b

1. Site Details	
Site Reference / Name	NP02b
Site Address / Location	Land at Bluntington Farm, Chaddesley Corbett
Gross Site Area (Hectares)	2.30
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	52 (AECOM estimate)
Site identification method / source	Submitted by landowner to NP Call for Sites
Planning history	No known planning history
Neighbouring uses	Housing to south. Open countryside to north, east and south (on opposite sound of road. Some development to west and Bluntington.





2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No.</p> <p>The site falls within the SSSI Impact Risk Zone for Feckenham Forest SSSI. However, it is not necessary to consult Natural England for residential applications.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Low Risk. Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>Yes (Grade 2)</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>No. Priority Species for CS Targeting for Lapwing identified. Presence of curlew identified.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping downhill from north to south.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Access could be created from Briars Hill, possible using gate at south eastern corner which leads to footpath.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes. Pavement access along southern side of Briar Hill which extends to centre of Chaddesley Corbett.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>No dedicated cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p>Yes / No / Unknown</p>	<p>No. Landowner not aware of any contamination issues.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p>Yes / No / Unknown</p>	<p>Unknown. Unlikely that any overhead cables.</p>

## 2. Assessment of Suitability

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

No, no apparent community value to site. Does provide sense of openness and long views.

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	Centre of Chaddesley Corbett approx. 700m away.	300m to closest bus stop.	Closest train station in Kidderminster approx. 7km away.	Chaddesley Corbett primary school approx. 1.5km away.	Closest secondary schools in Kidderminster (approx. 7km away) and Bromsgrove (10km)	No recreation facilities within walking distance	No known dedicated cycling routes in proximity.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Medium sensitivity. Loss of productive arable land.

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

As with NP02a, this site is on the top of ridge providing long range rural views to the west, though the site feels less marginally less sensitive within the landscape due to its location at the apex of the triangular shaped field, with thick planted screening to the south and north limiting views in and out in these directions. Development would be screened to south by this perimeter planting, though glimpsed views from existing dwellings on Woodrow Lane to the north/east of the site would likely be impacted. Despite the greater sense of enclosure imparted by the screening to the south and north, the site's openness to the west means there are no natural sub-areas to explore as discrete smaller allocations and the site remains sufficiently open and rural that development would substantially urbanise the character

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation



Grade II Bluntington Farm is on the opposite side of the road on the south eastern corner. Development would need to be sensitive however mitigation would likely be possible.

2. Assessment of Suitability	
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	Yes
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	Adopted Chaddesley NP Policy CC8
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Site is outside the main settlement of Chaddesley Corbett, but adjacent to existing development at Briar Hill.
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	There is no existing settlement boundary. However, site is outside the main settlement of Chaddesley Corbett, but adjacent to existing development at Briar Hill.
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	Yes. The site would lead to coalescence between development at Briar Hill and Bluntington.
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	Yes, development of the whole of this site would lead to a significant change in the size and character of Briar Hill. This would also effect the nature of Chaddesley Corbett.

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No known issues.
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	52 dwellings based on the recommended 30dph in the adopted core strategy. 75% of 2.3 hectares is developable. $2.3 \times 0.75 = 1.725$ . $1.725 \times 30 = 51.75$ (rounded to 52 dwellings).
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>The site is considered unsuitable.</b>  Unknown
<b>Summary of justification for rating</b>	NP02b is immediately east of NP02a though no internal boundary features mark the division. This gives NP02b the same long range rural views to the west, though the site feels less marginally less sensitive within the landscape due to its location at the apex of the triangular shaped field, with thick planted screening to the south and north limiting views in and out in these directions. Development would be screened to south by this perimeter planting, though glimpsed views from existing dwellings on Woodrow Lane to the north/east of the site would likely be impacted. Despite the greater sense of enclosure imparted by the screening to the south and north, the site's openness to the west means there are no natural sub-areas to explore as discrete smaller allocations and the site remains sufficiently open and rural that development would substantially urbanise the character of the site as well as leading to the loss of productive arable land. Considered unsuitable for inclusion on the basis of landscape sensitivity and by virtue of its weak relationship with the existing built area of the village.

## NP02c

1. Site Details	
Site Reference / Name	NP02c
Site Address / Location	Land at Bluntington Farm, Chaddesley Corbett
Gross Site Area (Hectares)	4.10
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	92 (AECOM estimate)
Site identification method / source	Submitted by landowner to NP Call for Sites
Planning history	No known planning history
Neighbouring uses	Housing to east. Some development to north west at Bluntington. Open countryside to north (on opposite side of road) and to south. Series of ponds to south of site.

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No.</p> <p>The site falls within the SSSI Impact Risk Zone for Feckenham Forest SSSI. However, it is not necessary to consult Natural England for residential applications.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Low Risk. Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk. Southern end of site may be effected be some surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>Yes (Grade 2)</p>

## 2. Assessment of Suitability

**Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:**

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

No.  
Priority Species for CS Targeting for Lapwing identified. Presence of curlew identified.

**Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?**

Yes / No / Unknown

No

### Physical Constraints

**Is the site:**

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Gently sloping downhill from north to south.

**Is there existing vehicle access to the site, or potential to create suitable access?**

Yes / No / Unknown

Yes. Appears to be existing gate access from Briar Hill in centre of site.

**Is there existing pedestrian access to the site, or potential to create suitable access?**

Yes / No / Unknown

Yes. Pavement access along southern side of Briar Hill which extends to centre of Chaddesley Corbett.

**Is there existing cycle access to the site, or potential to create suitable access?**

Yes / No / Unknown

No dedicated cycle access.

**Are there any Public Rights of Way (PRoW) crossing the site?**

Yes / No / Unknown

No

**Are there any known Tree Preservation Orders on the site?**

Yes / No / Unknown

No

**Are there veteran/ancient trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

Unknown

**Are there other significant trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

Unknown

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

No. Landowner not aware of any contamination issues.

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

Unknown. Unlikely that any overhead cables.

## 2. Assessment of Suitability

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

No, no apparent community value to site. Does provide sense of openness and long views.

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	Centre of Chaddesley Corbett approx. 700m away.	300m to closest bus stop.	Closest train station in Kidderminster approx. 7km away.	Chaddesley Corbett primary school approx. 1.5km away.	Closest secondary schools in Kidderminster (approx. 7km away) and Bromsgrove (10km)	No recreation facilities within walking distance	No known dedicated cycling routes in proximity.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity. The site itself has few valued features and could accommodate some change.

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

This site is on top or a ridge that slopes down towards Chaddesley Corbett and has long views to the south. The landscape is rolling and open and development would be visible, particularly from the south including from the northern end of Chaddesley Corbett Conservation Area where the bridge crosses Hockey Brook. As such it could have an impact on the setting of the Conservation Area, though development at Briar Hill has already set a precedent.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**



Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation

At the northern edge of the site, Grade II Bluntington Farm lies to the west. Development would need to be sensitive however mitigation would likely be possible. Development may not be appropriate on the western part of the site to mitigate impact on the listed building.

2. Assessment of Suitability	
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	Yes
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	Adopted Chaddesley NP Policy CC8
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Site is outside the main settlement of Chaddesley Corbett, but adjacent to existing development at Briar Hill.
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	There is no existing settlement boundary. However, site is outside the main settlement of Chaddesley Corbett, but adjacent to existing development at Briar Hill.
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	Yes. The site would lead to coalescence between development at Briar Hill and Bluntington.
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	Yes, development of the whole of this site would lead to a significant change in the size and character of Briar Hill. This would also effect the nature of Chaddesley Corbett.

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No known issues.
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	92 dwellings based on the recommended 30dph in the adopted core strategy. 75% of 4.1 hectares is developable. $4.1 \times 0.75 = 3.075$ . $3.075 \times 30 = 92.25$ (rounded to 92 dwellings).
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>The site is potentially suitable, available and achievable.</b>  Unknown
<b>Summary of justification for rating</b>	NP02c lies on the opposite side of Briar Hill from NP02a/b and consequently faces south rather than west. Planted screening means there is no intervisibility between NP02a/b and NP02c. The site's location on high ground gives it sweeping views towards the Chaddesley Corbett conservation area to the south over the intervening attractive rural landscape, giving it prominence and sensitivity within the landscape. Although there are a handful of nearby dwellings, the character of the site is rural and development would likely substantially alter this prevailing rurality as well as urbanising medium range views out from Chaddesley Corbett CA. The site is in productive arable use. The site boundary as submitted would have an unacceptable impact on the landscape. It would also change the nature of the development at Briar Hill and would constitute ribbon development and lead to coalescence between Briar Hill and Bluntington. The ridgeline and the site are visible from the northern end of Chaddesley Corbett Conservation Area and would have an impact on the setting of the historic part of Chaddesley Corbett. It is possible a small amount of development is possible here if it could be limited to a scale that not lead to coalescence of settlements. Potentially appropriate for inclusion in the neighbourhood plan for small scale development

## NP03

1. Site Details	
<b>Site Reference / Name</b>	NP03
<b>Site Address / Location</b>	Land at end of Morton Road, Harvington
<b>Gross Site Area</b> (Hectares)	0.35
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	8 (put forward but landowner)
<b>Site identification method / source</b>	Submitted by landowner to NP Call for Sites
<b>Planning history</b>	09/0097/FULL - Variation of condition (c) of planning permission KR203/72 to include the words 'or for non-commercial equestrian purposes' after the words 'or forestry' (to enable occupation in association with non-commercial equestrian uses). Wadehamet Farm Woodrow, Chaddesley Corbett, Kidderminster, DY10 4QF
<b>Neighbouring uses</b>	Housing development to south. Open countryside to north and east. Open field to west; however, there is development to the west along Worcester Rd.
	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No.</p> <p>The site falls within the SSSI Impact Risk Zone for Feckenham Forest SSSI. However, it is not necessary to consult Natural England for residential applications.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Low Risk. Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk. Very small area of surface water flooding at south eastern edge of site.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>Yes (Grade 2)</p>

## 2. Assessment of Suitability

**Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:**

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

No.  
Priority Species for CS Targeting for Corn Bunting, Lapwing, identified. Presence of corn bunting, curlew, grey partridge identified.

**Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?**

Yes / No / Unknown

No

### Physical Constraints

**Is the site:**

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Flat or relatively flat

**Is there existing vehicle access to the site, or potential to create suitable access?**

Yes / No / Unknown

Access would need to be created via Morton Rd.

**Is there existing pedestrian access to the site, or potential to create suitable access?**

Yes / No / Unknown

No pavement access to site.

**Is there existing cycle access to the site, or potential to create suitable access?**

Yes / No / Unknown

No dedicated cycle access.

**Are there any Public Rights of Way (PRoW) crossing the site?**

Yes / No / Unknown

No. Public footpath to the east of the site but does not cross the site.

**Are there any known Tree Preservation Orders on the site?**

Yes / No / Unknown

No

**Are there veteran/ancient trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

Unknown

**Are there other significant trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

Unknown

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

No. Landowner not aware of any contamination issues.

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

Unknown.

## 2. Assessment of Suitability

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

No, no apparent community value to site.

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	Harvington is a small settlement with few facilities (one public house). The nearest facilities are in Chaddesley Corbett approx. 2.5km away.	1km to closest bus stop.	Closest train station in Kidderminster approx. 5km away.	Chaddesley Corbett primary school approx. 3km away.	Closest secondary schools in Kidderminster (approx. 5km away) and Bromsgrove (12km)	No recreation facilities within walking distance	No known dedicated cycling routes in proximity.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity to site. The site forms a small corner of a very large arable field, though its location immediately north of Morton Road provides a natural access point and could help ensure that development relates well to the existing built form and does not present as jarring or intrusive in respect of the rural landscape beyond. Therefore, although there is potential for adverse effects in relation to landscape, there could be good potential to achieve mitigation through sensitive design, layout and landscaping.

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity to site. Unlikely to be any impact on the Harvington Hall conservation area as there are no sitelines between the site and the CA and existing development at Morton Road falls between the site and the CA.



### Heritage Constraints

2. Assessment of Suitability	
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Conservation Area with moated site, fishponds and quarries at Harvington Hall approx. 500m away with a mixture of Grade I and Grade II listed buildings. However, development on this site would be unlikely to impact this heritage asset.
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	Yes
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Site is within Harvington and would be extension to existing housing development at Morton Rd. However, Harvington is very small collection of dwellings with few facilities.
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	There is no existing settlement boundary. However, the site lies adjacent to the built up area of Harvington and would not look inappropriate in the development pattern of Harvington.
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No, the proposed site is not large enough to have a significant effect on the nature and character of Harvington.

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No known issues.
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	8 put forward by landowner but site capacity is 9 dwellings. 90% developable of 0.35 hectares is developable. $0.35 \times 0.90 = 0.315$ . $0.315 \times 30 = 9.45 = 9$ dwellings.
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>The site is potentially suitable, available and achievable.</b>  Unknown
<b>Summary of justification for rating</b>	<p>NP03 forms a small corner of a very large arable field, though its location immediately north of Morton Road provides a natural access point and could help ensure that development relates well to the existing built form and in respect of the rural landscape beyond.</p> <p>Therefore, although there is potential for adverse effects in relation to landscape, there could be good potential to achieve mitigation through sensitive design, layout and landscaping. Unlikely to be any impact on the Harvington Hall conservation area as there are no sightlines between the site and the CA and existing development at Morton Road falls between the site and the CA. Harvington is a small settlement with few facilities and, while the site would fit into the existing settlement pattern of Harvington, the new dwellings would be relatively isolated from facilities. Small number of houses proposed which would not be out of character with the existing settlement at Harvington.</p> <p>An access would need to be created via Morton Road, which would need consultation with the Highways Authority. Potentially appropriate for inclusion in the neighbourhood plan, if access was confirmed as feasible.</p>

## NP04

1. Site Details	
Site Reference / Name	NP04
Site Address / Location	Old Quarry, Mustow Green
Gross Site Area (Hectares)	0.12
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Vacant land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	3 (AECOM estimate)
Site identification method / source	Submitted by landowner to NP Call for Sites
Planning history	19/0740/FULL - Erection of dormer bungalow and garage with vehicular access, parking and associated works. Application Validated November 2019. No decision made. Possible withdrawn. 18/0738/FULL - Erection of a dormer bungalow, with vehicular access, parking and associated works. Withdrawn.
Neighbouring uses	Small amount of development to west and south. Building to east and then open land.

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No.
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	Low Risk. Flood Zone 1.
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	Yes (Grade 2)

## 2. Assessment of Suitability

**Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:**

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

No.  
Priority Species for CS Targeting for Corn Bunting, Lapwing, identified. Presence of corn bunting, curlew, grey partridge identified.

**Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?**

Yes / No / Unknown

No

### Physical Constraints

**Is the site:**

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Flat or relatively flat

**Is there existing vehicle access to the site, or potential to create suitable access?**

Yes / No / Unknown

Existing access to the A450.

**Is there existing pedestrian access to the site, or potential to create suitable access?**

Yes / No / Unknown

Pavement along A450.

**Is there existing cycle access to the site, or potential to create suitable access?**

Yes / No / Unknown

No dedicated cycle access.

**Are there any Public Rights of Way (PRoW) crossing the site?**

Yes / No / Unknown

No

**Are there any known Tree Preservation Orders on the site?**

Yes / No / Unknown

No TPOs on site. Large TPO order on area opposite.

**Are there veteran/ancient trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

Unknown

**Are there other significant trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

Unknown

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

Unknown

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

Unknown

## 2. Assessment of Suitability

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

No, no apparent community value to site.

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	Mustow Green is very small cluster of housing. Closest facilities in Chaddesley Corbett approximately 2.5km away.	3250m to closest bus stop.	Closest train station in Kidderminster approx. 4km away	Closest primary school in Chaddesley Corbett approx. 3km away	Closest secondary schools in Kidderminster (approx. 4km away) and Bromsgrove (10km)	No recreation facilities within walking distance	No known dedicated cycling routes in proximity.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity to site. Screened from the road by hedgerow and no valued features as far as can be seen.

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Site has low sensitivity in terms of visual amenity. It is screened from the road and not easily visible from the surrounding area.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation



No impact on listed heritage assets.

2. Assessment of Suitability	
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	Yes
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Site located towards the edge of Mustow Green which is a small cluster of development. The site would sit within the existing built development at Mustow Green and would not look out of place.
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	There is no existing settlement boundary for Mustow Green; however, the site sits towards the edge of Mustow Green.
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No, the site is not large enough to have a significant effect on the nature and character of Mustow Green.

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No known issues.
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	3 (90% of 0.12 ha developable. $0.12 \times 0.90 = 0.108$ . $0.108 \times 30 = 3.24 = 3$ dwellings)
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>The site is suitable, available and achievable</b>  Unknown
<b>Summary of justification for rating</b>	<p>Mustow Green is a small settlement with no services and facilities and the nearest services at Chaddesley Corbett are likely to be beyond reasonable walking distance. However, there is a bus stop within a reasonable distance from the site.</p> <p>Worcester Road has a 40mph limit as it runs past the site, though southbound traffic is naturally slowing on the approach to the nearby roundabout and it is considered likely that vehicle movements into and out of the site could be achieved safely. There is an existing access point and dropped kerb. The site relates well to the surrounding built form and appears suitable for development in terms of townscape character and access. The Call for Sites submission notes that the site was refused planning permission due to Green Belt but that it could be acceptable for affordable housing in the neighbourhood plan. Furthermore, a full ground conditions assessment should be 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. Any remediation works necessary could affect the viability of the site, Appropriate for inclusion in the neighbourhood plan.</p>

## NP05

1. Site Details	
<b>Site Reference / Name</b>	NP05
<b>Site Address / Location</b>	Land adjacent to the Surgery car park bounded by the Hemming Way, the High Street and Hockey Brook
<b>Gross Site Area</b> (Hectares)	0.21
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Currently undeveloped
<b>Land use being considered</b>	Potential building land
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	6 (AECOM estimate)
<b>Site identification method / source</b>	Submitted by landowner to NP Call for Sites
<b>Planning history</b>	n/a
<b>Neighbouring uses</b>	Doctor's surgery to east. Housing development to south. Hockey Brook and open land to north.

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No.</p> <p>Area of woodland on National Forestry Inventory 150m to east.</p> <p>The site falls within the SSSI Impact Risk Zone for Feckenham Forest SSSI. However, it is not necessary to consult Natural England for residential applications.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Hockey Brook is designated a Local Wildlife Site.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>High Risk. Northern part of site within Flood Zone 3.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Medium Risk. Northern part of site at risk from surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>Yes (Grade 2)</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>No. Priority Species for CS Targeting for Lapwing identified.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes. Access currently via surgery car park.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes. Pavement access on opposite side of road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>No dedicated cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	<p>Public footpath to eastern edge of site close to doctor's surgery.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown. Trees along the High Street and Hockley brook and surgery car park</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p>Yes / No / Unknown</p>	<p>No. Landowner not aware of any contamination issues.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

## 2. Assessment of Suitability

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

Site currently provides unofficial open space adjacent to doctor's surgery.

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	Site within centre of Chaddesley Corbett and amenities within Chaddesley Corbett.	300m to closest bus stop.	Closest train station in Kidderminster approx. 7km away.	Chaddesley Corbett primary school approx. 1km away.	Closest secondary schools in Kidderminster (approx. 7km away) and Bromsgrove (10km)	No recreation facilities within walking distance. Community orchard and allotments 250m away.	No known dedicated cycling routes in proximity.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Site does not have many highly valued features though Hockley Brook at the northern end of the site is of importance. However, sensitive development on the southern part of the site only could minimise impact on Hockley Brook.

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Site forms part of open gap between older part of Chaddesley Corbett and development at Briar Hill. However, site is largely enclosed and does not have strong intervisibility with the surrounding area. That said, it does provide an area of open space and a break in the development within Chaddesley Corbett.

### Heritage Constraints

2. Assessment of Suitability	
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Brook Cottage is Grade II listed and lies to the west on the opposite side of the road. Any development would need to be sensitively designed to reduce impact on the heritage asset. The site also lies partly within the Conservation Area and again any development would need to be carefully designed to be sensitive to the conservation area and its setting.
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	Yes
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	Adopted Chaddesley NP Policy CC8. Policy discusses the importance of the open space either side of Hockley Brook and allocates the eastern edge of the site as 'Important Space'.
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	The site is towards the edge of the existing built up area. While not infill, it would also not extend the existing development inappropriately and Hockley Brook provides a natural boundary.
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	There is no existing settlement boundary. However, the site is towards the edge of the existing built up area.
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	Development of this site would reduce the open gap between the older section of Chaddesley Corbett and Briar Hill and would lead to some coalescence.
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No, the site is not large enough to have a significant effect on the nature and character of Mustow Green.

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No known issues.
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	6 (90% of 0.21 hectares is developable. $0.21 \times 0.90 = 0.189$ hectares. $0.189 \times 30 = 5.67 = 6$ dwellings). However, as the northern half of the site is within Flood Zone 2 approx. 50% of the site is developable and therefore only 3 dwellings would be possible.
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>The site is not currently suitable, available and achievable.</b>  Unknown
<b>Summary of justification for rating</b>	<p>NP05 forms part of the extended curtilage of the surgery, and is effectively an attractive tree-encircled lawn running down from the surgery building to Hockley Brook. Site is well located within Chaddesley Corbett with good access to facilities and primary school.</p> <p>However, the site's lack of development and leafy character contributes to the wider rural character of the northern approach to the conservation area from Briar Hill and this would likely be impacted by development.</p> <p>Development here would conflict with the made Neighbourhood Plan policy which seeks to retain open space either side of Hockley Brook (Policy CC8). If this policy is retained it would preclude development of the site. In addition, the northern half of the site is within Flood Zone 3 which would limit the developable area to approx. 50% of the site. Hockley Brook is also a Local Wildlife site.</p> <p>Brook Cottage is Grade II listed and lies to the west on the opposite side of the road. The site also lies partly within the Conservation Area.</p> <p>Flood risk and existing neighbourhood plan policy make this site unsuitable for development. Not appropriate for inclusion in the neighbourhood plan.</p>

# Appendix B HELAA review

Table 5.2 – AECOM HELAA review table

Site Ref.	Site size	Site capacity <sup>11</sup>	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. What is the justification for this judgement?
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?		
WFR/CC/1	2.36	53	Not considered suitable for any development other than conversion of existing building (which has been undertaken (PP reference: 14/3060/PNRES)). Narrow lane access, few local facilities in walking distance, no bus service within reasonable walking distance. Any new built development would have severe adverse impact on landscape. Available.	No	No	No	Yes. HELAA conclusions reasonable.	The site has a strongly rural and tranquil character with unspoilt views over an attractive rural landscape. Access to the site is via a narrow lane with limited potential for enhancement. Due to the landscape character, narrow lane and the site not relating well to the existing built up area, development here would not be suitable. <b>Not appropriate for inclusion in the Neighbourhood Plan.</b>
WFR/CC/2	0.29	8	Access via lane which is very narrow at this point. Chaddesley Corbett village facilities within 15 minute walk. 3 buses a day each way between Kidderminster and Droitwich. Residential uses adjacent but poor highways access. Development is not	No	No	Yes	Up to 6 dwellings could be possible. Access road is narrow. Pedestrian access to Chaddesley Corbett via pavement on one side of lane. Within stretch of existing development, any development would effectively be infill. The	The site is entirely overgrown and when viewed in isolation has an abandoned character. However, it nestles within a cluster of development at Bluntington which has a regular settlement pattern and an orderly residential character. There is no prevailing era or

<sup>11</sup> AECOM calculation at average density of 30dph.

Site Ref.	Site size	Site capacity <sup>11</sup>	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment? Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large? Does more recent or additional information now exist which could change the HELAA findings? Are there any concerns that the HELAA conclusion is reasonable and defensible?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. What is the justification for this judgement?
			considered to be achievable at this location. Available.				NP group have stated that the HELAA comment implies that the site is on a bus route, however this is incorrect as the bus stop is located at Bluntington crossroads. Furthermore, the NP group are concerned that if this site was to be developed it would lead to ribbon development.	architectural style to this existing development - much of it is mixed c.20 <sup>th</sup> , though there are individual older buildings interspersed between newer infills. Development at the site could be of a design and layout which relates well to this prevailing residential character and pattern of development. The current poor quality, albeit natural, condition of the site at the moment could make a more positive contribution to the street scene through limited development on site. The site has no sensitivity within the landscape and development would be unlikely to interrupt views in or out of Bluntington or change how the settlement is perceived within the landscape. Unclear why HELAA considers development would not be achievable. Appropriate for consideration in Neighbourhood Plan for a very limited number of homes if affordable housing use was acceptable to the landowner and if access was

Site Ref.	Site size	Site capacity <sup>11</sup>	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. What is the justification for this judgement?
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?		
								confirmed possible by Highways Authority. <b>Potentially appropriate for inclusion in the neighbourhood plan</b>
WFR/CC/3	1.93	46	Access is track behind dwellings. Village shops are within a reasonable walk. 3 buses a day each way between Kidderminster and Droitwich pass site; also hourly from A448 between Kidderminster and Redditch. Potential adverse impact with loss of open views from housing on Briar Hill; Listed Building adjacent; impact on views into/ out of Conservation Area. Not considered suitable owing to adverse impact on Conservation Area and poor access. Available.	No	No	No	Yes	Access to the site is only achievable via a very narrow track leading off Briar Hill with no potential for enhancement due to the placement of adjacent dwellings. The site itself has prominence within the landscape and supports long views out from existing development at Briar Hill as well as helping frame views of Briar Hill from the conservation area. Development would have significant potential for adverse effects on these views and the exposure and prominence of the site within the landscape is considered likely to make mitigation of these adverse effects very challenging. Site as submitted too large for the scale of housing sought in

Site Ref.	Site size	Site capacity <sup>11</sup>	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. What is the justification for this judgement?
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?		Neighbourhood Plan. Smaller portion of the site not considered to be suitable due to the reasons listed in HELAA. <b>Not appropriate for inclusion in the Neighbourhood Plan.</b>
WFR/CC/4	1.26	30	Reasonable vehicular access. Good access to local facilities. 3 buses a day each way between Kidderminster and Droitwich pass site; also, hourly form A448 between Kidderminster and Redditch. Green Belt, adjacent to: Conservation Area; Local Wildlife site; public footpath. The site is situated in a strategic gap between the old village and the newer build to its north. Site forms part of an important strategic gap between 2 distinct parts of village and is unsuitable for development. Available.	No	No	Yes	Yes. Provides open gap between older development of Chaddesley Corbett and area of more modern development. It is identified as 'Important Space' in the existing NP under policy CC8. Point 1 of Policy CC8 also refers to it (the open space either side of Hockley Brook between Stewards Cottage (Briar Hill) and Hemming Way). Southern part of site in Flood Zone 3.	The site forms a characterful rural gap between Chaddesley Corbett and existing development at Briar Hill. Currently, these two areas function as one village though their distinct and separate built areas are an intrinsic part of the village's character. Development of WFR/CC/4 would erode this separation and result in harmful effects on the landscape setting and rural character of Chaddesley Corbett as a whole as well as the conservation area specifically. Due to flooding risk and important role of site as a gap between development the site is considered unsuitable. Not appropriate for inclusion in the Neighbourhood Plan.

Site Ref.	Site size	Site capacity <sup>11</sup>	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. What is the justification for this judgement?
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?		
WFR/CC/5	0.45	12	Poor vehicular access. Within village centre with easy access to shops. 3 buses a day each way between Kidderminster and Droitwich pass site; also, hourly from A448 between Kidderminster and Redditch. Potential adverse impact on view into village. Visual impact on Conservation Area/ Listed Buildings. Vehicular access makes land unsuitable for development. A community orchard has now been planted so no longer available for development.	No	No	No	Yes.	Development at the site would result in the loss or erosion of one or both of the important community assets of the community orchard and the allotments. The site is divided into northern and southern sub-areas by the PRoW which runs between the orchard and the allotments, giving it two separate and unconnected halves. The site only captures around a third of the orchard but this includes the entrance and community noticeboard area and the absence of natural internal boundary features within the orchard would mean that development would likely be intrusive and disruptive to both its existing tranquil character and its community function. Site has been planted as community orchard and is therefore no longer available for development. Not available. <b>Not</b>

Site Ref.	Site size	Site capacity <sup>11</sup>	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. What is the justification for this judgement?
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?		
								<b>appropriate for inclusion in the Neighbourhood Plan.</b>
WFR/CC/6	0.51	14	Reasonable vehicular access. Shops adjacent. 3 buses a day each way between Kidderminster and Droitwich pass site; also, hourly form A448 between Kidderminster and Redditch. Site has been redeveloped for housing. Not available.	No	No	No	Yes	The site has been developed and is no longer available for housing. Planning reference: 15/0264/FULL. Not available. <b>Not appropriate for inclusion in the Neighbourhood Plan.</b>
WFR/CC/7	1.31	31	Good vehicular access with frontage to A448. Good access to local facilities with 10 minutes' walk of village centre. Currently, undeveloped sites. Provides an important gap in built development between historic village and Lower Chaddesley and contributes to setting of the village itself. This site is located at the entrance to the village with the newly developed primary school to the south. Site is suitable and available. Development is achievable subject to land being removed from the Green Belt. Potential capacity of up to 20 dwellings. Potential timescale beyond 10 years.	No	No	Yes	No	Both sites 7a and 7b are served by the existing access track/driveway to Fold Farm from the A448. Despite their proximity to the village, neither site offers direct sightlines through to the built area (aside from the far north east corner of 7a) by virtue of thick planted screening at the south of the village. Instead, the sites face away from the village core towards the open countryside to the west, and their current openness contributes to the rural setting and character of the village as a whole and the conservation area specifically. Development would likely urbanise the south of the village

Site Ref.	Site size	Site capacity <sup>11</sup>	HELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. What is the justification for this judgement?
			Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?		<p>and erode the characterful gap between the south of the village and an existing cluster of development around the Fox Inn which is currently perceptually separate and distinct from the village core. It would also create ribbon development.</p> <p>Development at the southern end would be contiguous with the existing built settlement but would not relate well to the settlement. The northern part is also adjacent to conservation areas and in proximity to Grade I Church and a number of other Grade II listed buildings. Access from the A448 is likely to be difficult and may need to come from the existing access to the farm north east of the site if a shared access arrangement was agreed. If access to the site was to be from Fold Lane, this unadopted lane does not have a footpath and is reported by the neighbourhood plan group to be an approved walking route to Chaddesley Corbett school. (Public Right of Way, Footpath 647) There would be an</p>

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				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?		increase in the number of vehicles using this lane which could present safety issues for pedestrians. . Potentially suitable for a reduced site area for affordable housing at the southern end of the site if the landowner confirmed the site was available for this use and if access was confirmed. <b>Potentially appropriate for inclusion in the Neighbourhood Plan.</b>
WFR/CC/8	0.31	8	Reasonable vehicular access, with track access off main village street – currently unadopted. Good access to local facilities – local shops and public houses within short walk. Buses between Kidderminster and Bromsgrove run from village entrance, also 3 buses each way through village between Droitwich and Kidderminster. Small development would have minimal impact on setting of Conservation Area. Suggest single storey buildings, potentially for elderly dwellings. Modern farm buildings abut site (outside of Conservation Area). Site is considered suitable for	No	No	Yes	No	The site has been allocated in the emerging Local Plan for 6 dwellings. It is therefore not necessary to duplicate this allocation in the neighbourhood plan. If it was removed from the Local Plan at any point before adoption it could be considered for allocation in the Neighbourhood Plan (depending on the respective timing of the two plans). The site relates well to the existing built form of the village and has no significant sensitivity within the landscape

Site Ref.	Site size	Site capacity <sup>11</sup>	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. What is the justification for this judgement?
			limited housing development and available. Development is considered achievable and could be brought forward as an affordable housing site. Potential capacity of up to 6 dwellings. Potential timescale post 2021.	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?		as its character is very strongly influenced by adjacent development. However, the site is within the conservation area and surrounding development has an attractive historic character. Sympathetic design, massing and layout would be necessary at any future scheme. However, it is not clear how access would be achieved from the narrow unadopted road, as it already serves a number of residential properties. Also, if access to the site was to be from Fold Lane, this unadopted lane does not have a footpath and is reported by the neighbourhood plan group to be an approved walking route to Chaddesley Corbett school. (Public Right of Way, Footpath 647) The increase in vehicles using this lane could present safety issues for pedestrians. Before this was allocated, access should be discussed

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				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?		
								with the Highways Authority to confirm it would be acceptable. <b>Potentially appropriate to consider for inclusion in the Neighbourhood Plan if affordable housing was acceptable to the landowner, but only if not already allocated in the Local Plan.</b>
WFR/CC/9	4.41	99	Good vehicular access. Reasonable access to local facilities. Village served by 3 buses each way between Kidderminster/ Droitwich. Much of site is well screened from main road by high hedge. Potential adverse impact on views from footpath running to rear of site. Only the brownfield element is considered suitable for development. Available.	No	No	Yes	No. The NP group has highlighted an issue with the site – the site is currently subject to an enforcement notice (notice takes effect on 10 <sup>th</sup> July 2020 unless an appeal is made against it beforehand). The site is being used as a salvage yard and does not have planning permission for this use. The law enforcement states that the extent and position of the open storage results in significant harm to the openness of the Green Belt. The development is therefore contrary to Policy SAL.UP1 and SAL.GPB1 of the Adopted Wyre Forest Site	The brownfield area of the site is well screened both from the road and from most of the greenfield area of the site. The brownfield area functions as a natural sub-area within the overall site given the notable contrast in character and physical screening between the two. The greenfield area of the site protrudes into open fields of notably rural character and has much greater sensitivity within the landscape. The site is separate from, and perceptually distant from, development at nearby Harvington despite its relative proximity. Partly this is because the site is so densely screened

Site Ref.	Site size	Site capacity <sup>11</sup>	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment? Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large? Does more recent or additional information now exist which could change the HELAA findings? Are there any concerns that the HELAA conclusion is reasonable and defensible?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. What is the justification for this judgement?
							Allocations and Policies Local Plan and Government Advice in the NPPF.	that it has no visual relationship with the settlement and functions as an entirely discrete and inward-facing site, though the absence of any pedestrian connectivity further enhances the sense of separation. It is considered that development of the site would present as isolated and dislocated from Harvington.  It is possible that this would be acceptable for small scale development under the current and adopted policy so should be considered in the Neighbourhood Plan as a potential site for allocation, if new housing could be designed to integrated well with the existing settlement pattern. Viability could be an issue due to contaminated land and demolition. Potentially suitable for development if affordable housing use was acceptable to the landowner and identified constraints could be resolved or

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				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?		
								mitigated. <b>Potentially appropriate to consider for inclusion in the Neighbourhood Plan.</b>
WFR/CC/10	2.44	55	Good access onto 448 now vastly improved. School, post office and farm shop adjacent Hourly service between Kidderminster and Bromsgrove. Bus stop within 10 minutes' walk. Site is not considered suitable for housing development as it would detract from the open landscape. Available. Development would be achievable subject to the land being taken out of the Green Belt.	Yes	Site has been resubmitted through NP Call for Sites (NP06) and includes a small extension to the site to the north east. It is unclear whether this is to provide further access.	Yes	No. SHLAA conclusions unclear and appear contradictory.	The site is open, flat and completely unscreened giving it prominence in the landscape and making it highly visible to passing traffic on the A448. Although the site lies between existing development in the form the nursery to the west and primary school to the east its character is more strongly influenced by the wider undulating rural landscape and its openness contributes to the rural setting and character of the approach to the village along the A448 from the east. Development would significantly urbanise the site in a manner inconsistent with its current rural character and at a location beyond the boundaries of the village. Site appears to be unsuitable for development as it

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				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?		is not in a residential area and would not therefore relate well to the existing settlement and would have a landscape impact as noted in the HELAA. <b>Not appropriate for inclusion in the Neighbourhood Plan.</b>
WFR/CC/11	2.57	58	Reasonable vehicular access. Nearest services in Chaddesley Corbett village. Bus stop within 300m by Stone Manor - no footpath on this side of road. Currently open aspect with no road frontage development in vicinity other than lodge to Winterfold House. A housing development here would be out of keeping. Development at Mustow Green is tightly spaced around junction. Winterfold House/ Farm should be kept separate from this more recent residential development. Not considered suitable setting for large scale development. Available. Development would be achievable	No	No	Yes	HELAA conclusions appear contradictory. Located in hamlet of Mustow Green. However, few facilities available. Most facilities within Chaddesley Corbett. Site has access off A448. Development does relate well to existing settlement (hamlet) and site not suitable for small scale green belt release.	The site itself is open, undeveloped and framed by large mature trees along its western boundary, though a substantial modern steel perimeter fence and the presence of the busy A448 mean it does not have an unspoilt rural character. Despite these urbanising features, the site's location away from existing residential development and with an expansive rural outlook to the north over the undulating landscape gives it landscape sensitivity and development in this context would likely result in adverse effects in relation to landscape character. The location and size

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			subject to the land being taken out of the Green Belt.					of the site are not appropriate for small scale development and new housing here would not relate well to the settlement pattern. <b>Site not appropriate for inclusion in Neighbourhood Plan.</b>



