

BACKGROUND

As part of the 2020/21 review of the Chaddesley Corbett Neighbourhood Plan, efforts have been made to identify one or more possible Rural Exception Sites to support a small development of affordable housing, as indicated by a Housing Needs Survey. To this end, Chaddesley Corbett Parish Council (CCPC) issued a Call for Sites in December 2019 which produced 10 sites for consideration.

AECOM were commissioned to undertake an independent site appraisal of potential Rural Exception Sites; the work undertaken was agreed with CCPC and the Ministry of Housing, Communities and Local Government (MHCLG) in March 2020. The appraisal was 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 were assessed, comprising those that were identified by the Chaddesley Corbett Call for Sites and also sites within the Parish submitted through the Wyre Forest District Council Housing and Economic Land Availability Assessment (HELAA). A copy of AECOM's full report is available on the Parish Council website, www.chaddesleyparishcouncil.org.uk/neighbourhoodplan

The site assessment was based on a traffic light system (red, amber, green); with green sites suitable for allocation, amber sites potentially suitable if identified constraints can be resolved or mitigated and red sites not suitable for allocation. Eight sites were selected for further consideration and formal consultation, although only one site was classified Green. The Parish Council decided to add another site to the consultation process, NP02(a) land at the top of Malvern View, as an alternative to NP02(c) which in view of its extensive views, they did not consider suitable for development.

A 6 week Public Consultation took place in September/October 2020 on the 8 sites. Residents were invited to complete a paper copy of a survey and return in a postage paid envelope, or on line. There were 254 responses; approximately 40% of households had responded. Consultation responses were also received from Worcestershire County Council Highways and the District Council's Planning department. The results of the appraisal and consultation exercise are shown in Appendix 1 of this report.

To rate the suitability of the sites a scoring matrix was prepared with a range of assessment criteria. Weightings were applied as some criteria were considered more important than others. Using all available information, the Call for Sites Working Group rated each site using a numbering system 1-5, and then considered each site on its merits. The completed matrix, and its colour coded key indicators, is attached at Appendix 2 to this report.

One site was selected for inclusion as a Rural Exception Site in the NP as a site suitable for affordable housing (WFR/CC/7 – Land off Bromsgrove Road, Lower Chaddesley), and two further sites were identified where development might be supported if identified constraints could be overcome. They are: NP04 (The Old Quarry, Harvington) and WFR/CC/9 (Hewitts Site, Stourbridge Road, Harvington). These conclusions were approved by the Parish Council at their meeting on 2 November 2020.

APPENDIX 1

CALL FOR SITES APPRAISAL AND CONSULTATION SUMMARY

NP02a LAND AT BLUNTINGTON FARM (OFF BRIAR HILL/MALVERN VIEW/HOLLOWAY)



Extract from AECOM Report Dated July 2020

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.

Wyre Forest District Council Comments

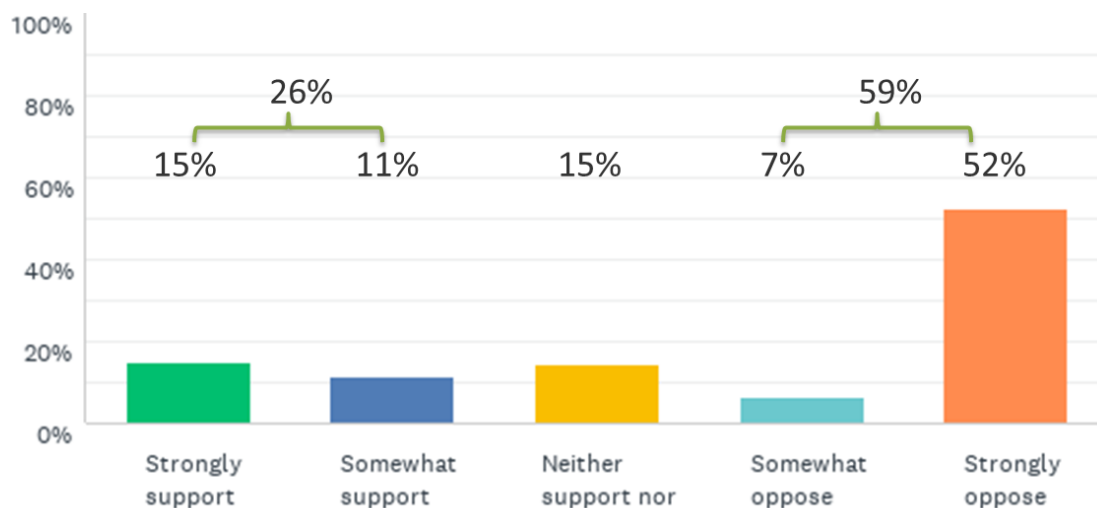
The site is large, currently a field. Development would push beyond the line of the settlement into open countryside which would be detrimental to the Green Belt. Development would have an unacceptable impact on the landscape. A listed building is situated 10 metres from the site so development of the site is likely to impact upon it. Development on the western part of the site could compromise the relatively isolated setting of the farmstead group of listed buildings.

The site is within walking distance of services and facilities however for the reasons above the site is not considered suitable for development

County Council Comments

The Holloway is narrow and not suitable for additional traffic associated with new development. Consideration should be to take access for this site through the existing road Malvern View. It is worth noting there may be a ransom situation with land at the end of the existing turning head as this does not appear to be highway land and may be in the ownership of the original developer. Footways are available to connect the site with facilities within Chaddesley.

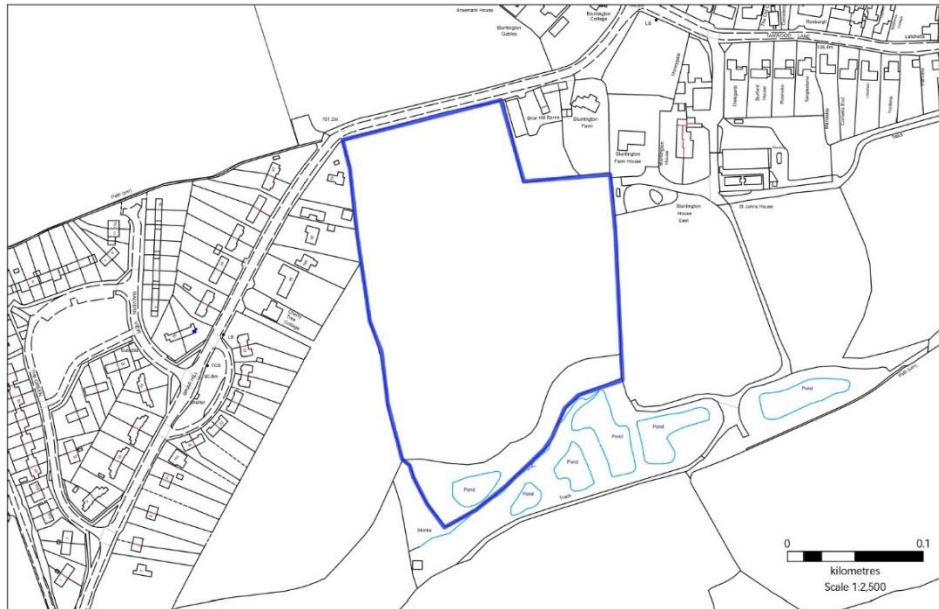
Resident Survey Responses
NP02(a) - behind Malvern View



Recurring themes from responses:

<u>Supporting</u>	<u>Opposing</u>
<ul style="list-style-type: none"> • Good access to Village and services; walking distance • Integrates with existing community • Accessible via Malvern View/existing estate 	<ul style="list-style-type: none"> • Loss of productive farmland • Negative impact on views and landscape; intrusion into open countryside • Negative impact on footpath/walkers • Increase in traffic/congestion • Site as described is too large • No access through Holloway • Rated 'Red' by AECOM; why is this being considered? • Risk to children that play on Malvern View

NP02c LAND AT BLUNTINGTON FARM (OFF BRIAR HILL, FACING THE WOODS)



Extract from AECOM Report Dated July 2020

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 would not lead to coalescence of settlements.

Wyre Forest District Council Comments

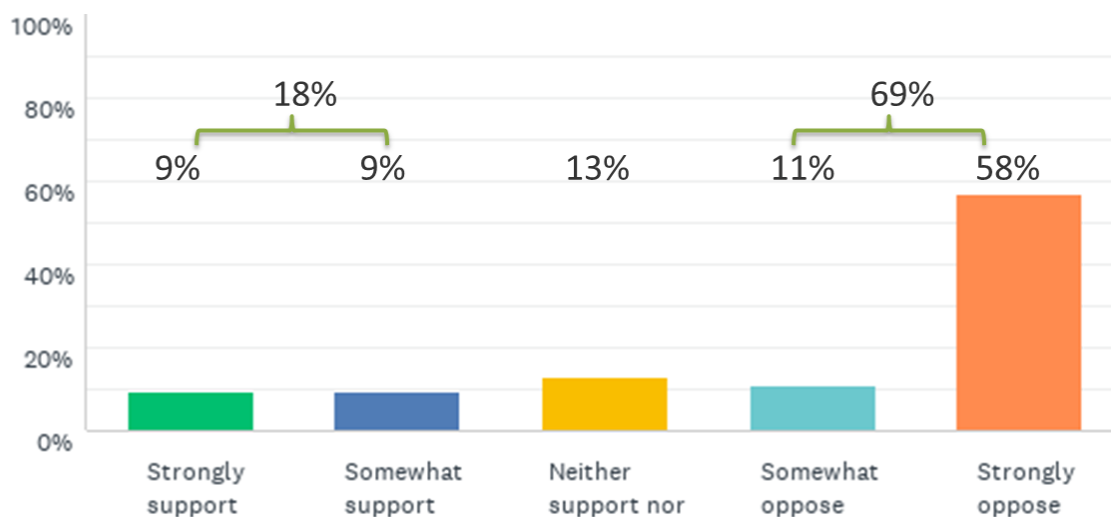
The site is large and currently a field. Development would push beyond the settlement boundary which would be detrimental to the Green Belt. Development on the site could compromise the landscape setting of the village of Bluntington as perceived from Chaddesley Corbett, as the site is in a relatively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

County Council Comments

A suitable access can be provided directly to Briar Hill. Footways are available to access facilities within Chaddesley. It would be beneficial to link the site to the PROW at the rear.

Resident Survey Responses

NP02(c) - facing Chaddesley Woods, from the top of Briar Hill



Recurring themes from responses:

<u>Supporting</u>	<u>Opposing</u>
<ul style="list-style-type: none"> • Good access to services; walkable to Village • Good size site • Access to main road possible 	<ul style="list-style-type: none"> • Productive farmland in open countryside • Detrimental to walkers • Negative impact on skyline; negative impact on views to/from Village • Potential ribbon development; site larger than needed. • Negative impact on landscape and rural setting • Increased traffic/congestion; dangerous egress • Potentially joins Bluntington & Village

NP03 - LAND AT END OF MORTON ROAD, HARVINGTON



Extract from AECOM Report Dated July 2020

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.

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.

An access would need to be created via Morton Road, which would need consultation with the Highways Authority.

Wyre Forest District Council Comments

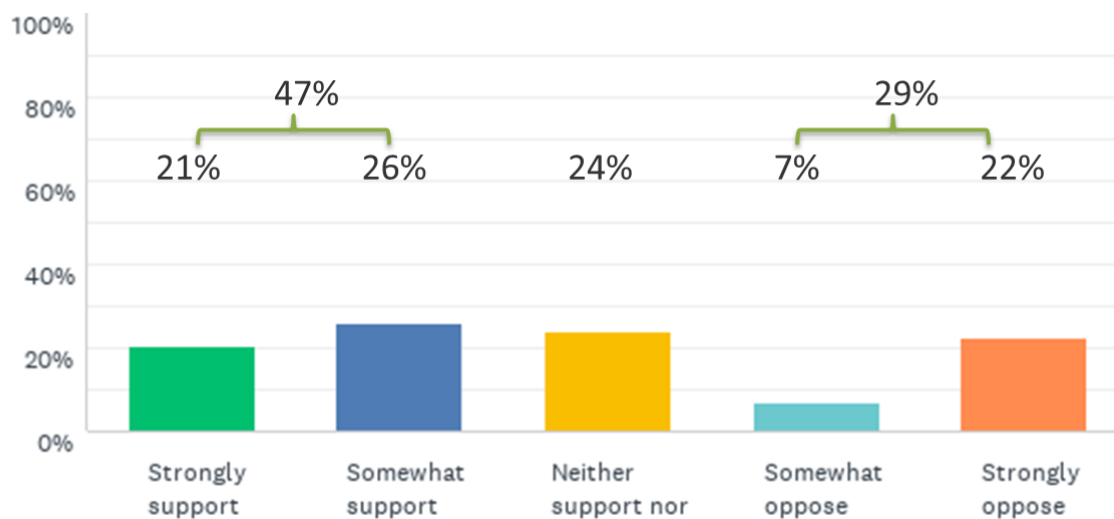
Harvington is a small settlement north west of the village of Chaddesley Corbett. The settlement has few services or facilities. The site forms part of a much larger field. The site is at the end of an existing cul-de-sac Morton Road. Development would push beyond the settlement boundary which could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

County Council Comments

Access for this site via the existing turning head on Morton Road appears achievable. The level of development proposed is unlikely to have an unacceptable impact on the transport network. There are few facilities within Harvington and concern from the highway authority would be that any future residents would be heavily dependent on the use of private car to access day to day facilities and this should be resisted.

Resident Survey Responses

NP03 - at the end of Morton Road, Harvington



Recurring themes from responses:

<u>Supporting</u>	<u>Opposing</u>
<ul style="list-style-type: none"> • Appropriate scale; natural extension to an existing development • Would fit in well with surroundings • Least imposition of options available • Sensitive design would mitigate impact on landscape 	<ul style="list-style-type: none"> • Distant from Village amenities; no shop, no regular public transport • Congested access; Park Lane already a rat run • Surrounding roads already overwhelmed by traffic • Loss of productive farmland; Green Belt

NP04 – THE OLD QUARRY, MUSTOW GREEN



Extract from AECOM Report Dated July 2020

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.

Wyre Forest District Council Comments

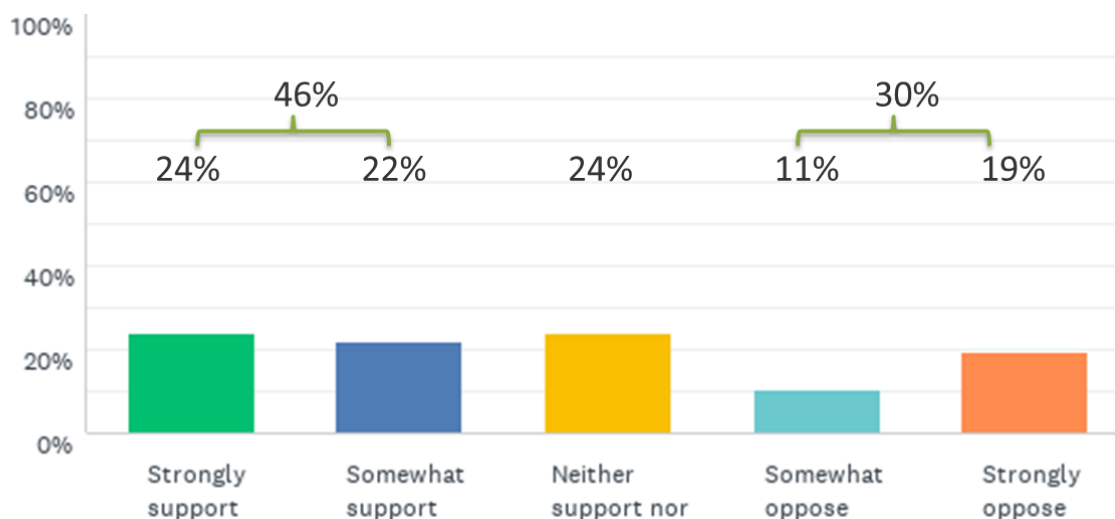
Mustow Green is situated at the junction of the A450 and the A448. The settlement has no services or facilities but is close to the Kidderminster to Bromsgrove bus route. The nearest services and facilities are situated in Chaddesley Corbett. It is understood that the site was a former sandstone quarry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

County Council Comments

Access for this site would be directly onto the A450. It appears visibility requirements could be achieved but this would require the removal of vegetation. There is no footway in place on the development side of the A450. There is the potential to provide a footway but this would not be viable with the size of development proposed. There are few facilities within Mustow Green and the concern from the highway authority would be that any future residents would be heavily dependent on the use of private car to access day to day services and this should be resisted. It is also worth noting that as part of the Wyre Forest Local Plan review an improvement scheme is proposed for the Mustow Green roundabout and this scheme could have the potential to impact on this site.

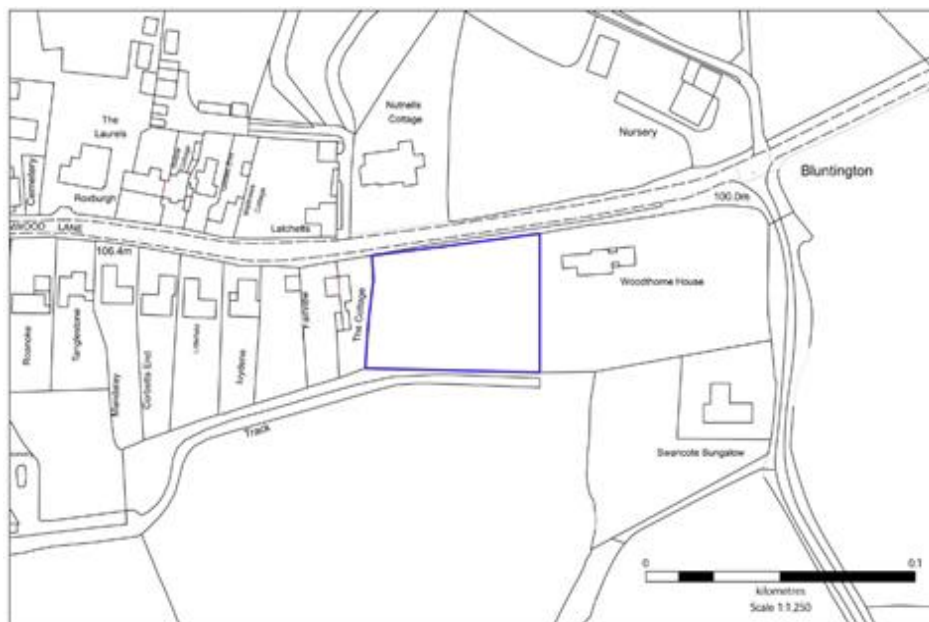
Resident Survey Responses

NP04 - the Old Quarry, Mustow Green



Recurring themes from responses:

<u>Supporting</u>	<u>Opposing</u>
<ul style="list-style-type: none"> • Would improve an unsightly site • Least intrusive of all options; appropriate infill • Close to Kidderminster & bus route • Good access to roads; pub & community hall in walkable distance • Small development would have little impact on the character of the area 	<ul style="list-style-type: none"> • Poor access to services • Site too small • Noise and air pollution from traffic • Access is onto already congested/busy A road with frequent traffic queues • Possible hazardous/uncompacted material



Extract from AECOM Report Dated July 2020

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.20th, 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 confirmed possible by Highways Authority.

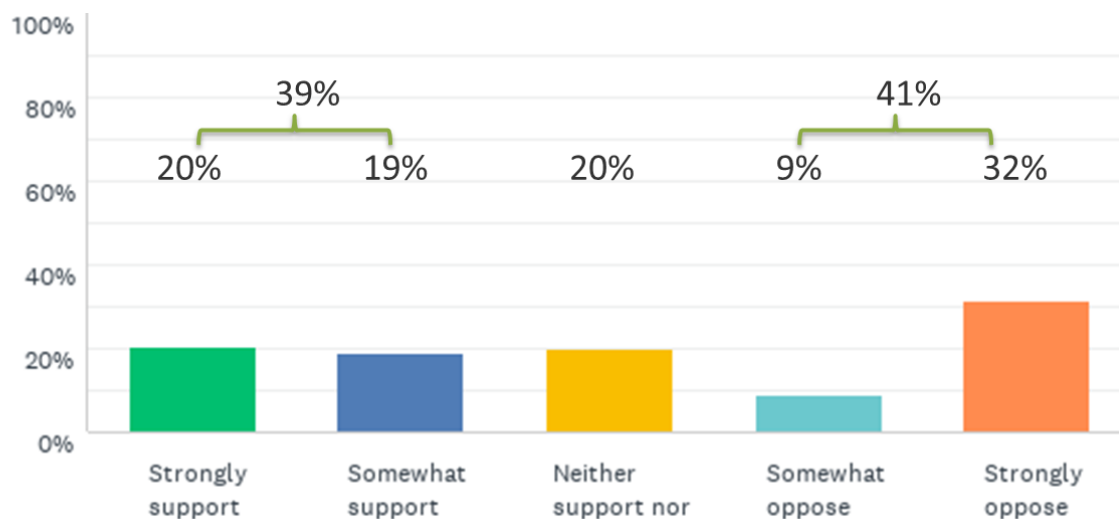
Wyre Forest District Council Comments

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

County Council Comments

Access would be directly to Tanwood Lane which is narrow at this location and not considered suitable for additional development. Footway connections are available on the south side of Tanwood Lane but the width is narrow and does not comply with current standards.

Resident Survey Responses
WFR/CC/2 - off Tanwood Lane, Bluntingson



Recurring themes from responses:

<u>Supporting</u>	<u>Opposing</u>
<ul style="list-style-type: none"> • Good access to services/Village • Not used for farming; overgrown; tidy up derelict area • Would be an unobtrusive addition to the current settlement. 	<ul style="list-style-type: none"> • Poor access to services and local amenities; no buses; Briar Hill is steep for walking • Road is narrow, footway also; Highways already raised this concern • Disagree the site has no sensitivity; haven for birds and wildlife; Potential loss of wildlife corridors • Ideal for market housing; only 2 properties, to fit scale of other housing • Poor water pressure; beyond mains drainage (would need septic tanks)



Extract from AECOM Report Dated July 2020

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 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.

Wyre Forest District Council Comments

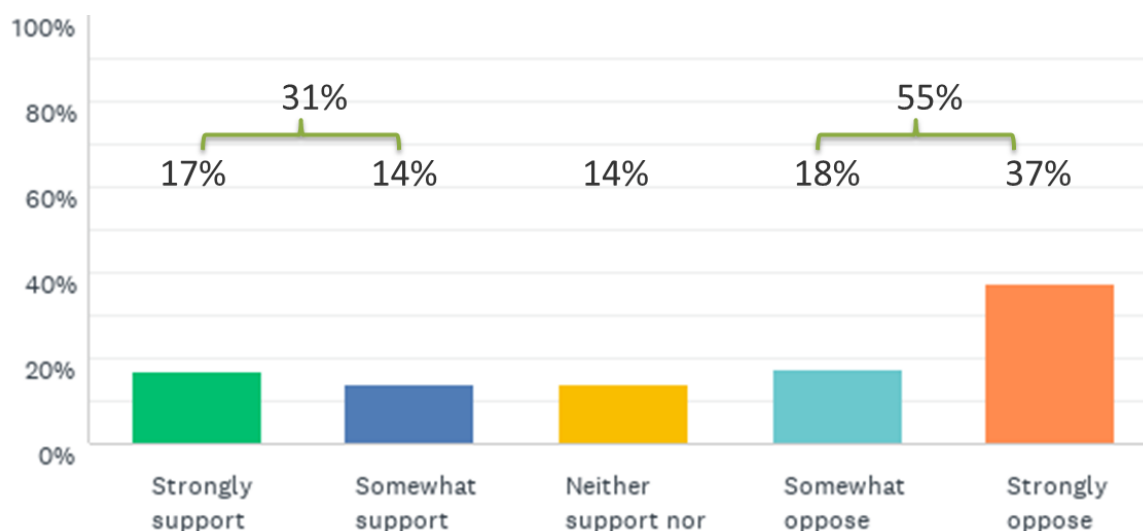
This site is sustainable as it is close to facilities and services including the GP surgery, church, public houses and within walking distance of the school, post office and farm shop, an existing access track from the A448 serves the site. However the site provides an important gap in the built development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

County Council Comments

There is an existing access onto the A448 which can serve as access for this site. Footways are available to access facilities/services on foot although it would be beneficial to cut back some of the existing hedge which is currently encroaching on the footway

Resident Survey Responses

WFR/CC/7 - off Bromsgrove Road, between the Village & Lower Chaddesley



Recurring themes from responses:

<u>Supporting</u>	<u>Opposing</u>
<ul style="list-style-type: none">• Good access to all local facilities and services• Would not add to Village congestion• Limited development at the Lower Chaddesley end might be acceptable, if it can be acceptably screened• Possible quality introduction to the Village	<ul style="list-style-type: none">• Ribbon development; would join Chaddesley with Lower Chaddesley• Too close to A448; very busy main road; sharp bend; traffic queueing for garage• Green belt, green field agricultural land; why develop?• Gateway to Village; sprawling development would ruin rural setting of village; affects view/setting of Village more than other sites

WFR/CC/8 LAND OFF FOLD LANE, CHADDESLEY CORBETT



Extract from AECOM Report Dated July 2020

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 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.

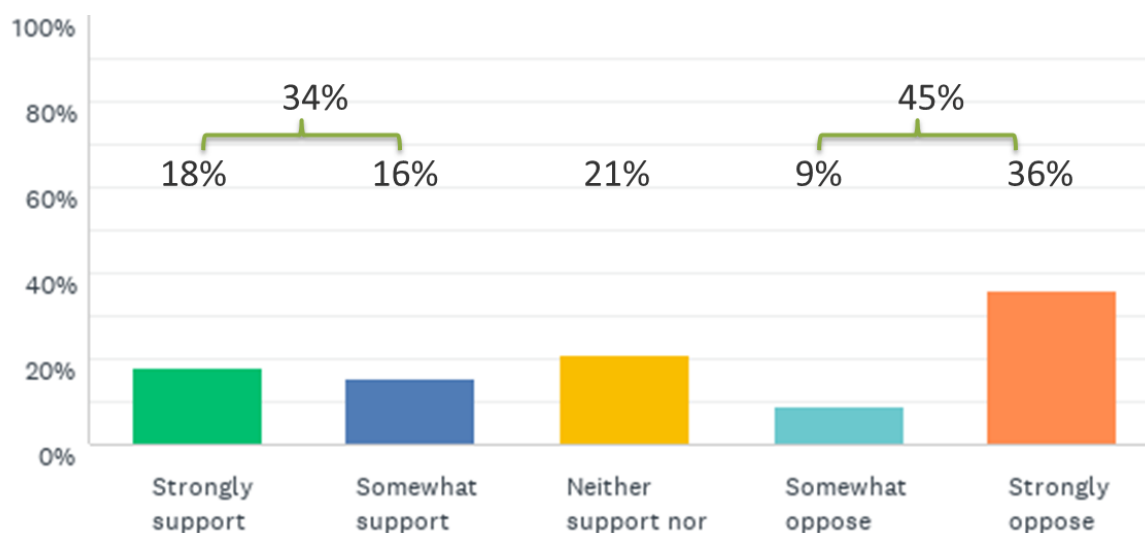
Wyre Forest District Council Comments

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

County Council Comments

Potential to access the site via the existing PROW within Chaddesley but this track is narrow and already serves as access for several properties. Preference would be for this site to come forward with WFR/CC/7 and for access to be taken directly from the A448.

Resident Survey Responses
WFR/CC/8 - Land at Fold Farm, The Village



Recurring themes from responses:

<u>Supporting</u>	<u>Opposing</u>
<ul style="list-style-type: none"> • Tucked away in the Village, and close to local services and amenities • Agree with reports; sympathetic design, massing and layout would be acceptable • Good infill of land between existing dwellings 	<ul style="list-style-type: none"> • Greenfield agricultural land in Conservation Area within the Green Belt • Poor highways access; junction with Village street is dangerous • Site has no approved access to Fold Lane • Fold Lane is single track, unadopted lane used as footpath for walkers and school access • Development would spoil views of Malverns and historical local area

**WFR/CC/9 FORMER GARDEN CENTRE, WORCESTER ROAD, HARVINGTON
(CURRENTLY PREMISES OF ADAM HEWITT SALVAGE)**



Extract from AECOM Report Dated July 2020

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 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 mitigated.

Wyre Forest District Council Comments

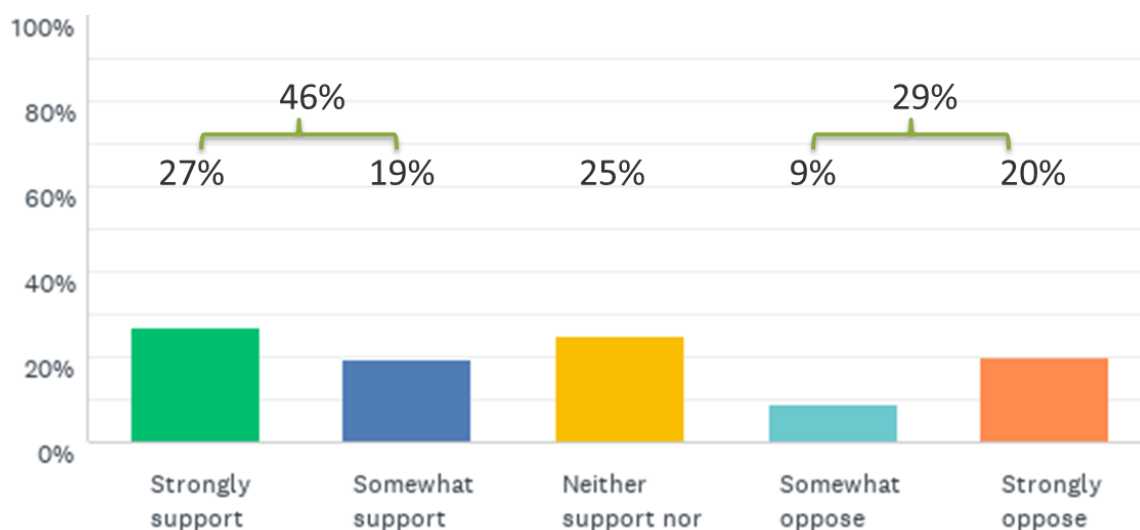
The site is made up of both greenfield and brownfield parts which are quite different in character. The site is close to, but detached from Harvington which has few facilities. There is potential adverse impact on views from the footpath that runs to the rear of the site. The site can be susceptible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

County Council Comments

Access to the site would be directly from the A450 and there are several locations where this could be provided but it would require the removal of a significant section of the hedge. This site is very remote from facilities and future residents will be heavily dependent of the car to access facilities.

Resident Survey Responses

WFR/CC/9 - Former Garden Centre (currently Adam Hewitt), Worcester Road, Harvington



Recurring themes from responses:

<u>Supporting</u>	<u>Opposing</u>
<ul style="list-style-type: none"> Partially brownfield site with good access onto A450 with reasonable visibility; on a bus route Would support affordable housing on only the brownfield area; current use of the site is unacceptable; affordable housing would be a good compromise Support re-use of brownfield site over farm land Brownfield sites should be prioritised; mains services already in situ 	<ul style="list-style-type: none"> Isolated from facilities; middle of nowhere Fast road; dangerous and noisy Remote location; isolating for older people, particularly with mobility issues No amenities; would prefer any development to be in the Village where residents would use wider services

APPENDIX 2

SITE EVALUATION MATRIX

CHADESLEY CORBETT PARISH COUNCIL																			
REVIEW OF NEIGHBOURHOOD PLAN - ASSESSMENT OF SITES FOR AFFORDABLE HOUSING																			
NPPF Para 78 "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"																			
Reference	Site	Weighting	Accessibility			Land Characteristics			Practicality			What people think			Summary				
			Highway s report	Access shops/ services	Access School	1	4	3	3	2	Utilities	Water & Flooding	5	Public Survey	Wyre Forest Rating	AECOM Rating	Raw Total	Weighted Total	Support? (Y/P/N)
NP02(a)	Behind Malvern View		4	4	3	1	3	1	2	3	1	1	1	1	1	25	84	N	Not supported: unacceptable impact on landscape and incursion into countryside, detrimental to Green Belt. Substantial public opposition
NP02(c)	Facing Chadesley Woods		5	4	3	1	1	1	3	5	1	1	1	1	3	29	95	N	Not supported; would compromise landscape setting of Blunton, detrimental to Green Belt; impact on views and setting of historic Village. Substantial public opposition
NP03	Morton Road		2	1	1	1	1	3	3	3	3.5	4	3	3	26.5	86.5	N	Not supported; few facilities in Havington; adverse visual impact on landscape; concerns over road access.	
NP04	Old Quarry		4	2	1	5	5	5	3	4	4	4	5	5	47	149	P	Potentially supportable, though distant from Village and few facilities. Small site; possibly unattractive for development; test with social landlord	
WFR/CC/2	Tanwood Lane		1	1	1	3	3	4	1	4	3	4	3	3	97		N	Not supported; somewhat distant from facilities, Highways concerns (narrow lane); limited access to utilities (eg mains drainage)	
WFR/CC/7	Bromsgrove Road		5	5	5	1	3	3	3	5	2	3.5	3	3	42.5	139.5	Y	Considered supportable, subject to detailed proposals. Close to facilities. Preference for Lower Chadesley end, not encroaching on conservation area.	
WFR/CC/8	Fold Farm		1	5	5	1	1	1	4	5	3	5	3	3	35	108	N	Not supported; Highways/access concerns, impact on conservation, heritage assets and views	
WFR/CC/9	Former Garden Centre		4	1	1	4	5	4	4	3	3	4	3	3	41	130	P	Potentially supportable. Both greenfield and brownfield; potential adverse impact on views, brownfield part may be acceptable for small scale development.	