

# CHADDESLEY CORBETT PARISH

## Design Guide

**FINAL REPORT**

April 2021

#### Quality information

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## Table of Contents

<b>1. Introduction .....</b>	<b>5</b>
1.1. Introduction.....	5
1.2. Objectives.....	5
1.3. Process .....	5
<b>2. Context .....</b>	<b>7</b>
2.1. Location and area of study.....	7
2.2. Designated areas and heritage assets .....	8
2.3. Public Rights of Way.....	9
2.4. Views and landmarks.....	10
2.5. Engagement.....	12
<b>3. Character assessment .....</b>	<b>14</b>
3.1. Introduction.....	14
3.2. Existing character assessments and design guidance.....	14
3.3. Character assessment .....	14
3.4. Chaddesley Corbett and Harvington.....	15
3.5. Rural Hamlets .....	24
<b>4. Design guidelines .....</b>	<b>30</b>
4.1. Introduction.....	30
4.2. General design considerations .....	30
4.3. Key points to consider when assessing planning applications .....	31
4.4. Design guidelines.....	33
<b>5. Applying the guidelines .....</b>	<b>46</b>
5.1. Introduction.....	46
5.2. WFR/CC/7 - Land off Bromsgrove Road, Chaddesley Corbett.....	48
5.3. NP04 - The Old Quarry, Mustow Green .....	52
5.4. WFR/CC/9 - Former Garden Centre, Worcester Road, Harvington .....	56
<b>6. Delivery .....</b>	<b>61</b>
6.1. Delivery agents.....	61
6.2. Deliverability .....	61





Introduction

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# 1. Introduction

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## 1.1. Introduction

1.1.1 AECOM has been commissioned to provide design support to Chaddesley Corbett Parish Council through the Ministry of Housing, Communities and Local Government (MHCLG) funded Neighbourhood Planning Programme, led by Locality.

1.1.2 This Design Guide has been produced to inform new development proposed in the area. It presents a summary of the key characteristics of Chaddesley Corbett Parish, which make this a special place to live and visit. This information is then used to inform specific design guidelines to promote sustainable development.

1.1.3 The approach set out here is supported by the National Planning Policy Framework (NPPF), which encourages local authorities to consider using design codes, or in this case guidelines, to help deliver high quality outcomes for new development. It is important however, that guidance finds the balance between promoting and reinforcing local distinctiveness and allowing for innovation and originality. The NPPF suggests that 'design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics' (NPPF, 2019).

1.1.4 The NPPF also emphasises that 'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (NPPF, 2018). It is therefore important that planning policies and decisions should address the connection between people and places and how any new development will respond to and integrate successfully into the natural, built and historic environment.

## 1.2. Objectives

1.2.1 The main objective of this document is to establish principles so that new development is designed and planned with regard to the existing character and context of the Chaddesley Corbett Parish within the Neighbourhood Plan. It sets out a series of design guidelines related to residential and commercial development.

1.2.2 The document initially provides context to the design guidelines including strategic issues identified during the consultation carried out by the Chaddesley Corbett Parish Council. The aspirations by the communities involved, although not strictly design issues, need to be considered in the context of any design proposal.

## 1.3. Process

1.3.1 The following steps were undertaken to produce this document:

- a. Initial meeting with members of the Chaddesley Corbett Parish Council and site visit;
- b. Further site visits, character assessment and urban design analysis;
- c. Preparation of design principles and guidelines to be used to assess future developments;
- d. Draft report with design guidelines;
- e. Final report.

A photograph of a residential street. On the left, there are white houses with dark timber framing and red brick chimneys. In the center, a row of red brick houses with white window frames and doors. A large, leafy green tree stands on the right side of the street. A dark blue car is parked on the right, and a white car is parked further down the street. The sky is blue with some light clouds. The text 'Context' and '02' are overlaid on the right side of the image.

Context

02



## 2. Context

### 2.1. Location and area of study

2.1.1 Chaddesley Corbett is situated in North Worcestershire within the Wyre Forest District, approximately midway between Kidderminster to the west and Bromsgrove to the east. The Parish is set within Green Belt with a rural setting of hamlets, village and ancient woodland.

2.1.2 The Parish is a large rural settlement of 2,428 hectares in size. The Parish comprises of Chaddesley Corbett Village, and the hamlets of Bluntington, Bournes Green, Brockencote, Cakebole, Hillpool, Drayton, Harvington, Mustow Green (east), Tanwood, Winterfold and Woodrow. Within the hamlets and villages in the Parish, there was a population of 1,422 at the time of the 2011 census.

2.1.3 Primary access to Chaddesley Corbett village and the other hamlets is along the A448 which runs west to east connecting Kidderminster to Bromsgrove. A number of lanes and streets branch off this main road creating ribbon linear development. There is no railway or cycle infrastructure within the Parish.

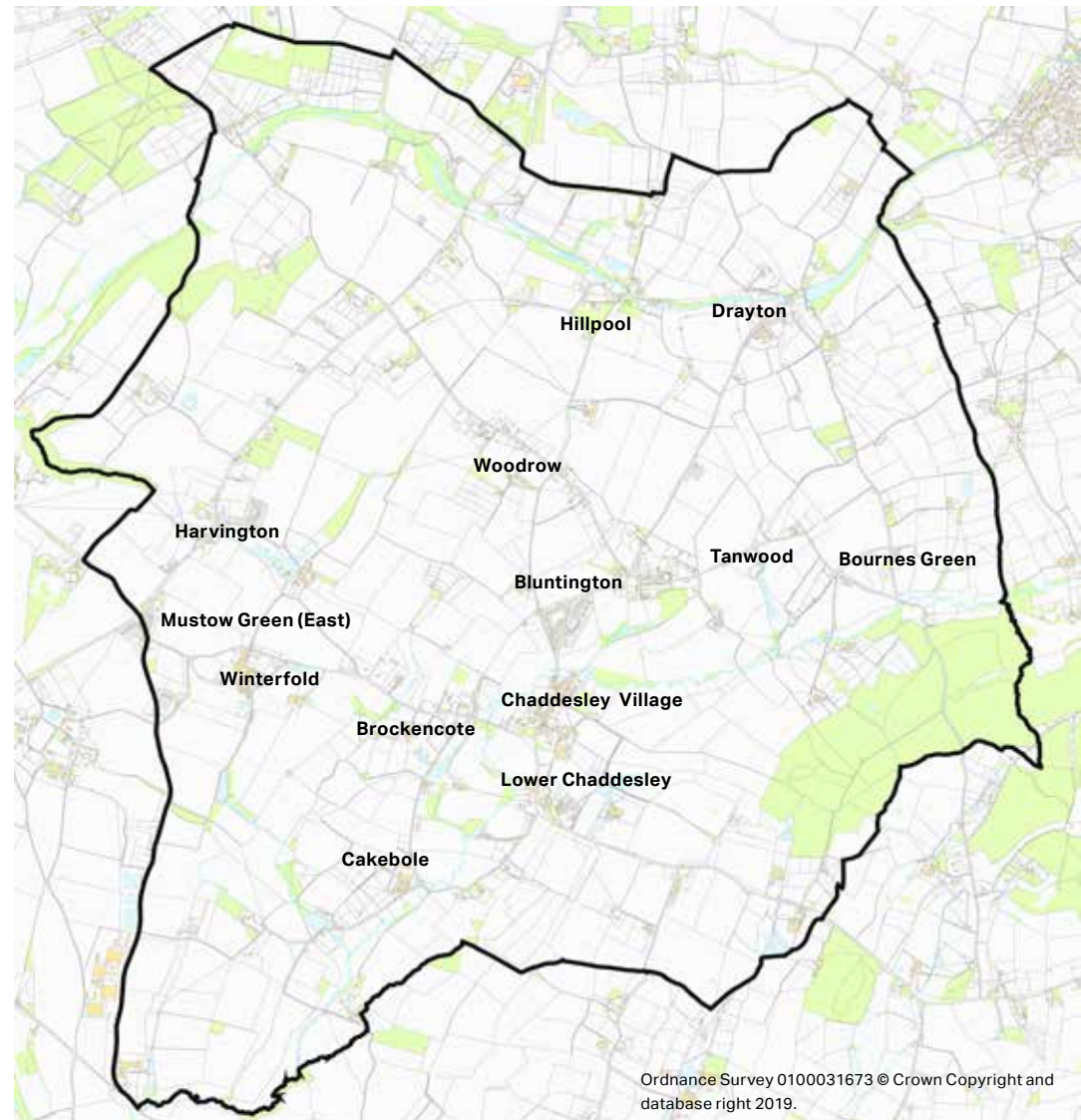


Figure 1 Neighbourhood Plan Area

## 2.2. Designated areas and heritage assets

2.2.1 The Parish has 65 listed buildings where two are Grade I Listed comprising St Cassian's Church and Harvington Hall. The Parish has one Grade II\* and sixty-two Grade II listed buildings. There are two scheduled monuments in the parish comprising the moated site, fishponds and quarries near Harvington Hall and Barrow Hill. There are also more than 100 buildings on the Wyre Forest District Council Local Heritage List.<sup>1</sup>

2.2.2 Chaddesley Corbett Conservation Area is situated off the A448 and which was designated as a Conservation Area by Wyre Forest District Council in 1967. The area contains a small rural village which is largely undeveloped beyond the village boundaries. The Conservation Area has special architectural features and historical characteristics such as, timber framing and brick vernacular cottages. Harvington Conservation Area is located 4.8 kilometres (three miles) east of Kidderminster. This conservation area covers an irregular shaped area including a small agricultural hamlet focused upon the medieval Harvington Hall, together with its setting.

2.2.3 Chaddesley Wood is recognised as a National Nature Reserve (NNR), containing a variety of habitats and species. Feckenham Forest SSSI is located between Bromsgrove and Kidderminster.

<sup>1</sup> <https://www.wyreforestdc.gov.uk/media/2xvvh0d4/20161107-adopted-chaddesley-corbett-local-heritage-list.pdf>

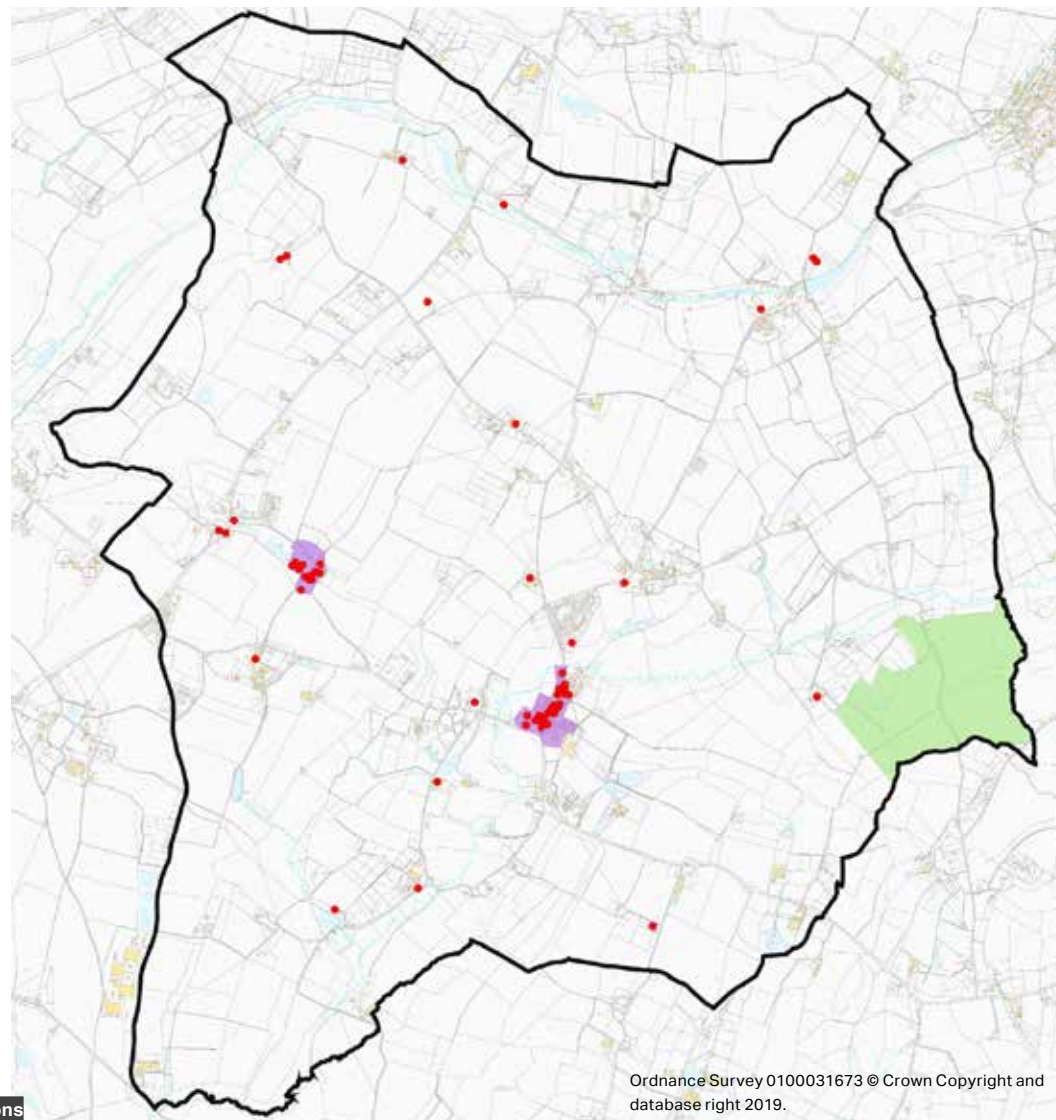


Figure 2 Local Designations



## 2.3. Public Rights of Way

2.3.1 96.5 kilometres (60 miles) of Public Rights of Way are located within the Parish. These provide connections to Chaddesley Wood that can't be accessed without the footpaths.

2.3.2 Routes within the Parish are largely used to provide walking access to Chaddesley Wood and other rural settlements. The routes provide points of appreciation of the surrounding countryside and views that can be seen from certain points.

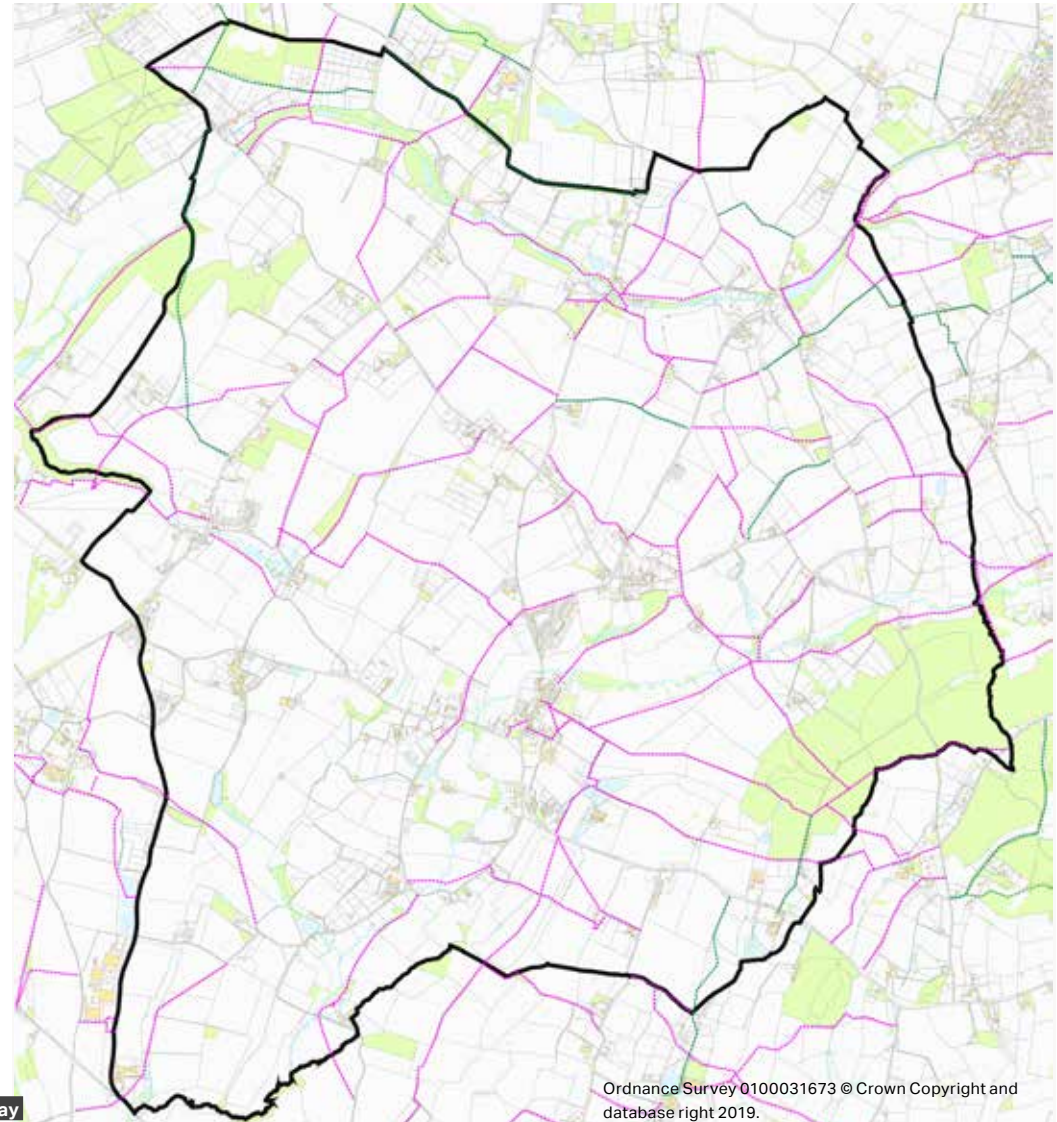


Figure 3 Public Rights of Way

## 2.4. Views and landmarks

2.4.1 The Chaddesley Corbett Neighbourhood Plan 2021-2036 identified multiple important views within Chaddesley Corbett and Harvington. These views are represented on Figure 4.

2.4.2 The Talbot Inn, which is located along The Village opposite St. Cassian's Church, is a prominent pub/restaurant at the southern edge of the village.

2.4.3 St Cassian's Church is a landmark, due to its height and architectural features. It provides an entrance in the south and is in contrast to the rest of the village. The trees within the churchyard also add interest to the landmark.

2.4.4 Harvington Hall is a landmark building due to its size, position and design. The contrast between the red/brown brick building and the well-planted grounds it sits within makes it stand out.

2.4.5 The following key protected views have been identified:

- a. VIEW 1. The view west from footpath 640 (from the first rise, before reaching the edge of Chaddesley Wood National Nature Reserve) looking towards Chaddesley Corbett and the surrounding pastures.
- b. VIEW 2. The view south-west from the sharp bend in Tanwood Lane (opposite the start of footpath 599 ) across fields of pasture and mature trees towards the village of Chaddesley Corbett, with the spire of Grade I Listed St Cassian's church visible during winter months.
- c. VIEW 3. The view north-east from footpath 599 (just off Tanwood Lane) towards Barrow Hill and the Barrow Scheduled Monument.
- d. VIEW 4. The south easterly view of the Harvington Conservation Area (including the Grade I Listed Hall) and its environs from Harvington Hall Lane and footpath 615
- e. VIEW 5. The view south-east from footpath 620 (linking the Village Hall and The Holloway) across fields towards Chaddesley Corbett Village.
- f. VIEW 6. The view of the medieval fishponds (Heritage Environment Record and Local List) looking south-west from St Cassian's churchyard on footpath 674 or from the pavement alongside the A448 (opposite Dial Park).
- g. VIEW 7. The view south from Fold Court (Conservation Area) on footpath 647 across the small field towards the mature tree, revealing on a fine day the distinctive high peaks of the Malvern Hills.
- h. VIEW 8. The view south-west from the high elevation of footpath 624 (accessed just off Tanwood Lane, Bluntington ) towards the village of Chaddesley Corbett, surrounded by trees.
- i. VIEW 9. The view west from the rear of The Swan Car Park towards Potters Park, revealing splendid sunsets on fine days.
- j. VIEW 10. The view north-east from footpath 579 (just off The Woodrow) looking ahead across fields towards the

peaks of the Clent Hills, and to the east, Chaddesley Wood.



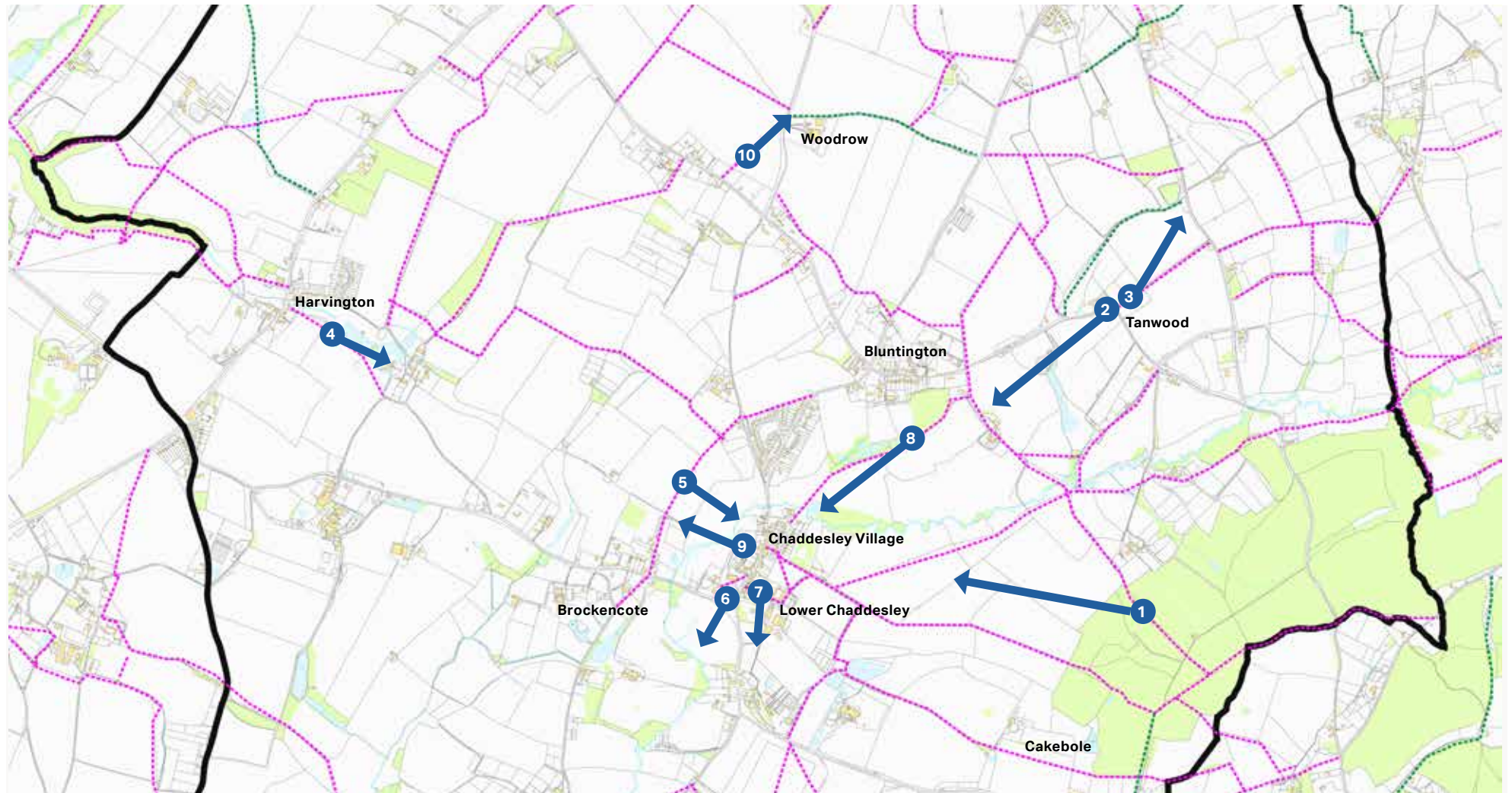


Figure 4 Key Views

## 2.5. Engagement

2.5.1 To inform the preparation of this document, members of the local community and local interest groups were invited to share their knowledge and experience of the Chaddesley Corbett Parish during a meeting held at the village hall.

2.5.2 Several key considerations and strategic issues emerged from the consultation, which have informed the preparation of this Design Guide. These issues have been identified at a wider scale and represent the aspirations of the Chaddesley Corbett Parish Council that can be achieved through design. These are summarised below:

- a. A large proportion of the Parish's demographic is made up of healthy elderly people.
- b. As a proportion of the Parish's population the younger population is relatively small.
- c. There is a sizeable proportion of large, detached properties in the area. There are however fewer flats and semi-detached houses resulting in high property prices. A more affordable and varied housing offer is required to allow first time buyers to access the market, or elderly people to downsize.
- d. There is a need to protect and enhance the high-quality natural environment within the Parish. Several designated sites within the Parish have been given protection such as Chaddesley Wood NNR.
- e. There is a need to protect and enhance the historic environment within the Parish. This includes both designated heritage assets (65 listed buildings, 2 scheduled monuments and 2 Conservation Areas) and undesignated heritage assets (those included on the Local Heritage List). It is key that any new development preserves or enhances these assets.







Character assessment

03



## 3. Character assessment

### 3.1. Introduction

3.1.1 This section outlines the broad physical, historical and contextual characteristics of the Chaddesley Corbett Parish. A character assessment is used to describe and articulate what is special and distinctive about a place. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. It includes an analysis of the landscape and open spaces, street and public realm, settlement patterns, layout of buildings, their heights and rooflines amongst other features. This report is focused on the character of the urban townscape and its rural landscape context. The features introduced in this section are later used to inform the design guidelines.

### 3.2. Existing character assessments and design guidance

3.2.1 The Chaddesley Corbett Parish remains a rural tranquil landscape. The built-up areas are surrounded by agricultural fields and woodlands. Three National Character Areas (NCAs) were originally identified in the National Landscape Character Assessment within the Chaddesley Corbett Parish, as shown in Figure 3: Mid Severn Sandstone Plateau (66) to the west half of the parish and Arden (97) to the east, with partial elements of the Severn and Avon Vales (106) to the south-east.

3.2.2 Two landscape characters have been identified within the Parish which are the Principal Timber Farmlands and Estate Farmlands.

### 3.3. Character assessment

3.3.1 For the purposes for the report, two distinct character areas have been identified within the Chaddesley Corbett Parish area, as shown in Figure 4 and detailed further in sections 3.4 and 3.5 of this report.

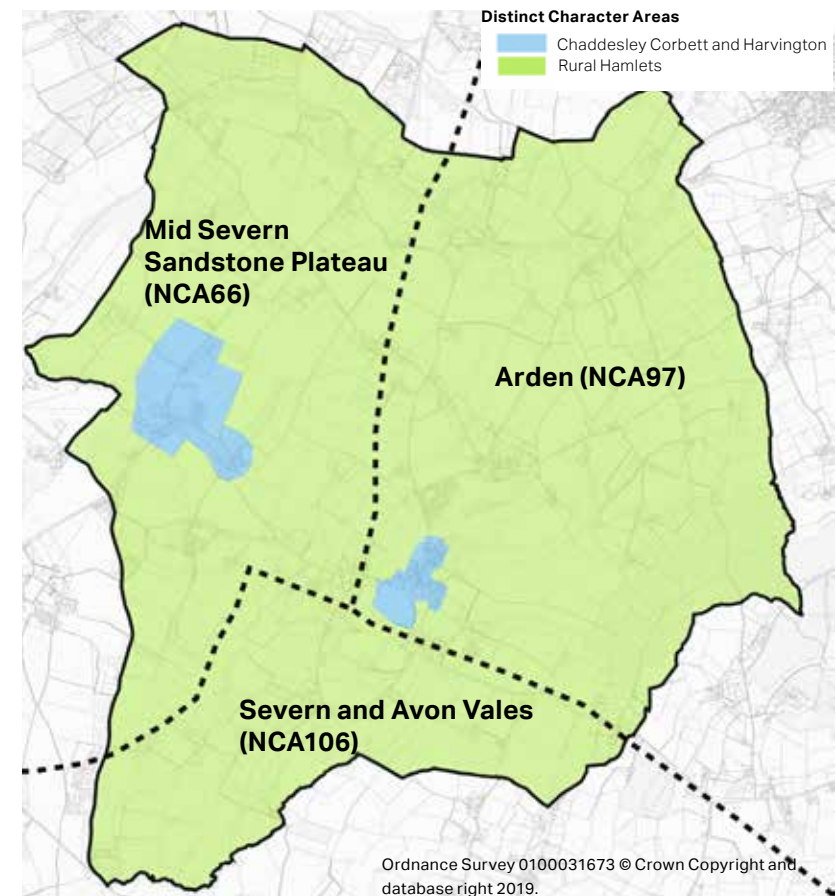


Figure 5 Character Area Overview



## 3.4. Chaddesley Corbett and Harvington

### 3.4.1. Townscape pattern

3.4.1.1. The settlement of Chaddesley Corbett is located along The Village which runs north from the A448. The settlement began in the 16<sup>th</sup> Century on the eastern side of the road, opposite St Cassian's Church. Development has continued to extend along the road to the north and onto the western side.

3.4.1.2. Located to the south of Chaddesley Corbett is a green space that has archaeological evidence of settlements that were here prior to the 9th century. This area is excluded from the Chaddesley Corbett's Conservation Area but retains historic significance.

3.4.1.3. Roads lead to other hamlets in the north of Parish such as Bluntings and Drayton.

3.4.1.4. Harvington is located in the western part of the Parish, less than 2km from Chaddesley Corbett. Here the settlement is established along the Worcester Road and Harvington Hall Lane, mainly on the eastern side of the road. Park Lane runs east from the Worcester Road providing access to Harvington Hall and the Conservation Area.



Properties in Harvington enclosed by dense vegetation



Properties located along The Village



Properties form a regular building line

### 3.4.2. Heritage assets

3.4.2.1. The heritage assets within the Chaddesley Corbett Parish represent some key architectural features throughout different periods. St Cassian's Church is a Grade I listed building within the Parish, with its combination of 13<sup>th</sup> and 14<sup>th</sup> century architecture.

3.4.2.2. The Tudor House located along The Village is Grade II listed. Its architectural features include: bay windows as well as the central entrance which is surrounded by columns.

3.4.2.3. Harvington includes a number of significant heritage assets. The grounds beneath the Grade I listed Harvington Hall are registered as a scheduled monument. This includes the moated site, fishponds and the quarries within the ground. The ground beneath the Hall is significant as the moated sites form a significant class of medieval monuments, that help us understand the wealth and status in the countryside. The church of St Mary is a Roman Catholic Grade II listed building that also provides a place of interest to visit in the village.



Tudor House - Grade II - The Village



St Cassian's Church - Grade I - The Village



Talbot Inn - Grade II - The Village



The Old School House - Grade II - The Village



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

3.4.3.1. Within Chaddesley Corbett along Fisher's Lane there are allotments which are widely used by the community and are well kept.

3.4.3.2. There are no Tree Preservation Orders however, the designated Conservation Area provides a level of protection to the trees located within the Conservation Area. The trees within Chaddesley Corbett assist in enhancing the rural character of the village. The trees within the churchyard are an important feature. Tree species include the Yew, which are associated historically with churches

3.4.3.3. Hedges are a prominent feature within Chaddesley Corbett and Harvington. They maintain the rural, green character amongst the settlements. The Hedges partially screen properties from the lanes as the majority of properties face on to the street.

3.4.3.4. Chaddesley Corbett features some areas of open green space such as the orchard adjacent to Hemming Way Surgery.

3.4.3.5. Benches and flower beds located along Chaddesley Corbett's street provide decorative elements to the street scape. Many of the properties that line the lane have decorative frontages with well-kept flower baskets and climbing vegetation. There is no street lighting within the settlement keeping the rural feel to the village and minimal light pollution. Properties in Harvington have vegetated frontages, however grass verges feature more prominently through Harvington in place of asphalt footpaths.



Allotments within Chaddesley Corbett



Land adjacent to Hemming Way Surgery



Tree stump at Harvington



Trees within the churchyard



### 3.4.4. Pattern and layout of buildings

3.4.4.1. The buildings within Chaddesley Corbett are mainly residential properties. Plot and building size is dependant on the time period in which the properties were constructed. The area has a range of buildings built from the 16th to the 21st century.

3.4.4.2. Buildings within Harvington were mainly constructed for agricultural use from Harvington Hall Farmhouse to the Malthouse. Harvington Hall has built elements ranging from the 18th and 19th century. The properties along the Worcester Road were mainly constructed between the 17th to 20th centuries.

3.4.4.3. The timber-framed properties constructed in the 16th and 17th centuries are two and a half storeys high. There are some three storey farmhouses scattered within the Parish.

3.4.4.4. Building heights along the Worcester Road in Harvington are mainly two storeys. Harvington Hall has some elements that are three storeys high combined with two storey features.

3.4.4.5. The older properties in Chaddesley Corbett and Harvington are aligned to the back of the pavement. Later properties are set back from the street with driveways and front gardens, for example along Hemming Way. Some of these properties are divided by access tracks that lead to the rear. Properties in Harvington are set back from the A450 behind front gardens.

3.4.4.6. The new 21st century development located at the rear of the Old School is one and a half storeys high. The design and layout is sensitive to the location in close proximity to the Conservation Area. The properties in this area have been designed to face the allocated parking bays to aid natural surveillance.



Access tracks in-between houses



Properties facing parking bays for natural surveillance



Corner properties within the village



Properties are set back from the road



Vegetation partially screens properties in Harvington





Harvington Hall



St Cassian's Church



Old Police Station



### 3.4.5. Building line and boundary treatment

3.4.5.1. Boundary walls within Chaddesley Corbett are both defining in physical and visual ways. Within the village, most boundaries are defined by 'dwarf walls' which are no more than a few bricks high, whereas some walls are slightly higher but still small in nature. The materials of the walls tend to reflect the period the property was constructed. The predominant material within the character area is brick, which is used in a variety of decorative ways.

3.4.5.2. Properties within Chaddesley also use wooden/picket fencing that is no more than one metre in height. This is used as a more decorative feature to those buildings that have been updated recently. Hedges are used as a softer boundary material that provides a line but also maintains the rural feel within the village. Hedges are also used within Harvington to create a boundary to those properties set back from the Worcester Road.

3.4.5.3. Within Chaddesley Corbett, the boundaries allow the properties here to feel more open onto the streetscape. This is due to the low nature of the boundary walls/fencing/hedging and the small front gardens. They allow natural surveillance as all properties have a view of the street.

3.4.5.4. Harvington has decorative brick walls and high hedges that create a sense of privacy that surround some of the properties on the Worcester Road. Additionally, low railing gives a limited view into the front gardens that face onto the street.

3.4.5.5. Topography within Chaddesley Corbett and Harvington tends to be lower compared to the rest of the Parish. Combined with vegetation, Harvington and Chaddesley Corbett are well screened and offer some form of privacy at ground level for pedestrians.





### 3.4.6. Building heights and roofline

3.4.6.1. Chaddesley Corbett has a mixture of hipped, pitched and double pitched rooflines reflecting construction spanning many centuries. The chimneys within this area are typically made of brick and are sympathetic to the building style. The chimneys are usually located on the edge of the roofline.

3.4.6.2. Harvington's properties feature similar elements including mainly gabled roofs with chimney features that run up the vertical side, dormers creating interest in the roofline and chimneys constructed largely out of bricks.

3.4.6.3. Building heights within Harvington and Chaddesley Corbett vary depending on the architectural style of the property. Two storey properties are the most common to be found within the Parish. However, new development within Chaddesley Corbett has been constructed at one and a half storeys to compliment the Conservation Area.



### 3.4.7. Land use, levels of activity and parking

3.4.7.1. Chaddesley Corbett and Harvington are largely residential. The majority of the properties are located along Chaddesley Corbett and the Worcester Road. Some properties within Chaddesley Corbett and Harvington that are open for public access and enjoyment, such as St Cassian's Church and Harvington Hall.

3.4.7.2. Parking within Chaddesley Corbett is mainly off-street parking even for older properties however on-road parking is often used for convenience. Many properties facing onto the street have few parking facilities available. The streets in these locations are busy and narrow in parts affecting passing traffic. The new development located at the rear of the Old School has private car parking spaces.

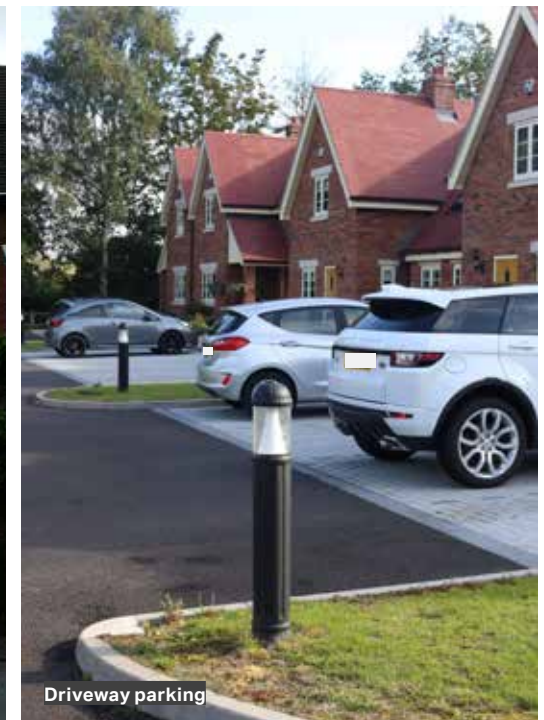
3.4.7.3. A large number of properties located in Harvington have driveways providing private parking. However similarly to Chaddesley Corbett, properties located on busy lanes use on-street parking, which is not suitable. Harvington Hall has its own large gravel car park for visitors.



Designated parking spaces for properties



Shop frontage and convenience parking.



Driveway parking



### 3.4.8. Architecture

3.4.8.1. Architecture within Chaddesley Corbett includes timber framed older properties dating from the 16th and 17th centuries.

3.4.8.2. Chaddesley Corbett has a variety of buildings that date back between the 16<sup>th</sup> to the 21<sup>st</sup> century. However, the newer developments have been designed to suit the character of the area.

3.4.8.3. Render is also used on some properties in the area including Swan Public House and Harkaway House, these have been rendered in more recent times. The historically rendered properties in the area include the Tudor House.

3.4.8.4. Decorative door and window detailing, and porches feature on properties, especially those that are located directly onto the streetscape.

3.4.8.5. Bay windows are used throughout The Village, along Chaddesley Corbett (the street), including the village shops.

3.4.8.6. Harvington includes timber-framed elements such as the Malthouse. Some buildings such as Harvington Hall Farm are part cladding and part brick buildings.

3.4.8.7. A variety of windows are used within Harvington this includes stone mullioned, side hung casements, sash and Y tracery windows are found.



## 3.5. Rural Hamlets

### 3.5.1. Townscape pattern

3.5.1.1. There are numerous hamlets located within the Chaddesley Corbett Parish. These are:

- a. Harvington
- b. Lower Chaddesley
- c. Bournes Green
- d. Cakebole
- e. Brockencote
- f. Winterfold
- g. Mustow Green (East)
- h. Woodrow
- i. Tanwood
- j. Blutington
- k. Hillpool
- l. Drayton

3.5.1.2. The hamlets are scattered throughout the Parish.

3.5.1.3. The hamlets usually have properties located on either side of the road, but are no more than one house deep.

3.5.1.4. The surrounding countryside and farmland contains a mixture of field compositions. The field

boundaries are defined by hedgerows. There are some scattered properties among the field structures, which tend to either be private farmsteads or small-scale housing developments.





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

3.5.2.1. Public spaces, street scape and the public realm element within the hamlets are very minimal due to the lack of pavement along the roads. This limits the movement of people on foot, other than using local footpaths in the area through adjacent fields.

3.5.2.2. There is no street lighting throughout the area and limited street furniture including signage and benches.

3.5.2.3. Chaddesley Wood is located to the east of the Parish and is recognised as a National Nature Reserve. Some areas of the wood are designated as a Site of Specific Scientific Interest (SSSI) .

3.5.2.4. The countryside located between hamlets consists of a mixture of pasture and crop farmland. The fields are varying in shape and size, but are defined by hedgerows which help to maintain the rural feel in the area.

3.5.2.5. Public Rights of Way are a key feature within the rural hamlets as they offer connections to Chaddesley Corbett and Harvington. The PRow's also offer an important leisure activity for the local people and visitors in the area.



### 3.5.3. Pattern and layout of buildings

3.5.3.1. The buildings within the hamlets are set back from the road with front gardens and driveways. These aid the privacy for the properties and retains the rural feel in the area. The properties are separated from the open countryside by their large rear gardens.

3.5.3.2. The properties within the Hamlets tend to be front facing onto the roads. This helps provide access to the properties off the road and provides some natural surveillance, although many are surrounded by large hedges or boundary fences

3.5.3.3. The pattern of the buildings is quite irregular within the hamlets, some properties are much larger with converted out buildings. Occasionally, more development that has occurred on one side of the Hamlet compared to the other.

3.5.3.4. Scattered farmsteads and private developments can be found irregularly placed throughout the rural area of the Parish. These are located on private land, not through roads.





### 3.5.4. Building line and boundary treatment

3.5.4.1. The few older properties that are located within the hamlets tend to be three storeys in height. However, two storey properties are the more common building height found throughout the hamlets.

3.5.4.2. The hamlets tend to have large hedges that screen the property from view and define the property boundary. Hedges are common throughout as it retains the green infrastructure which provides connections to the countryside.

3.5.4.3. Rooflines within the hamlets are generally gabled roofs with brick chimneys. Dormers are also an interesting feature that are added onto some properties, sometimes there can be two or more on the roofline.



### 3.5.5. Architecture

3.5.5.1. Traditional red brick is a predominant feature within the Parish and can even be found within the rural areas of the Parish. The red brick is also combined with decorative brick work which adds interest to the properties.

3.5.5.2. Private gateways are a main feature within the Parish, this includes brick combined with timber as well as hedgerows.

3.5.5.3. There is generally varied architectural styles throughout the hamlet due to the organic nature of development over time.





A photograph of a row of historic houses. On the left is a half-timbered house with a dark roof. Next to it is a white-plastered house with multiple windows. To the right is a red brick house with a gabled roof, several chimneys, and a small cupola. A large white number '04' is overlaid on the right side of the image. The text 'Design guidelines' is written in white above the number. A street sign for 'PUBLIC FOOTPATH' is visible in the foreground.

Design guidelines

04

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## 4. Design guidelines

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### 4.1. Introduction

4.1.1 This section is divided into two parts. The first is a set of key elements to consider when assessing a design proposal. These are presented as general questions which should be addressed by developers and their design teams who should provide clarification and explanation as necessary. The second part is design guidance setting out the guidance that will influence the design of potential new development in Chaddesley Corbett.

4.1.2 It is important that full account is taken of the local context and that the new development responds to and enhances “sense of place” and meets the aspirations of people already living in that area. The aim of this section is to produce design guidelines that help to assess design quality and appropriateness in residential development proposals. Images have been used to reflect good examples of local architecture.

4.1.3 The guidelines developed in this document focus on residential development, considering the character of the immediate neighbouring buildings and the townscape and landscape of the surrounding area. The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of new development whilst recognising that new building technologies can deliver acceptable built forms and may sometimes be more relevant.

### 4.2. General design considerations

4.2.1 This section sets out a series of general design principles followed by questions against which the development proposals should be evaluated.

4.2.2 As an initial appraisal, there should be evidence that development proposals have considered and applied the following general design principles:

- a. Harmonise with and enhance the existing settlement in terms of physical form, movement pattern and land use.
- b. Relate well to local topography and landscape features, including prominent ridge lines and long-distance views.
- c. Reinforce or enhance the established character of streets, squares and other spaces.
- d. Integrate with existing paths, streets, circulation networks and patterns of activity.
- e. Provide adequate open space for the development in terms of both quantity and quality.
- f. Reflect, respect and reinforce local architecture and historic distinctiveness.
- g. Retain and incorporate important existing landscape and built form features into the development.
- h. Respect surrounding buildings in terms of scale, height, form and massing.
- i. Adopt contextually appropriate materials and details.
- j. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- k. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; to provide a safe, attractive and cohesive environment.
- l. Make enough provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.
- m. Sensitively integrate energy efficient technologies within the scheme at the start of the design process.



## 4.3. Key points to consider when assessing planning applications

4.3.1 The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has considered the context and provided an adequate design proposal. Following these fundamental principles, there are number of questions related to the design guidelines which should be used to evaluate the quality and appropriateness of development proposals.

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

- a. What are the essential characteristics of the existing settlement and street pattern; are these reflected in the proposal?
- b. Does the proposal respect local landscape features including topography and hydrology?
- c. What are the important landscape or historic features within and surrounding the site? Have these features including existing trees been considered in the proposal?

- d. If located in a Conservation Area, does the proposal respond to the characteristics of the Conservation Area?
- e. How does the proposal relate to its setting? Are there any important links both physical and visual that currently exists on and adjacent to the site?
- f. Does the proposal maintain or enhance the existing gaps between settlements?
- g. How will the new design or extension integrate with the existing street arrangement?
- h. Does it favour accessibility and connectivity over cul-de-sac models? If not, why?
- i. Are the new points of access appropriate in terms of patterns of movement?
- j. Do the new points of access and street layout take regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- k. Do the points of access conform to the statutory technical requirements?

### 4.3.3. Green spaces, public realm and street scape

- a. Does the new proposal respect or enhance the existing area or adversely change its character?
- b. Does the proposal maintain or enhance the existing landscape features including trees on or adjacent to the site?

- c. How does the proposal affect the character of a rural or edge of settlement location?
- d. In rural and edge of settlement locations does the development impact on the tranquillity of the area and has this been fully considered?
- e. Has the impact on the landscape quality of the area been considered?
- f. Does the proposal positively contribute to the quality of the public realm and streetscape?
- g. Is there adequate amenity space for the development?
- h. Does the new development respect and enhance existing amenity space?
- i. Have opportunities for enhancing existing amenity spaces been explored?
- j. Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- k. Have all aspects of security been fully considered and integrated into the design of the buildings and open spaces?

### 4.3.4. Pattern and layout of buildings

- a. What is the pattern and layout of existing buildings and have these been respected in the proposal?

- b. Does the proposal maintain the character of existing building layouts and their relationship with the main roads through the settlement?
- c. If the design is within or adjacent to a heritage asset, have the elements which contribute to their significance been considered in the proposal? (Heritage assets include listed buildings, scheduled ancient monuments, registered landscapes and registered battlefields.)
- d. Does the proposal affect or change the setting and significance of a heritage asset?

#### 4.3.5. Views and landmarks

- a. What are the existing key views and visual landmarks in the area and have these been retained and enhanced in the proposal?
- b. Where long distance views exist, how are these respected in the design?
- c. Are new views and visual connections with the existing settlement and surrounding area incorporated into the proposal?
- d. Are new landmarks to be formed within the proposals?

#### 4.3.6. Building line and boundary treatment

- a. Does the proposal respect the existing building line and harmonise with the adjacent properties?
- b. Have the appropriateness of the boundary treatments been considered in the context of the site?

- c. If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- d. Does the proposed development compromise the amenity of adjoining properties?
- e. Does the proposal overlook any adjacent properties or gardens?
- f. Has careful attention been paid to height, form, massing and scale of new buildings? Is it appropriate to reflect the adjacent scale or could a taller development be considered?
- g. If a proposal is an extension, is it subsidiary to the existing property so it does not compromise its character?

#### 4.3.7. Architectural details and materials

- a. Has the local architectural character and precedent been demonstrated in the proposals?
- b. If the proposal is a contemporary design, are the details and materials a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- c. What are the distinctive materials in the area, if any? Do the proposed materials harmonise with the local vernacular?
- d. Does the proposal use high quality materials?

- e. Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?

#### 4.3.8. Parking and utilities

- a. Has adequate provision been made for car and cycle parking both private and public?
- b. Do the proposed private car and cycle parking locations complement the existing provision or introduce new approaches? If new, do these new approaches change the character of the street?
- c. Has adequate provision been made for bin storage including facilities for waste separation and recycling?
- d. Is the location of the bin storage facilities appropriate in relation to the travel distance from the collection vehicle?
- e. Has the impact of the design of bin storage facilities been considered, including quality of materials and location on the whole development? Could additional measures be incorporated to help integrate facilities into the development?
- f. Has the location of utilities including appropriate maintenance access been integrated into the proposal?
- g. Is the use of energy saving/efficient technologies encouraged and maximised? Are these technologies integrated into the proposal and not 'bolt on'?
- h. Has the lighting scheme been designed to avoid light pollution?



## 4.4. Design guidelines

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

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

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



Chaddesley Corbett Conservation Area



New developments on St Cassian Way

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

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





#### 4.4.4. Pattern and layout of buildings

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



#### 4.4.5. Gateway and access features

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



Lych Gate has prominent heights and design.



An ancient elm tree stump acting as a feature at the approach to Harvington Hall



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



#### 4.4.6. Views and landmarks

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



#### 4.4.7. Building line and boundary treatments

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





#### 4.4.8. Building heights and roofline

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



## 4.4.9. Building modifications, extension and plot infill

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

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

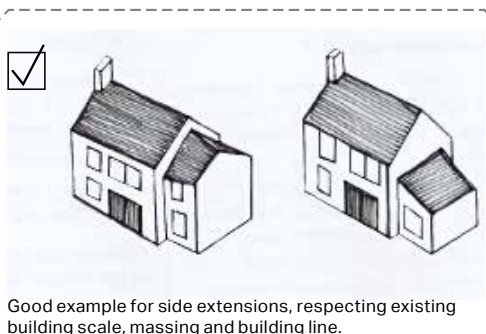
- The original building should remain the dominant element of the property regardless the amount of extensions. The newly built extension should not overwhelm the building from any given point.
- Extensions should not result in a significant loss to the private amenity area of the dwelling.
- Designs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

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

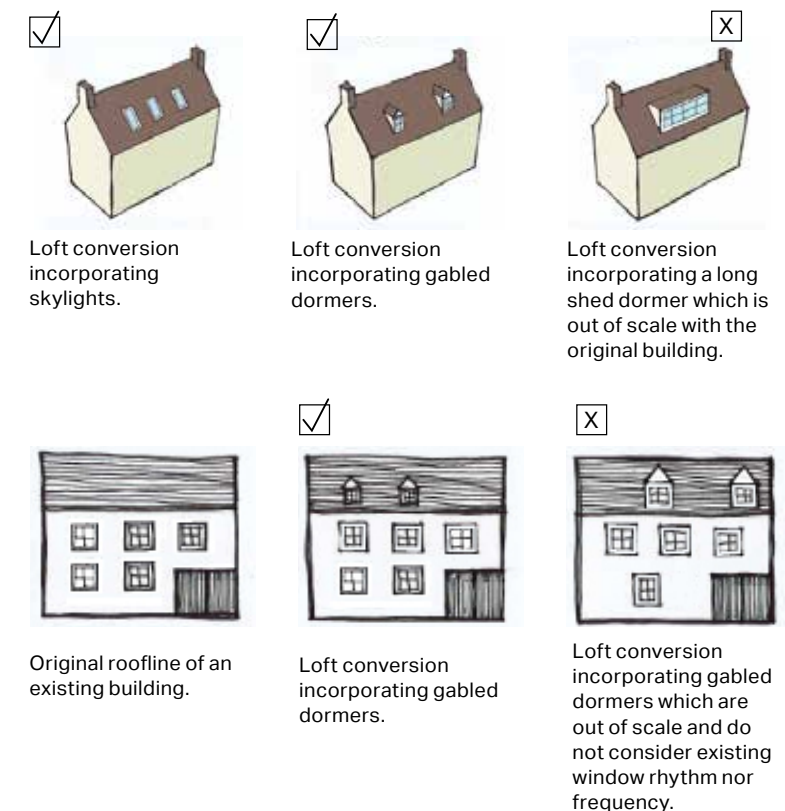
- In case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overbearing or privacy issues.
- Many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not apply in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

i. Any housing conversions should respect and preserve buildings' original form and character.

j. Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials should be sustainable and be used on less prominent building parts.



### Design treatment in case of loft conversion:

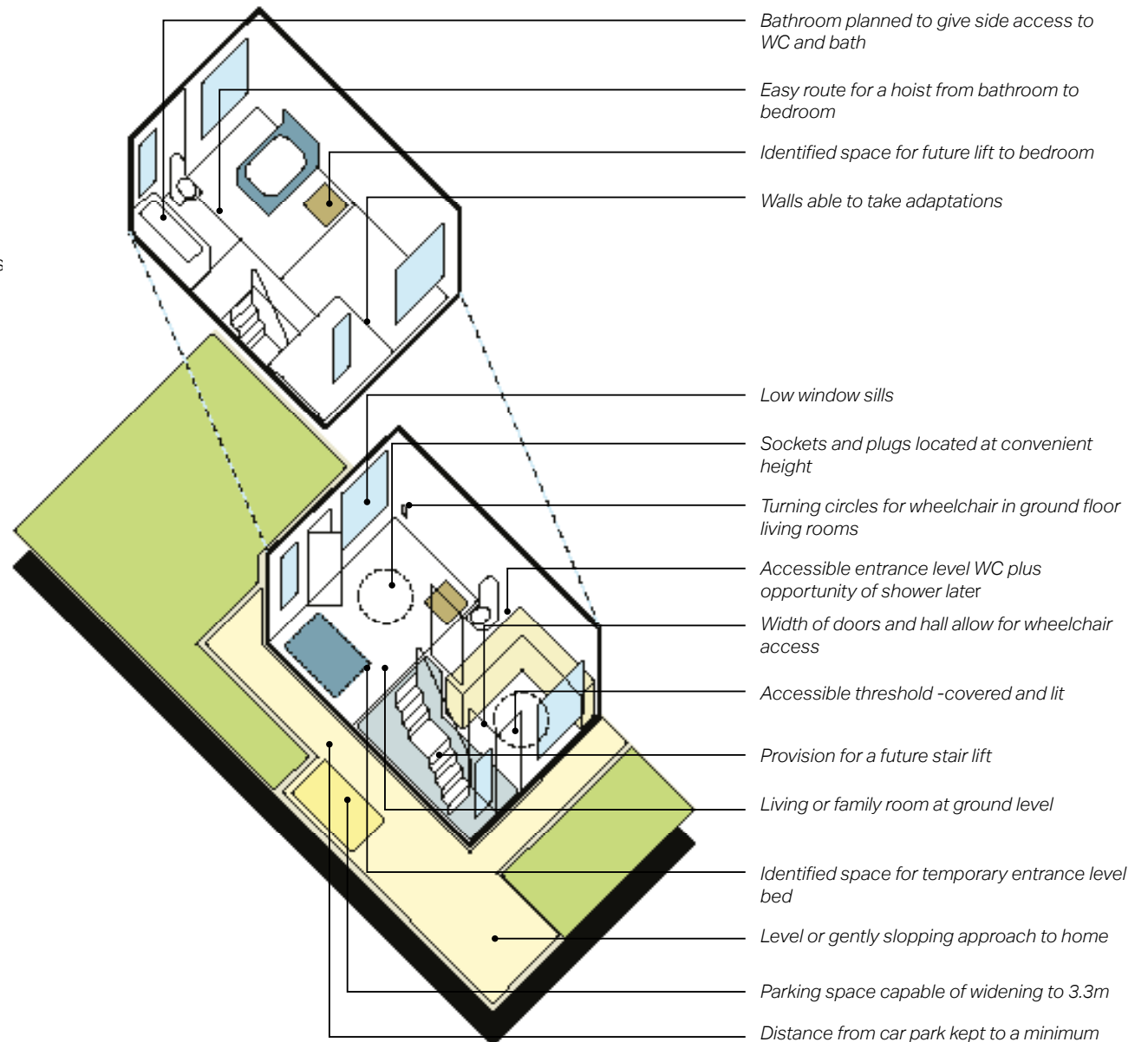




## 4.4.10. Houses for a lifetime

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

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



#### 4.4.11. Architectural details

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

**Sash Windows**



**Bay windows**





## Porches



## Dormers



## Chimneys



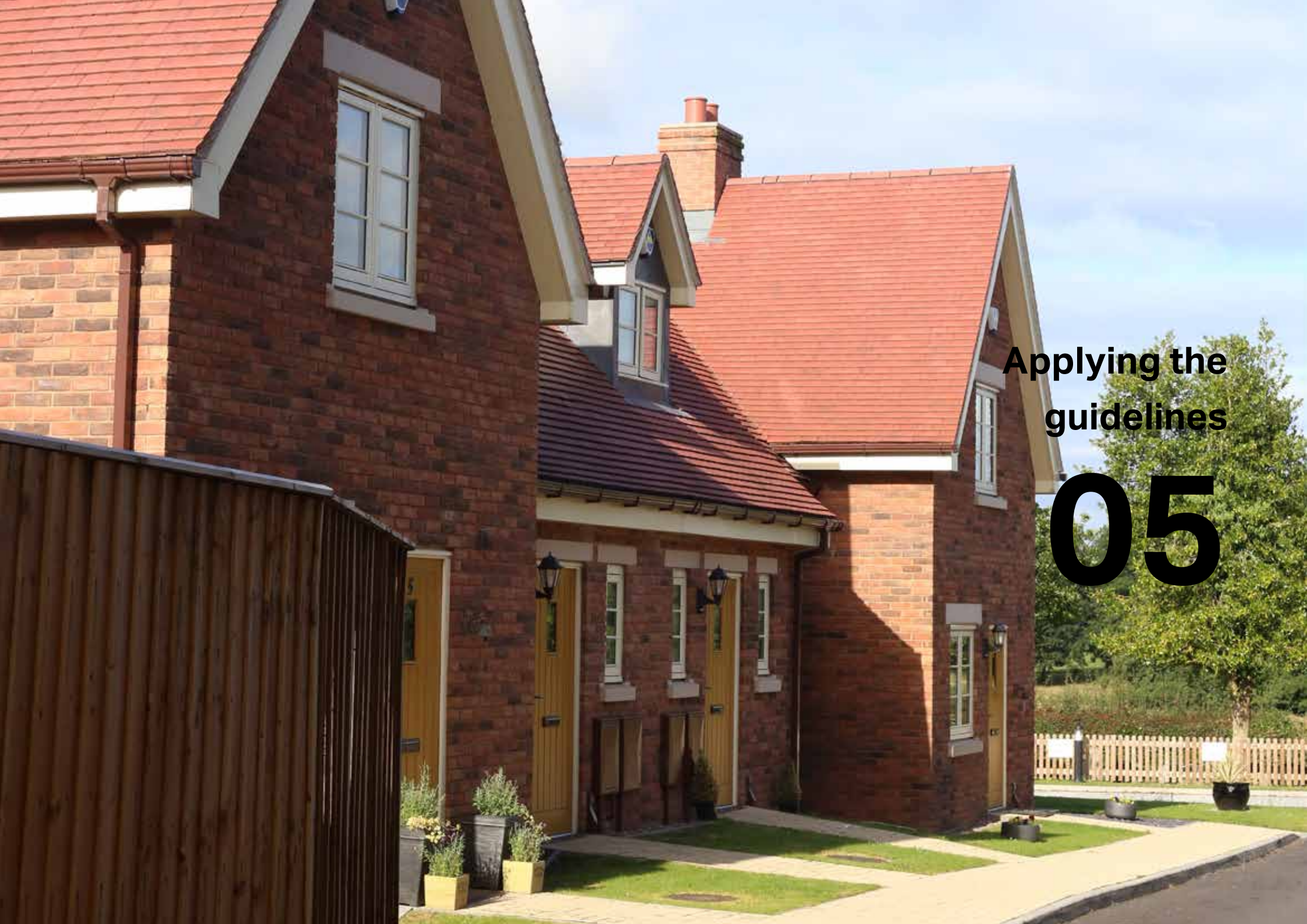
## 4.4.12. Materials

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

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







**Applying the  
guidelines**

**05**

## 5. Applying the guidelines

### 5.1. Introduction

5.1.1 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. One key priority, and aim of the Call for Sites exercise, is to meet the need for approximately ten affordable homes in the next ten years.

5.1.2 The Report on Outcome of Call for Sites for Affordable Housing (November 2020) identified 3 sites which are suitable for allocation or potentially suitable if identified constraints can be resolved.

5.1.3 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, Mustow Green) and WFR/CC/9 (Hewitts Site, Worcester Road, Harvington).

5.1.4 On the following pages, each site is described in terms of its constraints and opportunities, followed by illustrative diagrams which describe the key design guidelines. Please note these illustrative diagrams are not masterplans for the sites.

Site Reference	Site	Location	Conclusion
NP04	Old Quarry	Mustow Green	<b>Potentially supportable, though distant from Village and few facilities. Small site; possibly unattractive for development; test with social landlord</b>
WFR/CC/7	Bromsgrove Road	Lower Chaddesley	<b>Considered supportable, subject to detailed proposals. Close to facilities. Preference for Lower Chaddesley end, not encroaching on Conservation Area.</b>
WFR/CC/9	Former Garden Centre	Harvington	<b>Potentially supportable. Both greenfield and brownfield; potential adverse impact on views, brownfield part may be acceptable for small scale development</b>





**Location plan**

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

### 5.2.1. Constraints & opportunities

5.2.1.1. The Land off Bromsgrove Road is located between historic Chaddesley Corbett village and Lower Chaddesley. There is a physical and visual separation between the two settlements, contributing to the rural setting and character of the village. Development of this site may create coalescence between the two built-up areas.

5.2.1.2. The northern part of the site is reported by the neighbourhood plan group to be unsuitable for development.

5.2.1.3. The site is close to the Chaddesley Corbett Conservation Area, and is also close to the Grade I listed St Cassian's Church and Grade II listed buildings.

5.2.1.4. Fold Lane, a Public Footpath, is an approved walking route to Chaddesley Corbett school.

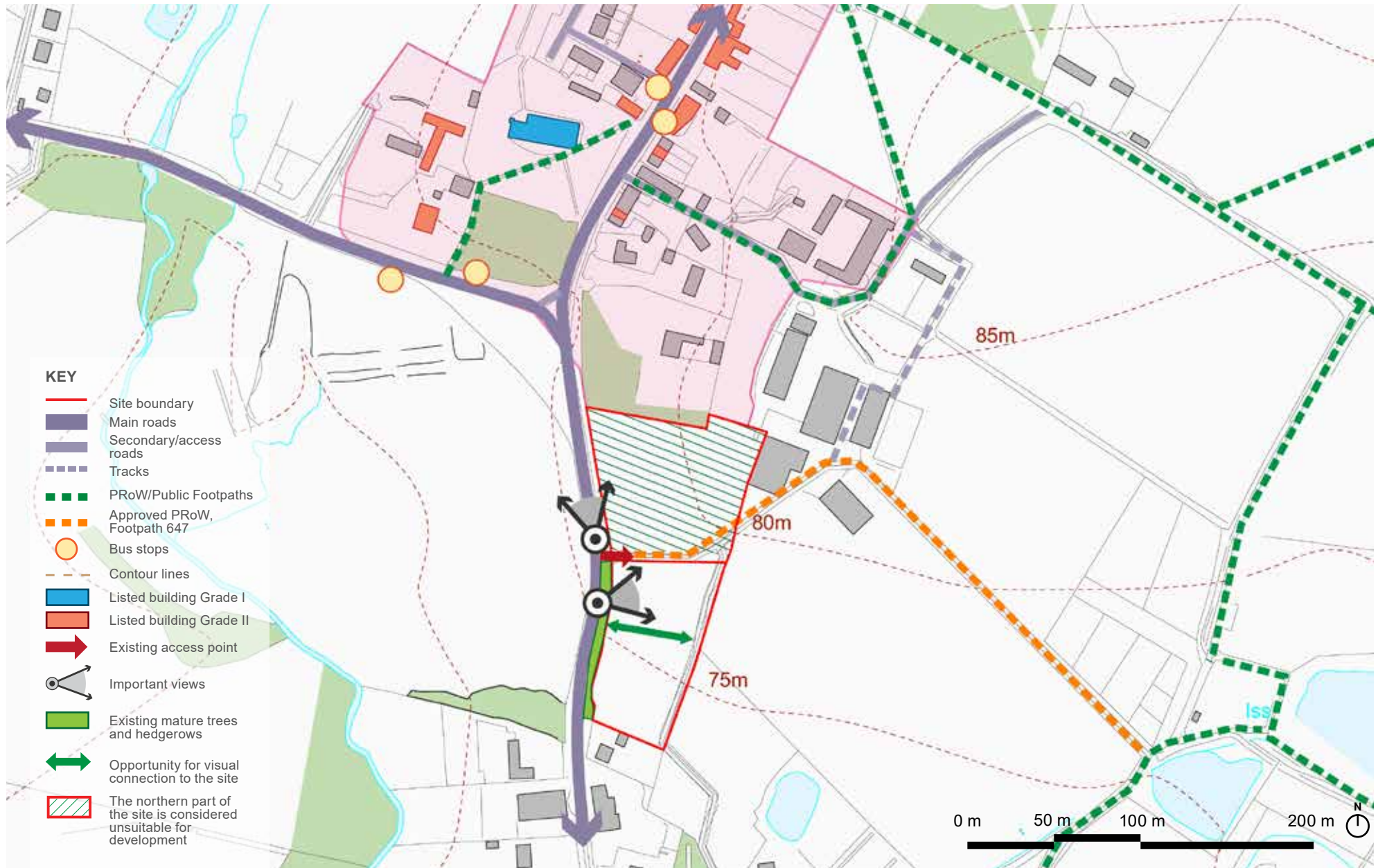
5.2.1.5. The A448 has narrow footpaths on both sides, which results in a limited footpath to all local facilities and services on foot. Sections of the A448 do not have a footpath.

5.2.1.6. Opportunity for the creation of visual relationship between any potential development and its landscape setting, retaining rural characters and preserving openness.

5.2.1.7. The Chaddesley Corbett village is largely screened from outside areas. The Chaddesley Corbett Conservation Area report identified multiple important views. One of the most distinctive is the view of St Cassian's Church from the A448. It is a landmark that announces the presence of the village.

5.2.1.8. Existing mature trees and hedgerows are located along the western edge of site fronting the A448. These should be retained and enhanced to mitigate intrusion of any potential development.





Land off Bromsgrove Road - Constraints and Opportunities plan

## 5.2.2. Site design guidelines

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

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

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

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

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

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

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

vernacular, with reference to the historic buildings in the Conservation Area.

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

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

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

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

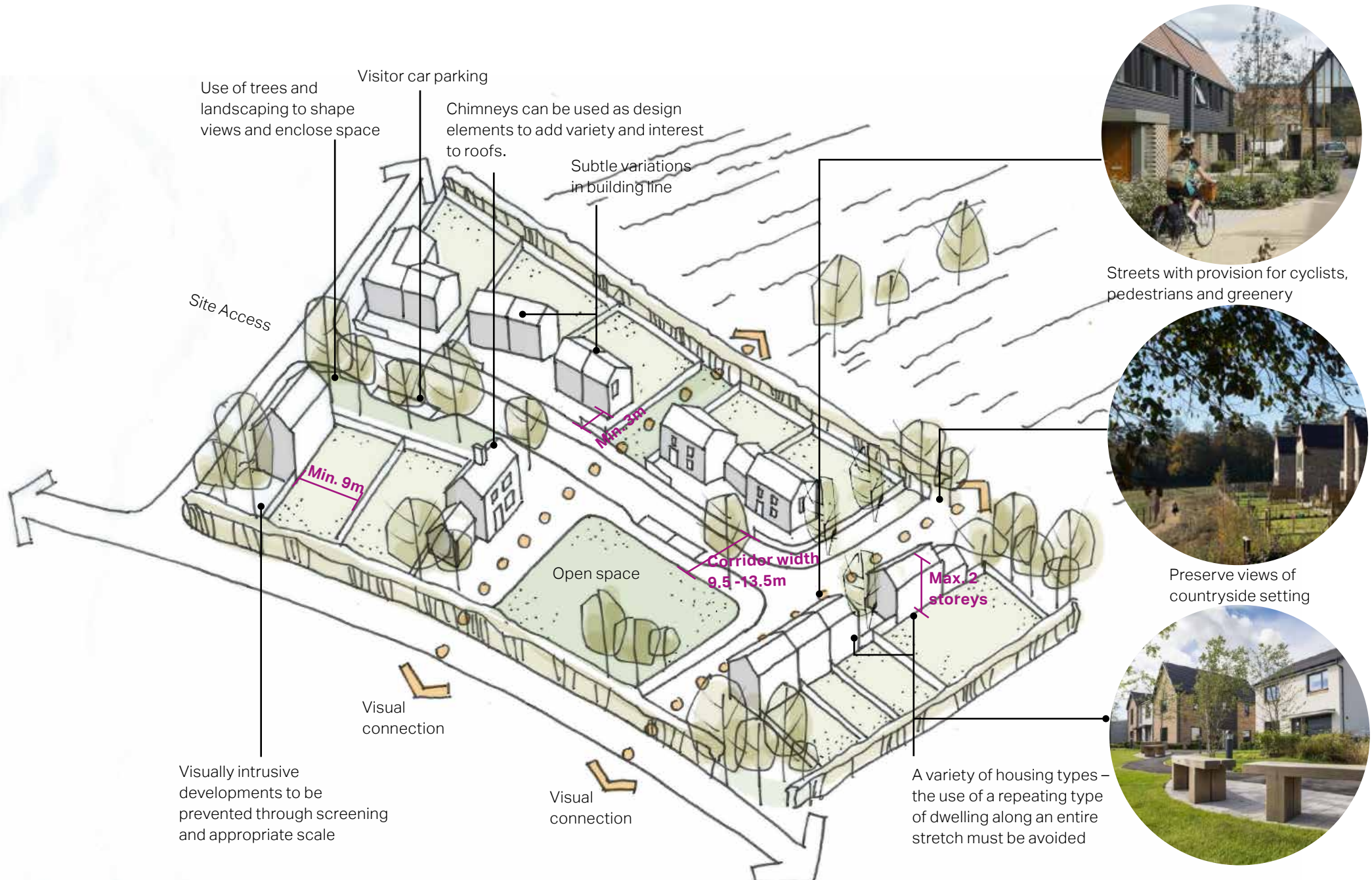
5.2.2.12. A mix of semi-detached and terraced houses of varying sizes are seen to be appropriate. Some bungalows may also be appropriate.

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

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

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





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

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

### 5.3.1. Constraints & opportunities

5.3.1.1. The Old Quarry is a approx 0.12 ha site located to the south-west of Harvington and at the junction of the A450 and the A448.

5.3.1.2. Mustow Green is a small settlement with no services and facilities but is close to the Kidderminster to Bromsgrove bus route.

5.3.1.3. The site is bounded to the east by trees and to the north by the electricity substation. It also borders a detached house to the south.

5.3.1.4. Access is the major site constraint. Access for this site would be directly onto Worcester Road in a 40mph zone. Also, there is no footway in place on the development side of the Worcester Road.

5.3.1.5. Potential noise and air pollution from busy traffic on Worcester Road.

5.3.1.6. There is an existing access point and dropped kerb providing access for the substation maintenance. Any other potential access created may result in visibility issues, which would require the removal of vegetation.

5.3.1.7. Adjoining properties are mostly detached and semi-detached houses with generous front gardens.

5.3.1.8. Topography of the site is not a major constraint as it is largely flat.

5.3.1.9. The site was a former sandstone quarry and therefore ground conditions assessment should be carried out prior to residential development.

5.3.1.10. An electricity substation is located to the north of the site boundary and may represent a constraint on future development.

5.3.1.11. Opportunity to provide appropriate infill with generous front gardens to improve an unsightly site.





### The Old Quarry - Constraints and Opportunities plan

## 5.3.2. Site design guidelines

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

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

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

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

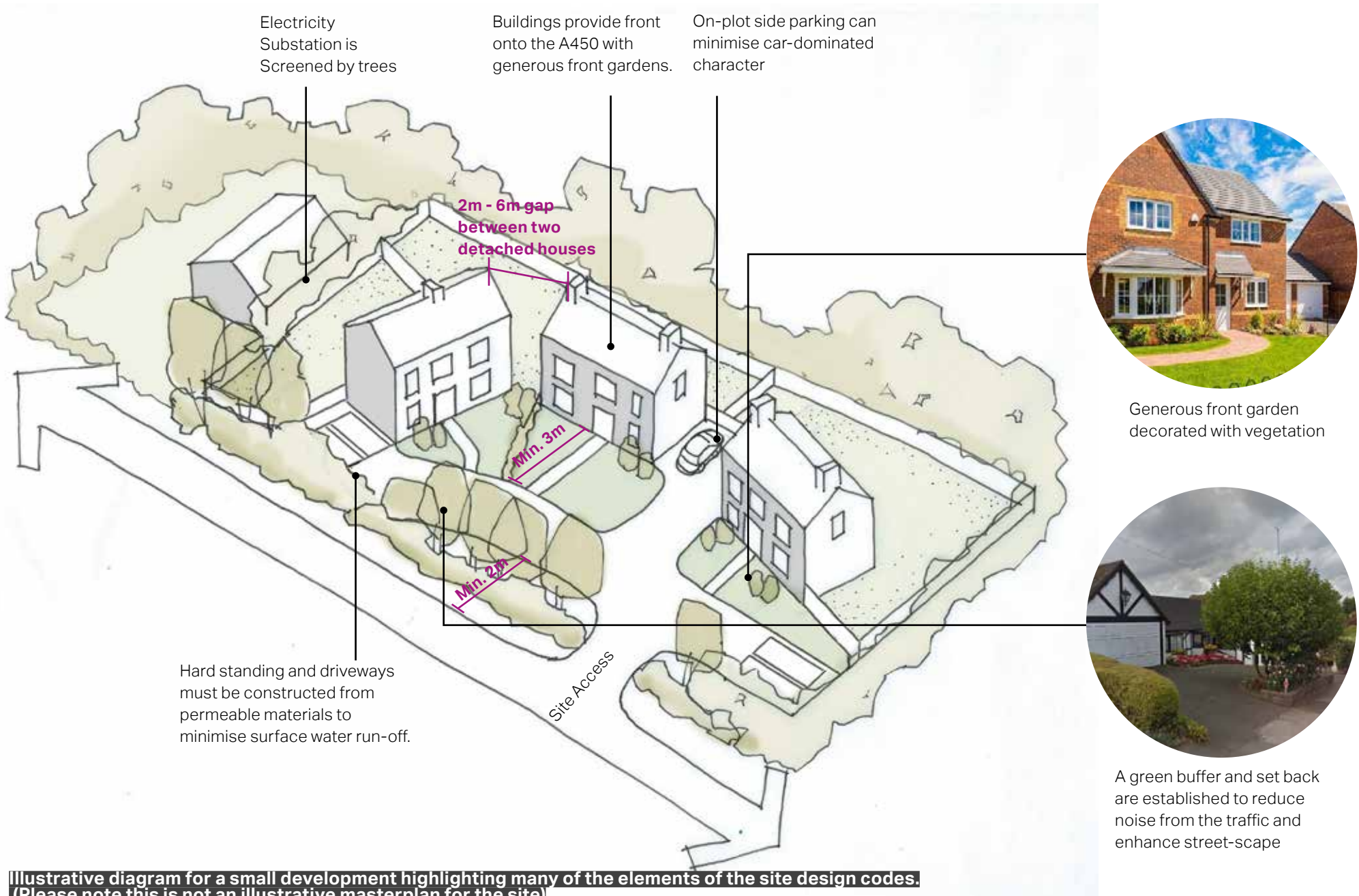
5.3.2.5. New buildings should be an appropriate distance from the substation.

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

5.3.2.7. New buildings to be 1.5 storeys maximum and to reflect the height of neighbouring buildings.

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





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

### 5.4.1. Constraints & opportunities

5.4.1.1. The Former Garden Centre is made up of both greenfield and brownfield. The brownfield area of the site, i.e. where existing buildings are situated is well screened by mature trees and hedgerows both from the A450 and from most of the greenfield area of the site. The greenfield area of the site remains rural extending to open fields. Although development is potentially acceptable on the brownfield element of the site, it is possible that this would need to include provision for up to 3 affordable properties, subject to any changes in National and Local Plan policies

5.4.1.2. The site is separated from Harvington settlements and is densely screened. Physical and visual connections with the settlements and functions are very poor.

5.4.1.3. Two dwelling houses are located immediately adjacent to the site. New developments would require landscaping in order to mitigate harm to character and appearance and screen the site from neighbouring properties.

5.4.1.4. There is a strong presence of existing mature trees and hedgerows within the site, which should be retained, enhanced or integrated within any new development.

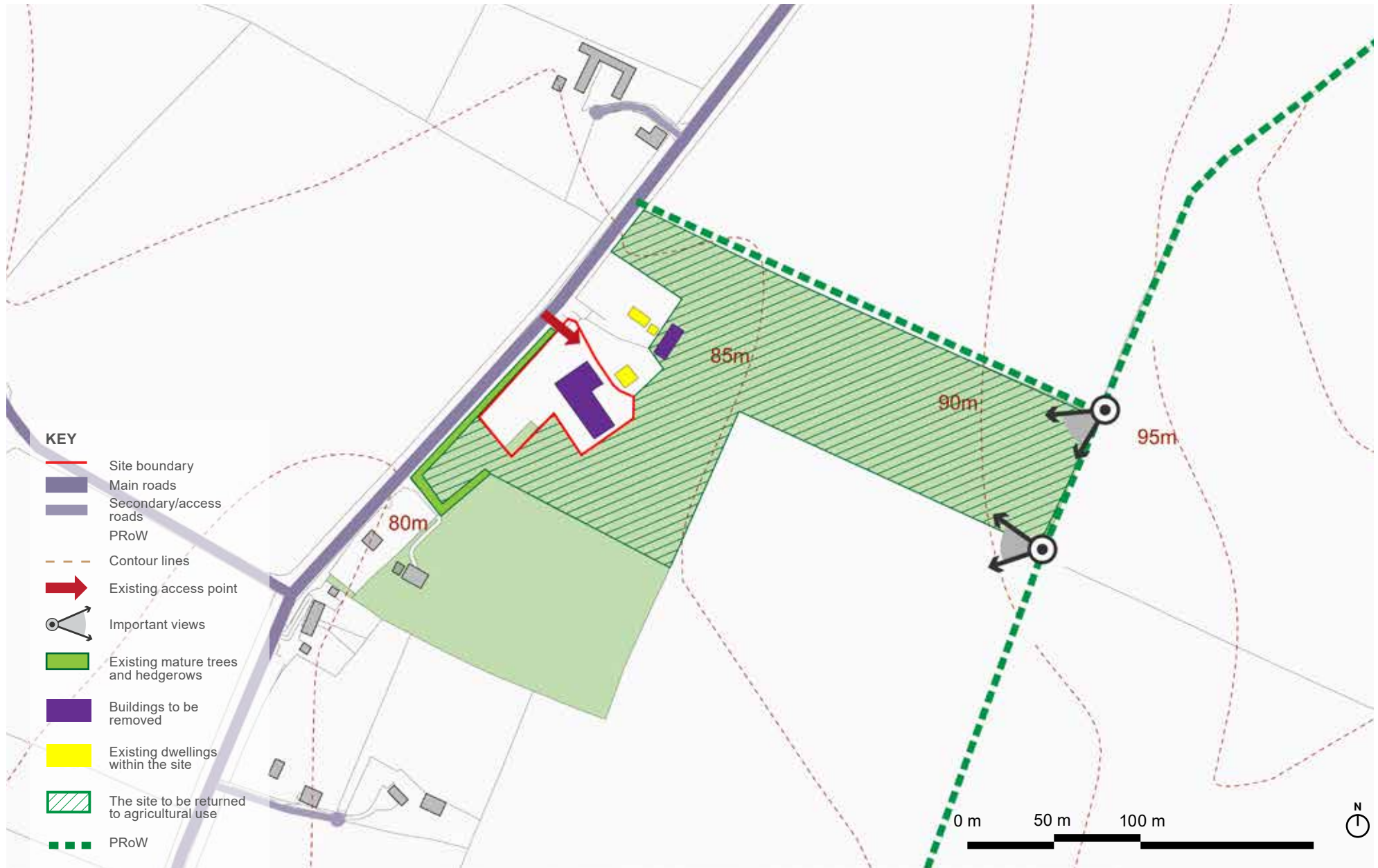
5.4.1.5. There is an existing vehicular access points from the A450 into the brownfield part of the site.

5.4.1.6. There is an existing PRow running along the eastern and northern sides of the site. This can provide potential cycle and pedestrian access as well as visual connections into the site.

5.4.1.7. New development proposals potentially impact on views from the footpath that runs to the rear of the site.

5.4.1.8. Existing buildings (and their former use) within the brownfield part of the site may constrain future design and developments.





**The Old Quarry - Constraints and Opportunities plan**

## 5.4.2. Site design guidelines

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

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

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

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

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

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

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

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

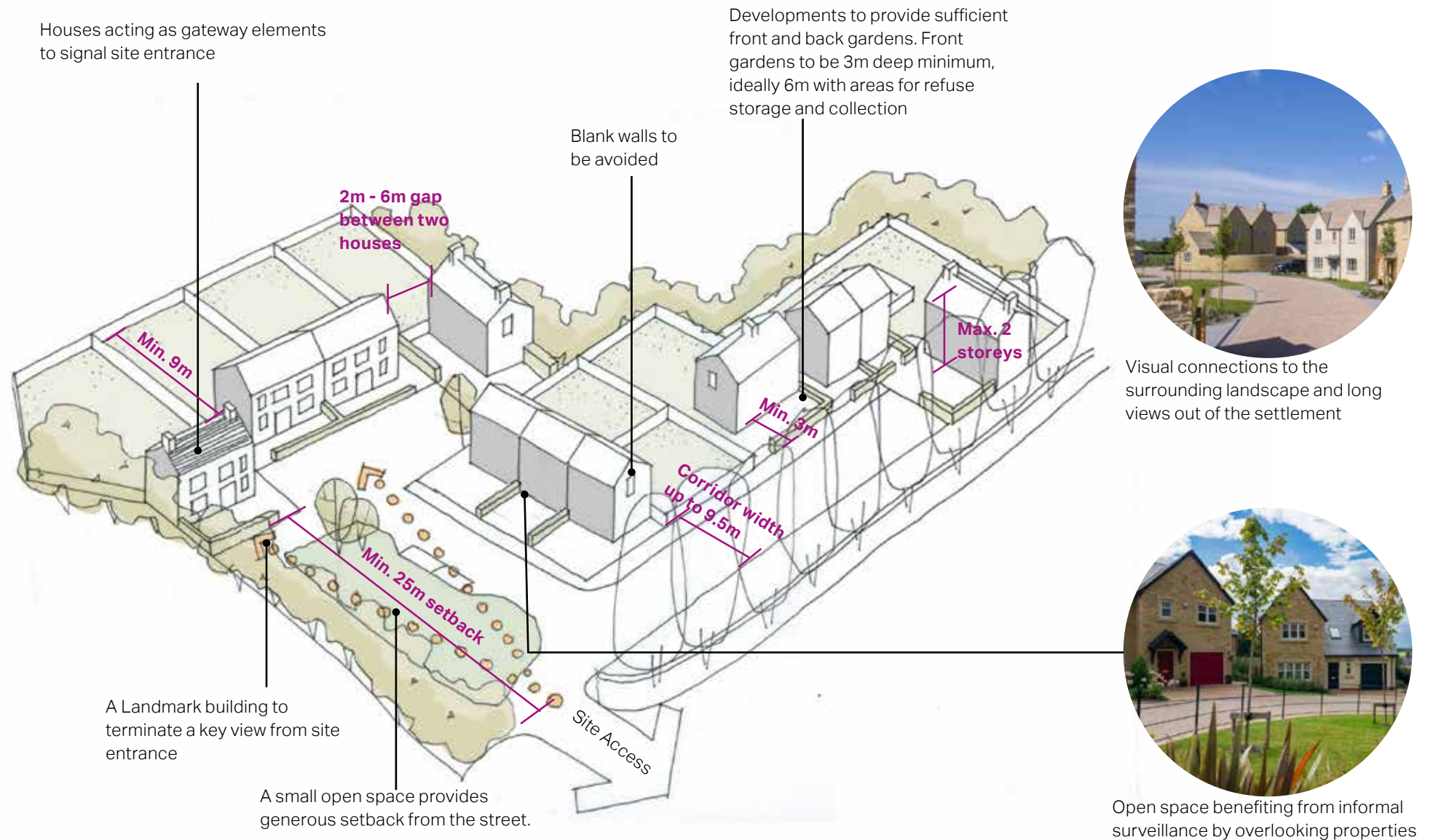
5.4.2.9. Vehicle parking within the site to be provided on-plot or integral to the buildings to minimise impact of parking on the street-scape.

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

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

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





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





Delivery

06



## 6. Delivery

### 6.1. Delivery agents

6.1.1 The design guidelines will be a valuable tool for securing context-driven, high quality development in Chaddesley Corbett Parish. They will be used in different ways by different actors in the planning and development process, as summarised in the table below:

Actor	How they will use the design guidelines
Applicants, developers and landowners	<p>As a guide to the community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.</p> <p>Where planning applications require a Design and Access Statement, the Statement should explain how the Design Guidelines have been followed.</p>
Local Planning Authority	<p>As a reference point, embedded in policy, against which to assess planning applications.</p> <p>The Design Guidelines should be discussed with applicants during any pre-application discussions.</p>
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are followed.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

### 6.2. Deliverability

6.2.1 The National Planning Policy Framework (paragraph 35) emphasises that a proportionate evidence base should inform plans. Based on a 'positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings' (see paragraph 15). Policies should be 'underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals' (paragraph 31). Crucially planning policies 'should not undermine the deliverability of the plan' (paragraph 34).

6.2.2 Neighbourhood Plans need to be in general conformity with the strategic policies in the corresponding Local Plan. Where new policy requirements are introduced (that carry costs to development) over and above Local Plan and national standards it is necessary to assess whether development will remain deliverable. The principles and guidance set out in this document and within the Neighbourhood Plan's policies are aligned with national policy and non-statutory best practice on design.

6.2.3 The values and costs of construction between new developments and within new developments will vary based on location, situation, product type, design (architecture, placemaking etc.) and finish; and the state of the market at the point of marketing the properties. The guidelines herein constitute place making principles and guidance to help interpret and apply the statutory policies within the Neighbourhood Plan. Good design is not an additional cost to development and good placemaking can result in uplifts in value.

