



Chaddesley Corbett Review NDP

2022 - 2036

Basic Conditions Statement



Chaddesley Corbett Parish Council

June 2022

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Prepared by Chaddesley Corbett Parish Council

with the assistance of



1.0 Introduction

- 1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. A draft neighbourhood plan or order meets the basic conditions if—
- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
 - the making of the plan contributes to the achievement of sustainable development
 - the making of the neighbourhood plan is in general conformity with the strategic policies of the development plan for the area
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with European Union (EU) obligations.
- 1.2 Regulations 32 and 33 of the Neighbourhood Planning Regulations 2012 (as amended) set out two additional basic conditions. These are:
- the making of the neighbourhood plan is not likely to have significant effects on a European site or a European offshore marine site either alone or in combination with other plans or projects and
 - having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this does not apply to the examination of the NDP as it is not about a neighbourhood development order).
- 1.3 A further Basic Condition was added by legislation on 28 December 2018. The Neighbourhood Planning (General) Regulations 2012 para 1 states:
- In relation to the examination of neighbourhood development plans the following basic condition is prescribed for the purpose of paragraph 8(2)(g) of Schedule 4B to the 1990 Act - The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 1.4 This Basic Conditions Statement sets out how the Chaddesley Corbett Review Plan has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 Legal Requirements

2.1 **The Submission Plan is being submitted by a qualifying body**

The Submission Plan is being submitted by a qualifying body, namely Chaddesley Corbett Parish Council.

2.2 **What is being proposed is a neighbourhood development plan**

The plan being proposed relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

2.3 **The proposed Neighbourhood Plan states the period for which it is to have effect**

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2022 to 2036 (from the current year and referring to the same period as the recently adopted Wyre Forest District Local Plan).

2.4 **The policies do not relate to excluded development**

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 **The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.**

The Neighbourhood Plan proposal relates to the designated Chaddesley Corbett Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish at the time of the designation and is shown on Map 1 in the Review NDP.

3.0 Basic Conditions

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

The Chaddesley Corbett Review Neighbourhood Development Plan has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF, updated on 20th July 2021)².

Note - only those policies and sections in the NPPF that are relevant to the NDP are addressed below.

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

2. Achieving Sustainable Development

Paragraph 1 of the NPPF explains that 'The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.'

Paragraph 7 sets out that 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'

The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These objectives should be delivered through the preparation and implementation of plans (paragraph 9).

The NDP includes various policies which, together, should deliver sustainable development. Table 1 sets out how the Chaddesley Corbett NDP delivers the 3 overarching Objectives.

Table 1 Delivering Sustainable Development

NPPF Overarching Objectives	Chaddesley Corbett Review NDP Policies and Proposals
<p>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</p>	<p>Chaddesley Corbett is washed over by the Green Belt. The Parish includes a range of rural businesses which the NDP recognises contribute to the area's economic sustainability, offering employment opportunities and contributing to the area's attractiveness to visitors. These include local shops and public houses. There are development pressures for conversions of former agricultural buildings and the NDP seeks to provide a supportive and positive local planning policy framework to guide decisions where planning permission is required. In addition, as with many areas working from home has become more prevalent in recent years.</p> <p>NDP Objective 4 is to support local businesses and services that contribute to the quality of life for residents and visitors of all ages, including proposals for suitable rural diversification.</p> <p>NDP Policy B1 provides local criteria for proposals for small scale employment related development on previously developed sites, and the re-use of buildings of permanent and substantial construction</p>

	<p>for small scale employment and service related uses.</p> <p>Policy B2 supports proposals for the use of part of dwellings for office and/or light industrial uses, and for small scale free standing buildings within the curtilage, extensions or conversions of outbuildings subject to criteria.</p> <p>Objective 6 is to ensure that the Parish is a welcoming setting for visitors by improving facilities within the context of a safe and secure rural environment, accessible via a range of means of transport.</p> <p>Policy CF2 identifies and protects the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities and Policy T1 resists proposals which would contribute to the loss of parking facilities in the village.</p>
<p>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;</p>	<p>The Review Plan has a strong focus on social objectives and the review was partially triggered by a lack of affordable housing in the area and the need to address this more effectively. In addition the Parish has been proactive in addressing local health and wellbeing and the NDP provides a positive framework for future activities building on existing initiatives.</p> <p>Objective 1 is to promote health and wellbeing for all by providing opportunities for parishioners across the generations to find enjoyment and fulfilment through a range of educational and leisure activities. This objective should be delivered through several NDP policies including Policy CF1 Supporting Health and Wellbeing which protects identified existing community facilities and supports new and improved facilities including community led health and social projects, Policy CF2 which identifies the Local Group of shops and seeks to protect them and Policy GI1 Local Green Infrastructure Network and Biodiversity which recognises the role of GI in wellbeing and encourages linkages to existing PROW to provide increased accessibility for all to the surrounding countryside and greater opportunities for walking and cycling to local community facilities.</p>

	<p>The Review Plan has a strong focus on delivering suitable housing.</p> <p>Objective 3 is to support small-scale affordable housing developments that meet local needs and are in keeping with the scale, demands and population profile of a small rural parish. This will be delivered through various policies including H1 House Types, Sizes and Tenures, H2 Housing Site Allocations, H3 Criteria for Assessing the Suitability of Potential Housing Sites, H4 Backland and Rear and Side Garden Development and Extensions and C1 Conversion of Insubstantial Buildings.</p> <p>Objective 6 (To ensure that the Parish is a welcoming setting for visitors by improving facilities within the context of a safe and secure rural environment, accessible via a range of means of transport) and Objective 5 (To protect and enhance the built and historic environment for present and future generations by ensuring change is managed sensitively and development is of a high design quality) both recognise the need to provide well-designed, beautiful and safe places and will be delivered through policies on community facilities and GI (see above) and design policies (see below).</p>
<p>c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>The NDP has a strong emphasis on protecting and enhancing the natural and built environment.</p> <p>Objective 2 is to identify and support a local Green Infrastructure Network so that the countryside and wildlife are valued and enjoyed by everyone and will be delivered through policies such as GI1 Local Green Infrastructure Network and Biodiversity and D5 Local Green Spaces. The Plan identifies areas of wildlife importance and several local wildlife corridors linking wildlife sites and open spaces and Policy GI1 suggests how biodiversity can be conserved, restored and enhanced in the parish. The Local Green Spaces include several areas with wildlife significance.</p> <p>Objective 5 is to protect and enhance the built and historic environment for present</p>

	<p>and future generations by ensuring change is managed sensitively and development is of a high design quality.</p> <p>The NDP process included the commissioning of design codes to inform detailed policies on design. The design guidelines are reproduced in Appendix 5 of the Plan.</p> <p>Design policies include D1 Promoting High Quality Design in New Development, D2 Architectural Details and Materials and D3 Protecting and Enhancing Heritage Assets and Archaeology and D4 Protected Views and Landmarks.</p> <p>Various policies promote sustainable design including GI1 which addresses biodiversity, D1 which advises that the layout of new development should optimise the benefit of daylighting and passive solar gains to minimise energy consumption and lighting should be energy efficient and D2 which requires new materials to be durable, sourced from eco-friendly, recycled and sustainable supplies.</p> <p>The focus on promoting walking and cycling in the NDP should help to contribute towards more active and sustainable travel choices.</p>
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The presumption in favour of sustainable development is explained in relation to plan making in NPPF paragraph 11:

'11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Chaddesley Corbett Review NDP takes a positive and balanced approach to development, recognising that some housing development would be acceptable where it meets local needs.

Paragraph 13 explains that 'the application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.'

3. Plan Making

In Section 3 Plan Making, the NPPF sets out that 6 principles that plans should address.

Table 2 sets out how the Chaddesley Corbett NDP addresses each of these in turn.

Table 2 Plan Making

NPPF Plan Making	Chaddesley Corbett Review NDP
a) be prepared with the objective of contributing to the achievement of sustainable development	The NDP has been prepared to contribute to sustainable development; NDP policies support housing development where it meets local needs and other development appropriate to the parish's location in a rural area washed over by the Green Belt. Table 1 above sets out how the Plan's objectives, policies and proposals address economic, social and environmental objectives.
b) be prepared positively, in a way that is aspirational but deliverable;	<p>The NDP has been prepared positively. The Steering Group has worked hard to ensure policies are positively worded to 'support' and 'encourage' suitable and appropriate development.</p> <p>Design codes were commissioned through the Locality Technical Support programme to underpin policies on design and to provide more detail.</p>
c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;	<p>The work on the NDP has been led by a Steering Group of local residents and parish councillors.</p> <p>The NDP's preparation has been supported by officers from Wyre Forest District Council and independent planning consultants AECOM and Kirkwells.</p> <p>The accompanying Consultation Statement sets out the details of the various community consultation and engagement</p>

	<p>activities which have been undertaken at various stages of the Plan's preparation. Briefly these have included:</p> <ul style="list-style-type: none"> - A Parish Housing Needs Survey and Residents Surveys to establish key planning principles and themes the Review should address. - Informal consultation on potential housing sites - Informal consultation on Local Green Spaces with landowners. - Regulation 14 formal consultation.
d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;	<p>The NDP policies and proposals have been prepared by the Steering Group with support from a planning consultant. The technical evidence underpinning policies and proposals includes design codes prepared by AECOM through the Locality technical support programme. Amendments have been made through the process in response to suggestions provided through public consultation. It is understood that the Examiner is likely to recommend further changes to wording following the examination process.</p>
e) be accessible through the use of digital tools to assist public involvement and policy presentation; and	<p>All relevant documents have been provided on the NDP website at various stages and the website has been updated to include all documents from each stage prior to submission.</p> <p>Responses by email and using an online response form were invited at informal and formal consultation stages.</p>
f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).	<p>The NDP has been amended and updated throughout its preparation to reduce duplication with Wyre Forest District Council policies and national policies.</p>

The Plan Making Framework

Paragraph 18 sets out that 'Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.'

The Chaddesley Corbett Review NDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies.

Non-strategic policies

Paragraph 29 advises that 'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the

statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.'

The NDP refers to the relevant Wyre Forest District Local Plan policies and paragraphs of the NPPF in the supporting text. The Review of the NDP took place concurrently with the later stages of the Local Plan Review and the NDP policies and proposals were amended throughout the plan's preparation to refer to the most up to date versions of local plan policies at any one time.

Chaddesley Corbett is in the Green Belt and the Parish is not identified for significant housing growth in the Local Plan. However it is recognised that some development will continue to take place subject to Green Belt policies over the plan period the NDP seeks to provide a positive local planning framework to help guide planning decisions.

Paragraph 30 goes on to say that 'Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'

5. Delivering a sufficient supply of homes

Rural housing

Paragraph 65 sets out that 'strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.'

The Parish has seen some housing development in recent years and the NDP recognises that some further modest growth should be supported where housing is sensitively designed and is of a suitable size and type which responds to local needs and community consultation responses.

Paragraph 78 advises that 'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.' The NDP supports this principle in Policies H1 House Types, Sizes and Tenures, H2 Housing Site Allocations, H3 Criteria for Assessing the Suitability of Potential Housing Sites, H4 Backland and Rear and Side Garden Development and Extensions and C1 Conversion of Insubstantial Buildings.

6. Building a strong, competitive economy

Supporting a prosperous rural economy

Paragraph 84 advises that 'Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'

The NDP recognises the Parish's rural location in the Green Belt and supports appropriate economic development opportunities through Policies B1 Small Scale Employment

Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use and B2 Working from Home.

The NDP describes the various local community facilities in the Parish and supports improvements in Policies CF1 and CF2.

8. Promoting healthy and safe communities

Paragraph 92 sets out that 'Planning policies and decisions should aim to achieve healthy, inclusive and safe place which c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling' Paragraph 98 goes on to say 'Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.'

The NDP has a strong emphasis on healthy lifestyles and active travel through policies and proposals which support enhancements to local community facilities and develop improved linkages to PROW.

9. Promoting sustainable transport

Paragraph 104 c) advises that opportunities to promote walking, cycling and public transport use should be identified and pursued. The NDP promotes walking and cycling in Policy G11 and H3.

11. Making effective use of land

Paragraph 119 advises that 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.' Paragraph 120 goes on to say, ' Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.'

The NDP includes a site allocation on a brownfield site H2/3 Hewitts Site, Stourbridge Road, Harvington and Policy G11 encourages landscaping schemes to enhance local wildlife, provide new and restored habitats and to contribute to biodiversity net gain.

12. Achieving well-designed places

Paragraph 126 explains that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.' Paragraph 125 goes on to say 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. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'

The application of Design Codes is encouraged and promoted in paragraphs 128 and 129. Paragraph 128 advises 'Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design.' Paragraph 129 sets out ' Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.'

The NDP is underpinned by the **Chaddesley Corbett Parish Design Guide** background document which was commissioned through the Locality Technical Support programme. The Design Guide has been used to inform NDP policies on design.

13. Protecting Green Belt land.

Chaddesley Corbett Parish is washed over by the Green Belt and this is noted in the NDP.

Paragraph 149 sets out that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this [include] f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites).

The NDP includes site allocations for rural exception sites in the Green Belt and a brownfield site to help meet local housing needs. Other NDP policies have been prepared to guide decisions about development in the Green Belt.

14. Meeting the challenge of climate change, flooding and coastal change

Paragraph 152 advises that 'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'

Paragraph 154 advises that 'New development should be planned for in ways that: b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.'

Paragraph 155 sets out 'To help increase the use and supply of renewable and low carbon energy and heat, plans should: a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts); b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.'

Various policies promote sustainable design. These are Policy GI1 which addresses biodiversity, Policy D1 which advises that the layout of new development should optimise the benefit of daylighting and passive solar gains to minimise energy consumption, and lighting should be energy efficient and Policy D2 which requires new materials to be durable, sourced from eco-friendly, recycled and sustainable supplies. There is also a focus on promoting walking and cycling which should contribute towards more active and sustainable travel choices.

15. Conserving and enhancing the natural environment

Paragraph 174 advises that 'Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

The supporting text provides significant detail about local natural environmental assets in the Parish and this and Policy GI1 were informed by evidence from Worcestershire Biological Records Centre (see Map 4). The Review Plan describes the Parish's natural environmental assets in some detail and refers to woodlands, hedgerows, trees, wildlife sites and various open spaces. The Plan identifies a series of local wildlife corridors linking important local sites.

Ground conditions and pollution

Paragraph 185 sets out that 'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.' This includes considering such matters as noise and light pollution. NDP Policies which encourage developments to be located close to walking and cycling routes and public transport facilities such as Policies GI1, H2/1 and H3 should contribute towards managing improvements in air quality and reduced CO₂ emissions.

16. Conserving and enhancing the historic environment

Paragraph 189 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 190 goes on to say that plans should set out a positive strategy for the conservation and enjoyment of the historic environment.

The NDP includes Policy D3 Protecting and Enhancing Heritage Assets and Archaeology to protect local heritage and notes the many built heritage assets in the Parish.

3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

The NDP notes the listed buildings in the Parish.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan notes the 2 Conservation Areas.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 d. Contributes to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development. This is set out in more detail in Table 1 above in relation to the economic, social and environmental objectives of the NPPF.

3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic policies set out in the adopted Wyre Forest District Local Plan 2016 - 2036.

Table 3 sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the development plan.

Table 3 General Conformity with Strategic Planning Policies in the adopted Wyre Forest District Council Local Plan 2016 - 2036

Chaddesley Corbett Review NDP Policies	Wyre Forest District Adopted Local Plan 2016 - 2036 Policies	General Conformity
<p>Policy CF1 Supporting Health and Wellbeing</p> <p>Protecting Existing Facilities</p> <p>The following existing community facilities are of recognised importance:</p> <ul style="list-style-type: none"> • CF1/1 Village Hall at Brockencote • CF1/2 Community Hall at Harvington • CF1/3 Chaddesley Corbett Sports Club, Lower Chaddesley <p>These are shown on the Policies Maps 2A and 2B.</p> <p>There will be a presumption in favour of the re-use of such facilities for community uses. The loss of these facilities will only be permitted where the criteria in Wyre Forest Local Plan Policy DM.6 - Community Facilities Part 7 are met.</p>	<p>Policy SP.16 - Health and Wellbeing</p> <p>1. Development should help minimise negative health impacts and maximise opportunities to ensure that people in Wyre Forest District lead healthy, active lifestyles and experience a high quality of life by:</p> <ol style="list-style-type: none"> Providing easy to maintain, safe and attractive public realm and green infrastructure including green spaces, footpaths, bridleways and cycle routes that encourage active travel opportunities. These spaces should enable formal and informal physical activity, recreation and play, and should support healthy living and social cohesion. The design of these spaces should be flexible (11) and should consider older people and those living with dementia or disabilities. Minimising and mitigating the impacts of negative air quality and reducing people's exposure to poor air quality. Providing a mix of high quality, energy efficient, affordable and adaptable housing that meets the needs of different groups in the community, including older people and those with disabilities. Delivering new and expanded health services provision and facilities in locations where they can be easily accessed using public transport, walking and cycling. Encouraging opportunities for access to fresh food, for example through the retention and provision of allotments, community orchards, fruit trees, local markets, and usable private amenity spaces. <p>2. Health Impact Assessment (HIA) Screening will be required for proposals for, or changes of use to:</p>	<p>Policy CF1 lists the local community facilities which are of recognised importance. It supports proposals which would provide improved accommodation and facilities for Chaddesley Community Care and appropriate improvements at the sports club.</p> <p>This is in general conformity with Local Plan Policy SP.16 Health and Wellbeing. This advises in Part 1 that development should help minimise negative health impacts and maximise opportunities to ensure that people in Wyre Forest District lead healthy, active lifestyles and experience a high quality of life by various means, including d delivering new and expanded health services provision and facilities in locations where they can be easily accessed using public transport, walking and cycling.</p> <p>Policy DM.6 - Community Facilities supports the provision of</p>

<p>New and Improved Community Facilities</p> <p>Proposals for new and improved facilities to support community led health and social projects in Chaddesley Corbett NDP area will be supported.</p> <p>Such facilities could include rooms provided as part of new development schemes which are available for community use, a new purpose built building, or suitable conversion of an existing building.</p> <p>Proposals should be of a high-quality design which promotes health and wellbeing, be fully accessible to all and include sufficient flexibility to allow for future adaptation to meet changing health and social needs.</p> <p>Proposals for the improvement of facilities at the Sports Club will be supported, where they are not inappropriate to the Green Belt and are sensitive to design, landscape and wildlife policies in the NDP</p>	<p>Restaurants and cafés; Drinking establishments; Hot food takeaways (see Policy DM.18); Residential Institutions; Non-residential institutions; Leisure facilities; Betting shops and pay-day loan shops (Sui Generis). The screening process will identify whether the proposal requires a HIA.</p> <p>HIA will be required for proposals for:</p> <ul style="list-style-type: none"> a. Residential and mixed use major development sites. b. Employment sites of 5 ha or more c. Retail developments of 500 square metres or more. <p>The HIA should be commensurate with the size of the development.</p> <p>Where an unacceptable adverse impact on health and wellbeing is identified through the Health Impact Assessment process, development will not be supported unless material planning considerations indicate otherwise.</p> <p>Policy DM.6 - Community Facilities</p> <p>1. Proposals for new community facilities or the enhancement of existing facilities which offer an increased overall provision will be supported:</p> <ul style="list-style-type: none"> a. where they are demonstrated to meet an identified local need b. in accessible locations that serve a wide community c. where they promote the opportunities to travel by sustainable modes, and d. subject to not conflicting with any other policies contained in the Plan. 	<p>new community facilities or the enhancement of existing facilities which offer an increased overall provision and protects against the loss of land or buildings currently or formerly used as a community facility.</p>
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	<p>2.If new facilities are proposed, existing facilities in the area need to be assessed to determine whether rationalising or combining facilities would be more appropriate in the first instance.</p> <p>3.Where existing facilities could have a significant adverse effect on proposed new development in its vicinity, the applicant will be required to provide suitable mitigation before the development has been completed.</p> <p>4.Applicants proposing to re-develop or convert a community facility should demonstrate that they have carried out an appropriate consultation with the community most likely to use the facility prior to the submission of a planning application.</p> <p>5.Heritage assets can have a positive impact on their location and communities. The use of under used heritage assets to provide community facilities as a benefit to the community and the historic environment will be supported.</p> <p>6.Proposals for sites that have existing community, natural or historic points of interest within the site boundary should seek to enhance these assets within the development.</p> <p>7.Any proposal that would result in the loss of land or buildings currently or formerly used as a community facility will only be permitted if:</p> <p>a.It has been demonstrated that there is a surplus of similar provision in the appropriate catchment area for that particular facility and the land or building(s) are not needed for any other community facility; or</p> <p>b.The community facility, lost as a result of the proposed development, would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p>	
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	<p>c.The development is for alternative community facilities to meet local needs and, in the case of the loss of sports and recreational facilities, the benefits of which clearly outweigh the loss; or</p> <p>d.In the case of community facilities other than sports and recreational facilities, it has been demonstrated that it would not be economically or operationally viable to retain the facility for community use and the community facility could not be provided or operated by either the current occupier or by an alternative occupier (e.g. by a local community body, public-private partnership etc) and it has been actively marketed for at least 12 months. It must be demonstrated where and how the marketing has taken place and that it is has been marketed through a suitably qualified agent and at an appropriate value.</p>	
<p>Policy CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities</p> <p>The Local Group of shops and public houses in Chaddesley Corbett village is identified on Policies Map 2A and Map 3.</p> <p>Facilities within the Local Group will be safeguarded in accordance with Local Plan Policy SP.6 - Role of the existing villages and rural areas and Local Plan Policy DM.15 - Local Shops.</p> <p>Where planning permission is required for the change of use or redevelopment of existing</p>	<p>Policy SP.6 - Role of the existing villages and rural areas</p> <p>1.Sustaining Community Facilities and Services</p> <p>a.Developments that provide the rural community with essential facilities and services will be supported in principle.</p> <p>b.The network of local groups of shops and public houses will be safeguarded in order to support nearby settlements and reduce the need to travel.</p> <p>c.Kidderminster, Stourport-on-Severn and Bewdley will remain the most sustainable places to provide higher order services and facilities to the rural areas, but access to them by public transport should be improved.</p> <p>d.Where there is a need for new housing in existing villages and rural settlements, priority should be given to locations which are well connected to higher order settlements and which already have key services and facilities.</p> <p>2.Providing Housing for Local Need</p> <p>a.New residential development in the District's existing villages, rural settlements and other rural hamlets will be to meet local</p>	<p>Policy CF2 safeguards the local facilities in the village of Chaddesley Corbett in line with Local Plan Policies SP.6 and DM.15. The Local Group of shops and public houses in Chaddesley Corbett is identified on Map 3.</p> <p>Policy DM.15 Local Shops sets out in Part 2 that existing retail and commercial units (within use class E) within village or neighbourhood centres will be safeguarded. Any planning application for change of use will be resisted unless the site has been actively marketed for a minimum of 12 months at an appropriate value. The provision</p>

<p>businesses and facilities (Use Class E or F2) to residential use, applicants must demonstrate that all possible options for retaining local shops and services, including integrated provision, have been explored.</p> <p>Proposals which would lead to the loss of any local businesses and/or facilities will be strongly resisted unless satisfactory evidence can be produced to demonstrate that:</p> <ol style="list-style-type: none"> 1. Active and appropriate marketing has taken place, for at least a continuous period of 18 months as a minimum at an appropriate and realistic value, and the business is no longer viable; and 2. Commercial reasons for the proposed loss are clearly justified, when balanced against the potential impacts of the loss of services and employment opportunities on the local community. 	<p>housing needs, as established through the Housing Needs Study and parish surveys (Policy SP.11 - Rural Exception Sites, and Policy DM.2 - Residential Infill Development). Policy DM.15</p> <p>3.The Rural Economy</p> <ol style="list-style-type: none"> a.The rural economy will be supported by promoting development which contributes to rural employment sectors as well as encouraging appropriate farm diversification schemes. b.Development proposals will not be permitted where they would be likely to have direct and significant impact on the District's best and most versatile agricultural land. c.Historic farmsteads will be protected from inappropriate development (for details refer to Policy DM.23 and Policy DM.29). d.The provision of rural based workspace and live/work units will be permitted providing: <ol style="list-style-type: none"> i.the proposals are small scale (i.e. not major development); ii.that they are appropriate to the character of the area; iii.that they do not have an adverse impact on the Green Belt. <p>Priority will be placed on the re-use or replacement of existing rural buildings.</p> <p>The allocations for the existing villages and rural areas of Wyre Forest are detailed within Chapter 36.</p> <p>Policy SA.PDL identifies allocations for previously developed sites in the Green Belt</p> <p>Policy DM.15 - Local Shops</p> <p>1.Planning permission for new village and neighbourhood shops or the extension of existing facilities will be granted provided that</p>	<p>of new, or the extension of existing, small scale commercial and retail units (within Use Class E) will supported, subject to the resulting size being commensurate with the size of the centre in which it is located.</p> <p>The marketing period in the NDP Policy has been extended to 18 months to take account of the ongoing Covid-19 pandemic. During the pandemic normal market conditions have not prevailed and many businesses have struggled to survive or have ceased trading. Consequently market testing and viability for local retail and hospitality businesses should demonstrate a longer marketing period when making a case for a change of use.</p>
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	<p>the total floor space does not exceed 500sqm gross and parking should be provided where possible.</p> <p>2.Existing retail and commercial units (within use class E) within village or neighbourhood centres will be safeguarded. Any planning application for change of use will be resisted unless the site has been actively marketed for a minimum of 12 months at an appropriate value. The provision of new, or the extension of existing, small scale commercial and retail units (within Use Class E) will be supported, subject to the resulting size being commensurate with the size of the centre in which it is located.</p>	
<p>Policy GI1 Local Green Infrastructure Network and Biodiversity</p> <p>The Chaddesley Corbett Green Infrastructure (GI) Network is safeguarded from inappropriate development in accordance with Wyre Forest Local Plan Policy SP.28 – Strategic Green Infrastructure. New development should retain, protect and enhance these local GI assets by integrating GI into developments and contributing positively to the Parish's GI Network.</p> <p>In particular, developments should support and enhance local wildlife corridors and PROW networks by:</p>	<p>Policy SP.16 – Health and Wellbeing</p> <p>Policy SP.23 - Protecting and Enhancing Biodiversity</p> <p>1.The Council will expect proposed developments to deliver measurable net gains in biodiversity through the promotion and re-creation of priority habitats, ecological networks and the protection and recovery of legally protected and priority species populations. Delivery of measurable net biodiversity gains should be designed to support the delivery of the identified biodiversity network. The level of biodiversity net gain required will be proportionate to the type, scale and impact of development. Enhancements for wildlife within the built environment will be sought where appropriate from all scales of development.</p> <p>2.Where required proposals for development must be supported by an appropriate level of up to date technical ecological assessment, demonstrating how ecological features identified have influenced the design and layout.</p>	<p>Policy GI1 Local Green Infrastructure Network and Biodiversity is in general conformity with Wyre Forest District Local Plan Policies SP.16, SP.23 and SP.28.</p> <p>Wyre Forest Local Plan Policy SP.16 – Health and Wellbeing Part 1 advises that development should maximise opportunities to ensure that people lead healthy, active lifestyles and experience a high quality of life by: a Providing easy to maintain, safe and attractive public realm and green infrastructure including green spaces, footpaths, bridleways and cycle routes that encourage active travel opportunities.</p>

<p>1. Producing a Green Infrastructure Plan to show how the development can improve greenspaces and corridors for people and places, taking account of the surrounding landscape.</p> <p>2. Providing landscaping schemes that contribute positively to existing wildlife corridors wherever possible, and using appropriate native species in planting schemes;</p> <p>3. Protecting and re-naturalising existing watercourses and ponds; and</p> <p>4. Providing new linkages to existing Public Rights of Way where appropriate to provide increased accessibility for all to the surrounding countryside and increased opportunities for walking and cycling to local community facilities.</p> <p>In order to conserve and enhance the natural environment, specific areas of biological and scientific importance (Wildlife Corridors 1, 2 and 3, Linked Green Corridors A and B, Community orchard C, and other areas of wildlife importance as identified on Map 4) should be protected from development. These corridors and areas should be buffered fully from the adverse</p>	<p>3. In these circumstances development should support the conservation, enhancement and restoration of biodiversity across the Plan Area. Specific provisions are identified below. Full consideration will be given in making planning decisions to the importance of any affected habitats and features, taking account of the hierarchy of protected sites:</p> <p>a. Development which is likely to have an adverse impact on the integrity of a Special Area of Conservation (SAC) (including candidate SACs), Special Protection Area (SPA) (including candidate SPAs), or other international designations or the favourable conservation status of European or nationally protected species or habitat will not be permitted.</p> <p>b. Development likely to have an adverse effect on nationally important sites including a Site of Special Scientific Interest (SSSI) and irreplaceable features including (but not limited to) ancient woodland, and ancient or veteran trees will not be permitted, except where the public benefits of the development at that site clearly outweigh the loss or deterioration of habitat and a suitable compensation strategy exists.</p> <p>c. Development which would compromise the favourable condition, (or make it less likely that favourable condition can be reached) of a Local Wildlife Site (LWS), a Grassland Inventory Site (GIS), an important individual tree or woodland and species or habitats of principal importance recognised in the Worcestershire Biodiversity Action Plan, or listed under Section 41 of the Natural Environment and Rural Communities Act 2006, will only be permitted if the need for and the public benefits of the proposed development outweigh the loss.</p> <p>d. The ecological network of wildlife corridors that link the biodiversity areas detailed above, including areas identified for habitat restoration and creation will be protected.</p> <p>e. Where the policy requirements of b and c and d have been met, full compensatory provision, to include establishment (secured through a legal agreement where appropriate)</p>	<p>Policy SP.23 - Protecting and Enhancing Biodiversity requires developments to deliver measurable net gains in biodiversity and protects important habitats and wildlife sites.</p> <p>Policy SP.28 – Strategic Green Infrastructure safeguards the existing Green Infrastructure (and associated blue infrastructure) network from inappropriate development and requires development to integrate GI into developments and contribute positively to the District's green infrastructure network.</p> <p>The NDP Policy refers to local natural heritage assets and networks linking these areas, seeks to protect and enhance them, and encourages potential developers to retain, protect and enhance assets by integrating GI into developments and contributing positively to the District's wider GI and biodiversity networks.</p>
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<p>effects of possible nearby development and any new development in close proximity should include sufficient separation or other buffering to avoid harm to the corridors' ecological function.</p> <p>In situations where evidence demonstrates that onsite biodiversity mitigation and appropriate landscaping cannot be provided, an off-site scheme should be proposed. Schemes should be publicly accessible where this will not significantly undermine biodiversity enhancement and any tree canopy cover should be at least double that which was lost. The aim should be to show a bio-diversity net gain of at least 10% in line with the legal requirements.</p> <p>Proposals should demonstrate how the conservation, restoration and enhancement of biodiversity, including functional corridors like watercourses and wildlife corridors will be supported.</p> <p>Proposals should demonstrate that legal requirements have been met for establishing the presence or otherwise of protected species</p>	<p>commensurate with the ecological value of the site will be required. In the first instance this should be through on-site mitigation, the details of which should be agreed with the Local Planning Authority. Off-site mitigation will only be acceptable where on-site mitigation is shown not to be possible.</p> <p>4.The development will secure the management and monitoring of biodiversity of features retained and enhanced within the site or for those features created off-site to compensate for development impacts for a period reasonably related to the lifetime of the development.</p> <p>5.Where, having followed the mitigation hierarchy, there is an unavoidable requirement for offsite biodiversity compensation to offset harm, applicants will be expected to demonstrate that this will be brought forward at a scale and proximity to the proposed development in keeping with the harm caused. Where pooled off-setting is required for multiple sites compensation will need to be proportionally supported in scale and kind by the project proposer(s).</p> <p>6.Proposals for new housing development should ensure that the development (including gardens) are permeable to native wildlife (such as small mammals, reptiles and amphibians). Specific details relating to the protection and enhancement of biodiversity and green infrastructure within the District will be set out in a Green Infrastructure Supplementary Planning Document (SPD).</p> <p>Policy SP.28 - Green Infrastructure</p> <p>1.The existing green infrastructure (and associated blue infrastructure) network will be safeguarded from inappropriate development.</p> <p>2.New development will be expected to retain, protect, enhance and provide Green Infrastructure (GI) assets (and associated</p>	
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<p>through appropriate levels of ecological survey.</p> <p>Any trees removed as a result of development should be replaced on a two to one basis.</p> <p>Ancient, veteran and mature trees of amenity value should be protected in line with national guidance and incorporated into landscaping schemes wherever possible. Trees planted as new or replacements should include a diverse selection of native species. Species should be appropriate to the location and setting in terms of type, height, spread, density and the need for ongoing management. Any such woodland should have provision in terms of resources for it to be managed for 30 years, to allow it to develop in a sustainable manner. When constructing boundaries hedges permeable to wildlife should be used in preference to building walls or other solid structures. Existing hedgerows should be retained and the establishment of new native hedges is encouraged.</p> <p>Overall the priority for development is to create a net gain in natural capital and biodiversity. Adverse</p>	<p>blue infrastructure) by integrating GI into developments and contributing positively to the District's green infrastructure network. Housing and employment development proposals (including mixed use schemes) will be required to contribute towards the provision, maintenance, improvement and connectivity of GI, directly delivering GI as part of their design as follows, subject to viability requirements designated by the NPPF:</p> <p>a.For Greenfield sites exceeding 1ha (gross): 40% GI (excluding private gardens).</p> <p>b.For Greenfield sites of less than 1ha but more than 0.2ha (gross): 20% GI (excluding private gardens).</p> <p>c.For Brownfield sites: no specific GI figure. However, mitigation would be expected if the proposed development will impact negatively on protected environmental sites and/or where brownfield sites have a high environmental value.</p> <p>3.Development which is unable to retain, protect and enhance the integrity of the GI network and its connectivity or 'stepping-stone' features will be considered inappropriate. Within brownfield developments it is expected that key GI features such as SuDs, green roofs, green walls, enhancements to the District's urban and peri-urban forest, and biodiversity measures will be delivered wherever possible and integrated into the wider GI network.</p> <p>4.Within the identified key strategic development corridors it is expected that masterplanning for all major developments will be informed by the Green Infrastructure Concept Plans.</p> <p>5.The precise form and function(s) of the GI provided will depend on local circumstances and the Worcestershire Green Infrastructure Strategy's priorities. Developers should seek to agree these matters with the Council in advance of submitting a planning application. Effective management arrangements should also be clearly set out and secured. Once planning</p>	
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<p>impacts upon biodiversity and/or geodiversity should be avoided. Where impacts cannot be avoided, mitigation and then as a last resort compensatory measures (for example biodiversity offsetting) should be provided.</p>	<p>permission has been given by the Council, the associated GI will be protected as Natural Space or Open Space (see Policy DM.7).</p> <p>6. Development proposals that would have a detrimental impact on important GI attributes within areas will not be permitted unless:</p> <ul style="list-style-type: none"> a. A robust independent assessment of community and technical environmental need and functionality shows the specific GI typology to be surplus to requirements in that location b. Replacement of, or investment in, GI of at least equivalent quantity and quality of community and technical environmental benefit is secured in a suitable location agreed with the LPA. <p>7. To the north of Kidderminster Town Centre, the Council will safeguard the areas shown on the Policies Map in the Stour Valley for future development as a Country Park. Proposals for development which would prejudice the provision of a Country Park in these areas will not be permitted.</p> <p>8. The Council will safeguard and implement a scheme on land between Kidderminster and Stourport-on-Severn for development as the Burlish Country Park, as shown on the Policies Map. Proposals for development which would prejudice the provision of the Country Park in these areas will not be permitted.</p>	
<p>Policy H1 House Types, Sizes and Tenures</p> <p>Proposals for residential development should demonstrate how they contribute towards maintaining a balanced and sustainable mix of type, size and tenure of housing in the Parish, in</p>	<p>Policy SP.1 – Spatial Development Strategy 2016 – 2036</p> <p>1. During the Plan Period (2016-2036) Wyre Forest District Council will make provision for, monitor and manage the delivery of housing, employment land, retail and offices at the levels of development contained in Table 5.0.1. This delivery will be in accordance with the site allocations set out in Part C of this document.</p>	<p>NDP Policy H1 has been prepared to be in general conformity with several Local Plan Policies for housing.</p> <p>Policy H1 provides a positive planning framework for appropriate new housing in the Parish, in accordance with Local</p>

<p>line with the most up to date Parish housing needs assessment.</p> <p>In particular proposals should demonstrate how they respond to local needs for smaller housing (1 to 3 bedrooms) including housing suitable for first time buyers, young families and housing suitable for older residents.</p> <p>Where planning permission is required, the replacement of two or more smaller units with one, single, larger dwelling will not be supported. This could include (but is not limited to) the demolition of two or more smaller houses and replacement with one large unit, or the conversion of two or more smaller units to provide one single large unit.</p> <p>Demolition generally will not be supported, due to the adverse environment impact, unless reports can be produced providing evidence that an existing dwelling or other building is not capable of being redeveloped</p> <p>In terms of tenure mix, proposals for affordable housing for shared ownership or social rental will be sought in line with Local Plan Policy</p>	<p>2. As required by the Duty to Co-operate (6), due consideration will be given, through a future early review of the WFDC Local Plan where necessary and in accordance with the NPPF, to the housing needs of neighbouring local authorities (7)in circumstances when it has been clearly established through the local plan process that these needs must be met through provision in the Wyre Forest District area. The review will consider the need for additional growth and plan appropriately for this if the need has been clearly evidenced and justified.</p> <table><caption>Table 5.0.1 Wyre Forest Development Needs 2016-2036</caption><tr><th>Type of Development</th><th>Amount of Development Required</th><th>Annual requirement</th></tr><tr><td>Dwellings (net additional)</td><td>5,520</td><td>276 (minimum)</td></tr></table> <p>3. Growth aspirations for the district will largely be directed towards the most sustainable, larger settlements and towards the new village at Lea Castle and the Kidderminster eastern urban extension, as set out in table 5.0.2 below. These are considered to be the best locations for delivering supporting infrastructure as well as active and sustainable travel choices.</p> <table><caption>Table 5.0.2 Spatial distribution of growth over the period of Local Plan (2016-2036)</caption><tr><td>Rural Wyre Forest</td><td>108 net additional dwellings</td></tr></table> <p>Policy SP.2 - Locating New Development</p> <p>1. The Spatial Development Strategy and the site allocations in this Plan (as described by Policies SP.3 – SP.6) are based upon the following principles:</p> <p>a. Provide accessible, attractive employment sites and positive policies to deliver job creation opportunities.</p>	Type of Development	Amount of Development Required	Annual requirement	Dwellings (net additional)	5,520	276 (minimum)	Rural Wyre Forest	108 net additional dwellings	<p>Plan Policy SP.1 which sets out the spatial development strategy and overall housing need for the rural area.</p> <p>The number of dwellings required over the plan period for the district is 5,520 net additional dwellings.</p> <p>Policy SP.2 - Locating New Development sets out the settlement hierarchy for the District. Chaddesley Corbett is identified as a village covered (washed over) by the Green Belt where suitable development includes housing to meet local needs via allocated sites and rural exception sites in appropriate circumstances. Part 3 of the Policy advises that 'Where a community decides to bring forward a Neighbourhood Plan the District Council will cooperate with and support the community in this activity so that greater local control over the location of development can be exerted whilst supporting the delivery of the Local Plan. Neighbourhood Plans will need to be consistent with the strategic policies of the Local Plan as a whole and will be</p>
Type of Development	Amount of Development Required	Annual requirement								
Dwellings (net additional)	5,520	276 (minimum)								
Rural Wyre Forest	108 net additional dwellings									

<p>SP.10 - Affordable Housing Provision. The affordable element should be a mix of sizes and types should meet the requirements of Wyre Forest District Council's Rural Local Connection Policy.</p> <p>Proposals for Rural Exception Schemes will be supported where they are identified as site allocations in Chaddesley Corbett NDP Policy H2, or if they are windfall schemes, where they meet the criteria addressed in Local Plan Policy SP.11 Addressing Rural Housing Needs and NDP Policy H3.</p>	<p>b. Provide for and facilitate the delivery of sufficient accessible housing to meet as a minimum the objectively assessed needs to 2036.</p> <p>c. Encourage the effective use and re-use of accessible, available and environmentally acceptable brownfield land.</p> <p>d. Safeguard and (wherever possible) enhance the open countryside.</p> <p>e. Maintain the openness of the Green Belt (as identified on the Policies Map).</p> <p>f. Focus most development in and adjacent to the urban areas, where both housing needs and accessibility to more effective public service provision are greatest.</p> <p>g. Protect from development areas that are sensitive because of their landscape, heritage assets or biodiversity.</p> <p>2. Windfall development proposals will be assessed in accordance with the settlement hierarchy described in the following table:</p> <p>Table 5.0.4 Wyre Forest Settlement Hierarchy</p> <table><tr><td>Villages, settlements and rural hamlets covered (washed over) by Green Belt</td><td>Chaddesley Corbett Wolverley Upper Arley</td><td><ul style="list-style-type: none">• Varying ranges of local services and facilities</td><td><ul style="list-style-type: none">• Housing to meet local needs via allocated sites and rural exception sites in appropriate circumstances• Limited infilling in villages• Local services• Small scale rural employment including offices</td></tr></table> <p>Where a community decides to bring forward a Neighbourhood Plan the District Council will cooperate with and support the community in this activity so that greater local control over the location of development can be exerted whilst supporting the delivery of the Local Plan. Neighbourhood Plans will need to be consistent with the strategic policies of the Local Plan as a whole</p>	Villages, settlements and rural hamlets covered (washed over) by Green Belt	Chaddesley Corbett Wolverley Upper Arley	<ul style="list-style-type: none">• Varying ranges of local services and facilities	<ul style="list-style-type: none">• Housing to meet local needs via allocated sites and rural exception sites in appropriate circumstances• Limited infilling in villages• Local services• Small scale rural employment including offices	<p>expected to support the District in meeting its development needs.'</p> <p>Policy SP.9 - Housing Density & Mix sets out that 'New housing developments must be well designed and address local housing needs incorporating a range of different types, tenures and sizes of housing to create mixed communities'. The Policy goes on to provide a suggested dwelling mix for a minimum average target of 276 units by market and affordable dwellings (including all types of housing need) in Table 7.0.1.</p> <p>NDP Policy H1 is in general conformity with all these policies. It sets out that new housing proposals should contribute towards meeting local housing needs through a suitable mix of sizes and tenures, based on evidence from the most up to date housing needs survey. The Policy prioritises smaller houses and housing for older residents as this need is identified in the Parish Housing Needs Survey and District Housing Needs Survey. The Policy aims to address the existing imbalance in provision</p>
Villages, settlements and rural hamlets covered (washed over) by Green Belt	Chaddesley Corbett Wolverley Upper Arley	<ul style="list-style-type: none">• Varying ranges of local services and facilities	<ul style="list-style-type: none">• Housing to meet local needs via allocated sites and rural exception sites in appropriate circumstances• Limited infilling in villages• Local services• Small scale rural employment including offices			

	<p>and will be expected to support the District in meeting its development needs.</p> <p>Development of land beyond settlement boundaries will be strictly controlled and will be limited to dwellings for rural workers, replacement dwellings and rural exception sites (Policy SP.11); employment development in rural areas and buildings for agriculture and forestry (Policy DM.10) and renewable energy projects (Policy SP.37) and development specifically permitted by other Wyre Forest Local Plan policies.</p> <p>The Green Belt (as identified on the Policies Map) will be maintained and development proposed within the Green Belt will be considered in accordance with national policy as set out in the NPPF, and with the policies set out in this Local Plan, in particular, Local Plan Policies SP.7, SP.8, DM.2, DM.22 and SA.PDL</p> <p>Policy SP.9 - Housing Density & Mix</p> <p>A minimum annual average target of 276 new dwellings will be delivered during the plan period to 2036. New housing developments must be well designed and address local housing needs incorporating a range of different types, tenures and sizes of housing to create mixed communities. Table 7.0.1 provides an indicative view on the overall mix of housing which may be required. Actual mix of housing will be influenced by the context of the site, the market needs and the most up-to-date housing needs specific to the location.</p>	<p>and concerns that the relatively high proportion of larger properties in the Parish are unaffordable to many newly forming households. In addition, the Policy will support provision for older residents who may be under occupying larger family houses and who wish to downsize to smaller properties whilst staying in the local community, therefore increasing the availability of family housing in the area.</p> <p>Chaddesley Corbett is a designated rural area. Policy SP.10 - Affordable Housing Provision advises that affordable housing provision of a minimum of 25% on sites within designated rural areas comprising more than 5 dwellings will generally be required subject to viability. The Policy goes on to say that 'on Registered Provider-led developments which would predominantly deliver affordable housing but still need some enabling market housing to make the site viable, the number, tenure and type of units will be agreed on a site by site basis, taking into account housing needs in the</p>
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Table 7.0.1 Suggested dwelling mix for 276 units by market and affordable dwellings (including all types of housing need)

Unit size	Market	Affordable
One bedroom	24 (12%)	23 (33.3%)
Two bedroom	87 (42%)	23 (33.3%)
Three + bedroom	96 (46%)	23 (33.3%)
Total	207 (100%)	69 (100%)

The make-up of individual developments, their design and density will be in sympathy with the development context and existing neighbouring development. It is anticipated that new brownfield and greenfield developments will have a minimum density of 35 dwellings per hectare, unless it can be shown that there are strong reasons why this would be in conflict with the development context and existing neighbouring development. Individual site characteristics may mean that this level of density is not achievable on all greenfield developments and this will need to be robustly justified and evidenced by the applicant in relation to housing needs and local context.

For new housing developments in the district, an indicative guide of densities expected is as follows:

- a. within Kidderminster town centre, new development will be expected to secure housing densities of 70 dwellings per hectare. In areas adjacent to the town centre and the railway station, new development should incorporate housing densities of at least 50 dwellings per hectare.*
- b. within Stourport-on-Severn town centre new development should meet housing densities of 50 dwellings per hectare*.
- c. within Bewdley and the rural areas new developments should meet housing densities of 35 dwellings per hectare.*

area.' The number of enabling dwellings should not exceed more than 20% of the overall number.

Policy SP.11 - Addressing Rural Housing Needs sets out that 'the provision of residential development to meet specific local needs within the District's designated rural settlements will be encouraged. Residential development will be permitted where it is in accordance with the relevant rural development or Green Belt policies as contained within the Local Plan.' The District Council will work closely with the Parish Councils, Registered Providers, Community Led Housing Groups and Neighbourhood Planning Forums to identify appropriate sites for rural exception schemes where there will be an expectation to provide 100% affordable housing of a size, type and tenure to meet local housing needs, subject to criteria.

	<p>*There may be circumstances where applying these indicative density requirements will not be appropriate due to the character and surroundings of the proposed site.</p> <p>Policy SP.10 - Affordable Housing Provision</p> <p>1.Level of Provision A minimum annual average target of 90 affordable dwellings will be delivered during the plan period to 2036. Affordable housing provision of a minimum of 25% on major development sites or on sites within designated rural areas comprising more than 5 dwellings will generally be required. Where proposals do not meet this requirement, a Viability Assessment should be submitted to the Council but only where assumptions depart from the Local Plan Viability Assessment, as per Policy DM.1, Financial Viability, in the Local Plan. Where viability assessments show that the developer will be unable to meet all policy requirements on site, prioritisation of infrastructure requirements have been agreed so that the provision of affordable housing is not always reduced first from developers' obligations. This will be site specific as each site will bring forward its own individual and specific requirements. This is in line with the current PPG on Viability. If a development scheme comes forward which is below these thresholds and thus does not require the provision of affordable housing, but the scheme is followed by an obviously linked subsequent development scheme at any point where the original permission remains extant, or up to 5 years following completion of the first scheme, then, if the combined total of dwellings provided by the first scheme and the subsequent scheme/s provide 10 or more (or the area of the site of the first scheme and the subsequent scheme/s is 0.5 hectares or more), then an affordable housing provision of a minimum of 25% will be</p>	
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	<p>enforced, with the precise level of affordable housing to be provided being 'back dated' to include the earlier scheme(s).</p> <p>2. Vacant Building Credit Vacant Building Credit will apply to brownfield land where empty or redundant buildings which have not been abandoned are being reused or redeveloped. In applying Vacant Building Credit the District Council will give consideration to the following points:</p> <ul style="list-style-type: none"> a. The building is not in use at the time the application is submitted. b. The building is not covered by an extant permission for a materially similar development, or a permission for a materially similar development expired within six months of the date of submission of the application. c. The building has not been made vacant for the sole purpose of redevelopment. d. Planning applications that seek to utilise Vacant Building Credit as part of any proposal will be required to provide evidence to demonstrate eligibility. <p>3. Tenure Split An indicative tenure split of 65% rented (primarily social rent) and 35% affordable housing for sale tenure(s) (including shared ownership) will be sought for affordable housing provision on new sites. The exact split will be determined on a site by site basis based on housing need in an area at the time of an application and viability (if relevant).</p> <p>4. Affordable Housing led schemes On Registered Provider-led developments which would predominantly deliver affordable housing but still need some enabling market housing to make the site viable, the number, tenure and type of units will be agreed on a site by site basis taking into account housing needs in the area. The number of</p>	
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	<p>enabling dwellings should not be higher than the number of affordable dwellings and would not normally exceed more than 20% of the overall number.</p> <p>5. Build to Rent Schemes The District Council will support the development of Build to Rent proposals which will offer a mixture of houses at market rent and Affordable Private Rent, aimed at lower to middle income households. Such schemes should demonstrate that they have fully considered the incorporation of a proportion of homes to be made available at an Affordable Private Rent. They should also offer security of tenure through tenancy agreements of 3 years or more, where possible.</p> <p>6. Entry Level Exception Sites The District Council will work with the Town and Parish Councils, Community Led Housing Groups, Registered Providers and Neighbourhood Planning Forums to identify appropriate sites for entry-level exception sites. Such schemes will be subject to the following criteria:</p> <ul style="list-style-type: none"> a. The site provides entry-level homes suitable for first time buyers (or those looking to rent). b. The site is adjacent to the existing settlement. c. The number, size, type, mix and tenure of dwellings must not exceed the extent of identified local need. d. The size and design of the development should be sympathetic to the character and appearance of the settlement and the surrounding landscape, and it should have regard to any local design policies and standards. e. Any enabling market housing required to make the development of affordable dwellings on the site viable must be accompanied by a robust viability assessment (open book) in order to justify the required enabling development. The number of dwellings should not be higher than the number of affordable 	
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	<p> dwellings and would not normally exceed more than 20% of the overall number.</p> <p>Policy SP.11 - Addressing Rural Housing Needs</p> <p>The provision of residential development to meet specific local needs within the District's designated rural settlements will be encouraged. Residential development will be permitted where it is in accordance with the relevant rural development or Green Belt policies as contained within the Local Plan. Residential and Community-Led Housing schemes that take account of local housing needs on windfall sites will be positively considered within the rural areas. Housing should be located where it will maintain or enhance the vitality of rural communities and within the settlement boundary.</p> <p>Rural Exception Sites</p> <p>The District Council will work closely with the Parish Councils, Registered Providers, Community Led Housing Groups and Neighbourhood Planning Forums to identify appropriate sites for rural exception schemes where there will be an expectation to provide 100% affordable housing of a size, type and tenure to meet local housing needs. Such schemes will be subject to the following criteria:</p> <p>a.The provision of affordable housing must remain so in perpetuity in agreement with the Registered Provider but where legislation prevents this from happening then agreement must be reached with the Registered Provider to find a replacement unit if the original property is sold.</p> <p>b.The number, size, type, mix and tenure of dwellings must not exceed the extent of identified local need.</p>	
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	<p>c.The scale of the scheme should be appropriate to the size and character of the settlement and must not significantly damage the character of the settlement or any surrounding valued landscape.</p> <p>d.The site should be accessible to local services and facilities.</p> <p>e.Any enabling market housing required to make the development of affordable dwelling on the site viable must be accompanied by a robust viability assessment in order to justify the required enabling development. The number of enabling market dwellings should not be higher than the number of affordable dwellings and would normally be expected to be up to 20% of the overall number.</p> <p>2.Rural Workers Dwellings</p> <p>Applications for rural workers' dwellings will be permitted where it can be clearly demonstrated that:</p> <p>a.There is a clear and established existing functional need.</p> <p>b.The need relates to a full time rural worker who is employed locally in livestock management, agriculture/agricultural contracting or forestry.</p> <p>c.The proposed dwelling is of a size commensurate with the functional requirement and need of the worker's household.</p> <p>d.Wherever possible, the dwelling is sited within, and designed in relation to the main building complex where the worker works, or a nearby group of dwellings.</p> <p>Where permission is given for such dwellings, occupation of the dwelling will be restricted by condition to a person solely employed in the locality in livestock management, agriculture/agricultural contracting or forestry, or a widow or widower of such a person, and any resident dependants. The removal of an occupancy condition will only be permitted where it has been demonstrated that there is no longer a need for the unit to be occupied by a person employed locally in livestock management, agriculture/agricultural contracting or forestry, or by a widow or widower of such person and any resident</p>	
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	<p>dependants. Any application for the removal of an occupancy condition should include evidence to demonstrate that the dwelling with the occupancy condition in place has been actively marketed to rural workers or potential rural workers employed locally for a period of 12 months, at a price which reflects the existence of an occupancy condition, and that no financially viable interest has been expressed from within the District or its adjoining parishes.</p> <p>3.Replacement Dwellings in the Open Countryside The replacement of a permanent existing lawful dwelling will be permitted in the following circumstances:</p> <p>1 The dwelling is subject to residential use and has not been abandoned.</p> <p>The replacement dwelling is in the same or less prominent position as the original with curtilage only being amended if required by re-siting, landscape enhancement, vehicular safety or neighbour amenity.</p> <p>The replacement dwelling should not be materially larger than the one it replaces. In this respect the District Council will apply the following size criteria;</p> <p>1 If the dwelling is in its 'original' form – the existing size plus 20% floorspace increase;</p> <p>If the dwelling has been extended beyond its original form – the existing size.</p> <p>When considering comparisons in size, the District Council will have particular regard to floorspace, volume and height. The</p>	
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	<p>terms 'original' form refers to the floorspace, volume, and height of the building as it was originally built, or as existed on 1st July 1948. The term 'existing' size refers to the floorspace, volume and height of the existing dwelling.</p> <p>In respect of all of the categories contained within this Policy the costs of any independent assessment that is required will be met by the applicant.</p>	
<p>Policy H2 Housing Site Allocations</p> <p>The following two sites (H2/1 and H2/2) are identified as a Rural Exception Sites suitable for affordable housing schemes, subject to planning conditions:</p> <p>Site H2/1 Land off Bromsgrove Road, Lower Chaddesley</p> <p>Development for a scheme providing up to 10 affordable homes will be supported where:</p> <ol style="list-style-type: none"> 1. Suitable and safe vehicular access is provided from the A448 using the existing access road; 2. Pedestrian linkages are provided to Fold Lane, which is an approved walking route to Chaddesley Corbett Endowed Primary School; 3. Landscaping is provided on the western boundary to screen the 	<p>Policy SP.1 – Spatial Development Strategy 2016 – 2036</p> <p>Policy SP.2 - Locating New Development</p> <p>Policy SP.9 - Housing Density & Mix</p> <p>Policy SP.10 - Affordable Housing Provision</p> <p>Policy SP.11 - Addressing Rural Housing Needs</p>	<p>NDP Policy H2 identifies sites for housing development including exception housing in the Green Belt.</p> <p>This is in general conformity with Local Plan Policy SP.1 which sets out that rural Wyre Forest will need to accommodate a minimum of 108 net additional dwellings over the plan period.</p> <p>Policy SP.2 identifies Chaddesley Corbett as a village, settlement or hamlet washed over by the Green Belt where suitable development includes housing to meet local needs via allocated sites and rural exception sites in appropriate circumstances.</p> <p>The site allocations and criteria have also been informed by Local Plan policies SP.9 as they refer to appropriate densities, house sizes</p>

<p>development from the noise, pollution and traffic impacts of the A448, and on the northern boundary to soften the edge of the development and to protect views southwards from the Conservation Area and historic core of the village; and</p> <p>4. Schemes are designed in accordance with the Site Design Guidelines set out in the Chaddesley Corbett Parish Design Guide. Specifically, development should:</p> <p>A. Design access and streets for slow traffic speeds to encourage pedestrians;</p> <p>B. Include plot sizes and patterns which contribute to the rural character. Densities should allow for spaces between buildings to preserve views of the countryside setting and maintain openness. Where appropriate, new properties should provide rear and front gardens with boundaries incorporating hedges, trees and low level planting;</p> <p>C. Provide layouts which respond to any protected views, especially of the Church and other countryside views;</p> <p>D. Design landscaping to integrate development with the open</p>		<p>and mix and affordable provision to meet local needs in line with Policies SP.9, SP.10 and SP.11.</p>
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<p>fields that border the village and to maintain the separation of settlements;</p> <p>E. Use details and materials which refer to the local vernacular and historic buildings in the Conservation Area;</p> <p>F. Provide parking on-plot or integral to the buildings to minimise impacts of parking on the streetscape, and pave access roads and drives with quality permeable materials;</p> <p>G. Include an area of open space to support informal recreation activity and enhance local wildlife;</p> <p>H. Provide a mix of semi-detached and terraced houses of varying sizes, of 1.5 storeys or a maximum of 2 storeys in height and with low roof pitches;</p> <p>I. Incorporate subtle variations in façade rhythm, roof line, and building line.</p> <p>J. Locate frontages onto the public realm to provide enclosure and overlooking and a sense of safety and security.</p> <p>Site H2/2 The Old Quarry, Mustow Green</p>		
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<p>Development of a scheme providing up to 3 affordable homes will be supported provided that:</p> <ol style="list-style-type: none"> 1. A full ground conditions assessment is carried out prior to development to investigate any potential issues associated with the site's former use as a quarry, including stability and contaminated land; 2. Any necessary remediation works are undertaken prior to the development of the site; 3. Safe and suitable vehicular access can be provided onto the A450 in the 40mph zone, avoiding obstruction of the existing substation entrance; and 5. Schemes are designed in accordance with the Site Design Guidelines set out in the Chaddesley Corbett Parish Design Guide. Specifically, development should: <ol style="list-style-type: none"> A. Front onto the A450 with generous front gardens. The edges of front gardens should be softened by landscaping in the form of hedges, trees, and low-level planting to avoid a vehicle-dominated character; B. Provide a green buffer and set back along the A450 to reduce 		
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<p>impacts of traffic noise and air pollution and to enhance the streetscape;</p> <p>C. Locate new buildings at an appropriate distance from the substation;</p> <p>D. Provide suitable vehicle parking on-plot or integral to the buildings using permeable paving;</p> <p>E. Limit new buildings to 1.5 storeys maximum (single storey with rooms in the roof) to reflect the height of neighbouring buildings; and</p> <p>F. Include architectural details and construction materials which refer to the local vernacular.</p> <p>The following site (H2/3) is allocated for a mix of market and affordable housing:</p> <p>Site H2/3 Hewitts Site, Stourbridge Road, Harvington</p> <p>Development of a scheme providing up to 10 homes will be supported provided that:</p> <p>1. Development is limited to the previously developed (brownfield) part of the site and a landscaped green buffer / open space is</p>		
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<p>provided along the road to the northwest of the developed area;</p> <p>2. The new housing is designed to integrate well with the existing settlement pattern of Harvington;</p> <p>3. Any issues related to contaminated land and the need for demolition are resolved;</p> <p>4. The development is sited and designed to minimise any potential adverse impacts on views from the footpath that runs to the rear of the site;</p> <p>5. Development does not contribute to increased surface water flooding, and where possible, provides a betterment;</p> <p>6. Suitable and safe vehicular access can be provided by improving the existing access from the A450; and</p> <p>7. Schemes are designed in accordance with the Site Design Guidelines set out in the Chaddesley Corbett Parish Design Guide. Specifically, development should:</p> <p>A. Retain and enhance existing mature trees and hedgerows within the site, and integrate them into landscaping schemes to mitigate visual and environmental impacts;</p> <p>B. Provide generous green set backs (potentially in the form of open space) at the entrance of the</p>		
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<p>site to respect the character of neighbouring dwellings and the character of the road;</p> <p>C. Provide landmark buildings to respond to and terminate protected views and approaches through the development;</p> <p>D. Include more formal frontages to the main green space to provide a higher degree of enclosure and overlooking.</p> <p>Elsewhere frontages should respond to their specific location, for example to reflect character and their place in the hierarchy of the streets or spaces they overlook, to consider protected views and approaches, and to provide an appropriate sense of enclosure;</p> <p>E. Maintain visual connections to the surrounding landscape and long views out of the settlement and avoid obstruction of strategic protected views;</p> <p>F. Incorporate streets which allow for landscaping, Green Infrastructure and sustainable drainage;</p> <p>G. Provide vehicle parking within the site on-plot or integral to the buildings to minimise impact of parking on the street-scape;</p>		
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<p>H. Limit heights to 1-2 storeys maximum to reflect the height of neighbouring existing buildings;</p> <p>I. Include subtle variations in façade rhythm, roof line, and building line to echo the informal built fabric of the neighbouring historic buildings and architectural details, and include materials which reflect the local vernacular and immediate context.</p> <p>That part of the site that was in horticultural use should be returned to agricultural use.</p>		
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<p>Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites</p> <p>In addition to the site allocations in Policy H2, proposals for new residential development in Chaddesley Corbett Parish will be supported on windfall and Rural Exception Sites (in line with Local Plan Policy SP.11 - Addressing Rural Housing Needs) where:</p> <ol style="list-style-type: none"> 1. Schemes provide a suitable housing mix to meet local community needs in line with the most up to date Parish Housing Needs Assessment; 2. Proposals involve the re-use of previously developed land or the conversion of an existing building within or adjacent to an existing settlement, or are for a small infill site , and would not lead to the development of an isolated site in the open countryside; 3. Proposals are small in scale and do not comprise major development ; 4. Development does not increase significantly the scale or size of population of the surrounding area or adjacent settlement and does not have an unacceptable 	<p>Policy SP.1 – Spatial Development Strategy 2016 – 2036</p> <p>Policy SP.2 - Locating New Development</p> <p>Policy SP.11 - Addressing Rural Housing Needs</p>	<p>Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites has been prepared taking into account the previous policy and updating it in line with national and local planning policy constraints and the comments and concerns of local residents expressed during the Residents' Survey consultation.</p> <p>The Policy has been prepared to be in general conformity with various strategic planning policies which support appropriate housing development to meet local needs, and in particular SP.11. This sets out that 'the provision of residential development to meet specific local needs within the District's designated rural settlements will be encouraged. Residential development will be permitted where it is in accordance with the relevant rural development or Green Belt policies as contained within the Local Plan. Residential and Community-Led Housing schemes that take account of local housing needs on windfall sites will be positively considered within the rural areas. Housing should be located where it will</p>
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<p>adverse impact on existing local facilities and services;</p> <p>5. Development does not lead to any extension of existing ribbon development;</p> <p>6. Proposals do not adversely affect the neighbours' enjoyment of their homes and gardens;</p> <p>7. Schemes include suitable provision for off road parking and adequate provision of spaces for charging plug-in and other ultra-low emission vehicles;</p> <p>8. Developments are located within walking distance of local facilities and bus routes, and positively encourage walking and cycling through physical linkages to existing walking and cycle networks (including bridleways), and providing adequate cycle storage facilities;</p> <p>9. Developments take account of the identified Significant Views in Policy D2; and</p> <p>10. Developments respond positively to the design guidelines set out in Chaddesley Corbett Parish Design Guide and summarised in the Design Policies D1, D2, D3 and D4.</p>		<p>maintain or enhance the vitality of rural communities and within the settlement boundary.'</p>
<p>Policy H4 Backland and Rear and Side Garden Development and Extensions</p>	<p>Policy SP.20 - Quality Design and Local Distinctiveness</p> <p>1. High Quality Design</p>	<p>NDP Policy H4 has been prepared to help ensure that the loss of rear domestic gardens is</p>

<p>1. Backland and Rear and Side Garden Development</p> <p>Residential development on backland sites and in rear and side gardens should not have an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery, or lead to a significant increase in the density of built form.</p> <p>Development will be supported only where all of the following are demonstrated:</p> <p>A. The site layout reflects the original development of the area. This is particularly important within older established residential areas where a uniformed plot layout and street-scene has been created.</p> <p>B. The proposed building plot is of similar dimensions, in size and shape to the existing plots within the immediate locality. Proposals should not lead to over-development of a site or the appearance of cramming, and tandem development will be resisted.</p> <p>C. Established building lines are respected. In proposals where a</p>	<p>All development within Wyre Forest District will be expected to exhibit high quality design. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets and their settings. New, inclusive and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.</p> <p>2. Creating and Reinforcing Local Distinctiveness</p> <p>Wyre Forest District has an existing character that is determined by the qualities of the existing buildings and landscape. New development should respond to these existing qualities and ensure that it represents a positive addition to the streetscape or landscape. Where the existing context is weak or negative, it is important that new development demonstrates an improvement in the quality of the area. Guidance is provided in the District's Adopted Design Guidance Supplementary Planning Document 2015.</p>	<p>minimised, due to the need to maintain local character, amenity, garden space, Green Infrastructure and biodiversity.</p> <p>This is in general conformity with Local Plan Policy SP.20 which requires development to integrate effectively with its surroundings and to respond to existing qualities.</p>
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<p>site is to be cleared to create a cul-de-sac, the established street-scene should be respected and the house or houses at the entrance should face the original road frontage and be similar to adjacent properties in terms of height, scale, massing, siting and appearance.</p> <p>D. Designs help the development to blend within the surroundings and the type, colour and texture of buildings materials complements those within the surrounding residential area.</p> <p>E. Access by foot, cycle or by vehicle does not cause adverse amenity effects on neighbouring dwellings.</p> <p>F. Adequate off-street car parking is provided to minimise adverse impacts on visual amenity and conflicts with existing residential areas.</p> <p>G. Development does not lead to unacceptable adverse impacts on privacy, or residential amenity of neighbouring occupiers in terms of noise, vibration, light pollution, intrusive lighting or cctv/surveillance installations, road safety and visual amenity, as well as daylight and overshadowing.</p> <p>2. Extensions</p>		
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<p>Proposals for extensions to existing dwellings should be subordinate in scale to the original building and should have regard the Design Guidelines for Building modifications, extension and plot infill set out in the Chaddesley Corbett Parish Design Guide.</p>		
<p>Policy C1 Conversion of Insubstantial Buildings</p> <p>The conversion of former agricultural buildings will be supported only when it does not require substantial alterations or significant building works, including (but not limited to):</p> <ul style="list-style-type: none"> • Building one or more new external walls to the main structure; or • The addition of one or more floors of accommodation, whether above or below ground. <p>The redevelopment of semi-permanent and insubstantial buildings such as sheds, out houses and glasshouses will not be supported. When it can be demonstrated that such buildings and structures are no longer viable, the area occupied should be returned to open land or uses</p>	<p>Policy DM.29 - Re-use and adaptation of rural buildings</p> <p>1. Development proposals for the re-use and adaptation of rural buildings designed for any new use will be considered in accordance with the following criteria:</p> <ol style="list-style-type: none"> a. The rural building(s) are permanent structures of a size which makes them suitable for conversion without the need for additional extensions, substantial alterations, significant building works (or complete reconstruction), or the addition of any new buildings within the curtilage. b. The rural building(s) are in keeping with their surroundings and the conversion works would have no significant detrimental effect on the fabric, character or setting of the building. c. The proposed development enhances and safeguards heritage assets and the pattern and form of the buildings within historic farmsteads. d. Suitable access arrangements can be made, without the need for extensive new access roads onto the public highway or within the site itself. e. There is no adverse impact on the countryside, landscape and wildlife or local amenities. f. Appropriate drainage and flood risk mitigation, including safe access requirements, can be provided and maintained for the lifetime of the development. 	<p>Policy C1 has been prepared to provide more detail to Wyre Forest Local Plan Policy DM.29 Re-use and adaptation of rural buildings.</p> <p>The small number of developments that have been brought forward in the Parish in recent years have highlighted the scope for interpreting what would constitute 'substantial alterations, significant building works'. For the avoidance of doubt, the Parish Council defines this in the supporting text and provides local detail to add to the higher level policy.</p>

<p>considered not inappropriate in the Green Belt.</p>	<p>2.Development proposals which provide economic activity supportive of local needs will be encouraged and considered on their merits, assessed against the criteria in section 1 above.</p> <p>3.Development proposals for residential use must demonstrate that a suitable economic development use is not viable and provide clear and convincing justification for residential use.</p> <p>4.In addition to the criteria in section 1 above, development proposals for residential use must also demonstrate that:</p> <p>a.The proposals do not lead to the dispersal of economic activity which would have an adverse impact on the local economy or prejudice the vitality of nearby town centres or villages.</p> <p>b.The proposals do not involve the conversion of domestic outbuildings.</p> <p>5.Where permission has been granted previously (whether through this policy or former policies) for the conversion of rural buildings to other uses, the provisions of Policy DM.24 - Quality Design and Local Distinctiveness will apply to all new development proposals affecting those buildings.</p> <p>6.Where previous development has relied upon this policy or an earlier equivalent no further development (including extensions) will be permitted within the curtilage.</p> <p>7.Where a rural building has been converted to residential use under permitted development legislation, permitted development rights will be withdrawn on commencement of that use and no further development (including extensions) will be permitted within the curtilage.</p>	
<p>Policy B1 Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former</p>	<p>Policy SP.2 - Locating New Development</p> <p>Policy SP.17 - A Diverse Local Economy</p>	<p>Policy B1 supports the small-scale development on previously developed sites and the re-use of</p>

<p>Agricultural Buildings for Business Use</p> <p>Proposals for small scale employment related development on previously developed sites, and the re-use of buildings of permanent and substantial construction for small scale employment and service related uses, will be supported where:</p> <ol style="list-style-type: none"> 1. Proposals would not have a greater impact on the openness of the Green Belt than the existing development; 2. Satisfactory access is provided to and from the public highway; 3. Proposals would not lead to the introduction of significant additional traffic or aggravation of existing traffic problems. Any significant adverse impacts from traffic will be required to be mitigated through suitable traffic management measures such as traffic calming schemes; 4. There is suitable provision of parking for employees and visitors, where possible provided on site, taking account of the accessibility of the development, the type, mix and use of development, the availability 	<ol style="list-style-type: none"> 1. At least 29 hectares of employment land will be brought forward in the plan period up to 2036. 2. The sites allocated for employment use over the plan period are shown on the Policies Map and are listed in table 9.0.1. These sites are to be safeguarded for economic development. The development of these sites will need to be in line with the site specific policies identified in Part C of this Plan. 3. In addition to the sites allocated for employment use, all future employment land should be located in highly accessible locations and be in accordance with the settlement hierarchy in Policy SP.2. 4. The development of small-scale businesses and starter units which are less than 500 sqm, will be encouraged in suitable locations and where they do not conflict with other policy objectives. Live work units will be encouraged where they conform to requirements of Policy DM.11. 5. Land and premises within the District's existing employment areas will be reserved for B2 and B8 use classes as well as employment generating uses including Class E offices (other than professional and financial services offices), research and development and light industrial uses and, where appropriate, sui generis uses. 6. Small scale (less than 500 sqm gross) development of retail uses in rural areas will be supported where appropriate. 7. Small scale (less than 500 sqm gross) development of commercial and leisure uses in rural areas will be supported where appropriate. 8. Proposals for expansion, updating and intensification of employment uses on existing sites will be supported where they do not compromise the activities of the employment area or conflict with other policy objectives. 9. Rural employment sites will be safeguarded for employment uses where appropriate. Proposals for small scale employment 	<p>former agricultural buildings of permanent and substantial construction for small scale employment and service related development as part of rural diversification, subject to local criteria.</p> <p>This is in general conformity with Wyre Forest Local Plan Policy SP.2 - Locating New Development which sets out that in Villages covered (washed over) by the Green Belt (including Chaddesley Corbett), suitable development includes local services and small scale rural employment, including offices.</p> <p>The Policy is also in general conformity with Policy SP.17 - A Diverse Local Economy. Part 9 sets out 'Rural employment sites will be safeguarded for employment uses where appropriate. Proposals for small scale employment of less than 500 sqm in rural areas will be assessed on their merits and should have regard to accessibility by public transport and national policy as well as other Development Plan Policies (such as Policy DM.10). The use</p>
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<p>of and opportunities for public transport, local car ownership levels, and adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. Overall there should not be an increase in demand for on street parking in existing congested areas;</p> <p>5. Local residential amenity is protected, and suitable measures are put in place to mitigate and reduce to a minimum any noise or air or light pollution, intrusive lighting or cctv/surveillance installations or other disturbance which impacts on human health and quality of life;</p> <p>6. Conversions of traditional rural buildings are sensitively designed to conserve and enhance local character and distinctiveness through detailed design and landscaping (see detailed Design Policies in Section 5.4); and</p> <p>7. Proposals take into account Significant Views identified in Policy D2 and do not have an adverse impact on important open spaces within and adjoining the Conservation Areas or Local Green Spaces identified in the NDP in Policy D5.</p> <p>Any proposed increase in the development of poly-tunnels and</p>	<p>of less than 500 sqm in rural areas will be assessed on their merits and should have regard to accessibility by public transport and national policy as well as other Development Plan Policies (such as Policy DM.10). The use of previously developed land will be supported where suitable sustainable, accessible opportunities exist.</p> <p>Policy DM.10 - Rural Employment</p> <p>1.Agriculture is an important industry in rural areas within Wyre Forest District both for the production of food and for employment. Support will be given for the sustainable growth and development of agricultural and other rural businesses that are in conformity with other policies in the plan.</p> <p>2.To help promote rural regeneration existing employment sites in rural areas that are currently or were last used for B2, B8, Class E (g) offices (other than professional and financial services offices), research and development, light industrial uses, tourism, leisure and/or recreation related purposes will be safeguarded for the existing use during the plan period, unless it has been demonstrated that the site has been actively marketed for a period of at least 12 months and that it is no longer viable in its existing use.</p> <p>3.The expansion of existing employment sites in rural areas will be supported where it has been demonstrated that intensification of the existing site is not viable or practical subject to compliance with other relevant policies.</p> <p>4.The redevelopment of existing previously developed land, outside the Green Belt, for economic development purposes will be allowed, where this would result in a more acceptable, sustainable and better designed development than would be achieved through conversion or reuse.</p>	<p>of previously developed land will be supported where suitable sustainable, accessible opportunities exist.'</p> <p>In addition Policy DM.10 which supports sustainable growth and development of agricultural and other rural businesses that are in conformity with other policies in the plan and appropriate rural diversification.</p>
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<p>glasshouses will need to demonstrate that it takes account of the visual impact on the landscape of the Parish.</p>	<p>5. Proposals to diversify farm businesses for employment, tourism, leisure and recreation uses will be permitted providing:</p> <ul style="list-style-type: none"> a. The proposed new use does not detract from or prejudice the existing agricultural undertaking or its future operation. b. The scale of activities associated with the proposed development is appropriate to the rural character of the area. c. Wherever possible existing buildings are used to reduce the need for additional built development. d. The proposed new use does not cause an unacceptable rise in vehicular movements that is inappropriate by virtue of disturbance to the character of the area or amenity of any neighbouring area. 	
<p>Policy B2 Working from Home</p> <p>Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:</p> <ul style="list-style-type: none"> 1. Development would not result in unacceptable traffic movements and appropriate parking provision is made; and 2. No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, intrusive lighting cctv/surveillance installations or other nuisance associated with the work activity; 	<p>Policy DM.11 - Live Work Units</p> <ul style="list-style-type: none"> 1. Proposals for live/work units will be permitted in sustainable, appropriate locations within the rural areas. The proposal will need to be justified and, where they involve the re-use of a rural building, be in accordance with Rural Conversion policies and other policies within the Plan. 2. New developments including replacement buildings for live/work units will be permitted in sustainable, appropriate locations within the rural areas. The proposal will need to be justified and be in accordance with other policies within the Plan and that the following criteria are met: <ul style="list-style-type: none"> a. They are located on Previously Developed Land; b. They do not have an adverse impact on the character, landscape, residential amenity of neighbouring occupiers or wildlife of the area; c. They do not constitute inappropriate development in the Green Belt; d. Suitable access arrangements can be made without the need for extensive new access roads. 	<p>NDP Policy B2 Working from Home sets out where conversions or development to support homeworking would be acceptable in Chaddesley Corbett Parish, where planning consent is required.</p> <p>This is in general conformity with Wyre Forest Local Plan Policy DM.11 - Live Work Units. This sets out that proposals for Live Work units will be permitted in sustainable, appropriate locations within the rural areas and sets out criteria for such development and conversions including that they do not constitute inappropriate development in the Green Belt (Part 2 c). There may be opportunities in the Parish for</p>

<p>3. Any extension or free-standing building is designed having regard to policies in this Plan and does not detract from the quality and character of the building to which it is subservient, by reason of height, scale, massing, location or the facing materials used in its construction; and where</p> <p>4. Proposals for Live Work units meet the criteria set out in Local Plan Policy DM.11.</p>	<p>3.All Live/Work proposals must also ensure that:</p> <p>a.The work element is restricted to uses considered appropriate to the location, in rural areas this being use class B2, Class E(g) offices (other than professional and financial services offices), research and development, light industrial uses and appropriate rural employment uses where there are no adverse impacts on surrounding properties;</p> <p>b.The workspace is designed to be separate from the dwelling;</p> <p>c.The emphasis is on the work element with residential use ancillary. This should be reflected in the split of floorspace with at least 60% afforded to the workspace and no more than 40% for residential;</p> <p>d.The workspace must be constructed and available for occupation and in use before the residential element of the scheme is occupied.</p> <p>4.Normally the residential accommodation should contain no more than three bedrooms, and residential and work spaces should have separate entrances and toilet facilities.</p> <p>Policy DM.12 – Offices</p> <p>Office accommodation will be permitted where it does not cause an adverse effect on the built, historic and natural environment and will be focussed on the three town centres and allocated employment areas. The main town centres should be considered first, then edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.</p> <p>Small scale offices of less than 500sqm in rural areas outside the Green Belt will also be supported where appropriate.</p>	<p>replacement buildings (in the same use), re-use or conversion of existing buildings, the redevelopment of a previously developed site, or extensions to a residential property to provide additional business accommodation for those working from home, and Live Work Units.</p> <p>Policy DM.12 advises that small scale offices of less than 500sqm in rural areas outside the Green Belt will also be supported where appropriate.</p>
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<p>Policy D1 Promoting High Quality Design in New Development</p> <p>New development in Chaddesley Corbett Parish should have regard to the design guidelines set out in the Chaddesley Corbett Parish Design Guide.</p> <p>In particular schemes should demonstrate how they have responded to the following design principles:</p> <p>1. Landscape/townscape structure and settlement pattern</p> <p>A. Any new development in the countryside should be carefully sited to minimise negative impacts on the appearance of the landscape. New buildings should be located away from ridge tops or prominent locations and screened by existing trees or new planting or sited against backdrop of woodlands so that they do not break the skyline.</p> <p>B. Proposals should not adversely affect the physical appearance of rural lanes or give rise to an unacceptable increase in the amount of traffic, noise, or disturbance. Developments with a suburban character with car-</p>	<p>Policy SP.20 - Quality Design and Local Distinctiveness</p> <p>1.High Quality Design All development within Wyre Forest District will be expected to exhibit high quality design. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets and their settings. New, inclusive and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.</p> <p>2.Creating and Reinforcing Local Distinctiveness Wyre Forest District has an existing character that is determined by the qualities of the existing buildings and landscape. New development should respond to these existing qualities and ensure that it represents a positive addition to the streetscape or landscape. Where the existing context is weak or negative, it is important that new development demonstrates an improvement in the quality of the area. Guidance is provided in the District's Adopted Design Guidance Supplementary Planning Document 2015.</p> <p>Policy SP.21 - Historic Environment Development proposals should protect, conserve and enhance all heritage assets and their settings, including assets of potential archaeological interest, subject to the provisions of Policy DM.23 (Safeguarding the Historic Environment). Their contribution to the character of the landscape or townscape should be safeguarded and protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of Wyre Forest District. In particular this applies to:</p> <p>a.Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields; also non-designated heritage assets</p>	<p>The design policies (D1, D2, D3 and D4) provide local design policies taking into account context and character. The policies are informed by the Chaddesley Corbett Design Guide (prepared by AECOM).</p> <p>The NDP Policies are in general conformity with Wyre Forest Local Plan Policy SP.20 - Quality Design and Local Distinctiveness which advises that 'All development within Wyre Forest District will be expected to exhibit high quality design. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets and their settings. New, inclusive and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.'</p> <p>The policies also sit within the framework of Local Plan Policy SP.21 - Historic Environment. This advises that 'Development proposals should protect, conserve and enhance all</p>
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<p>dependent layouts should be avoided. Gated housing developments will not be supported and shared driveways for two or more properties should not have gates.</p> <p>C. Interfaces between the existing settlement edges and any new development should integrate new and existing communities. This is particularly important where new residential buildings face existing residential properties that formerly backed onto open fields.</p> <p>2. Green spaces, public realm and streetscape</p> <p>A. Development adjoining public open spaces and important gaps such as The Green should enhance the character of these spaces by either providing a natural surveillance or a soft landscaped edge.</p> <p>B. New green spaces should complement existing green spaces to provide a variety of uses and facilities for residents.</p> <p>C. The public realm should be designed to be accessible and inclusive to all users. Public realm verges such as road verges and/or front gardens should be</p>	<p>(including those identified on the District's Local Heritage List or for which a Historic Environment Record exists), and their settings.</p> <p>b.The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads, smallholdings and their settings.</p> <p>c.Designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes, and their settings.</p> <p>d.Archaeological remains of all periods.</p> <p>e.Historic transportation networks and infrastructure including roads and track-ways, canals, river navigations, railways and their associated industries, and their settings.</p> <p>f.The market town of Bewdley with its historic street and plot patterns, buildings and open spaces along with their settings and views of the town.</p> <p>g.The historic inland port of Stourport-on-Severn with its late-18th century street pattern and buildings along with their settings and views of the town.</p> <p>h.The industrial urban landscape of the historic market town of Kidderminster with its surviving heritage assets and their settings.</p> <p>i.The rural villages within the District, including their associated Conservation Areas and buildings, along with their settings and historic views to and from the surrounding countryside.</p> <p>Policy DM.24 Quality Design and Local Distinctiveness</p> <p>1. All development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets, landmarks and their settings. New and innovative designs which promote high levels of inclusivity and sustainability</p>	<p>heritage assets and their settings, including assets of potential archaeological interest Their contribution to the character of the landscape or townscape should be safeguarded and protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of Wyre Forest District. In particular this applies to: ... i The rural villages within the District, including their associated Conservation Areas and buildings, along with their settings and historic views to and from the surrounding countryside.'</p> <p>The design policies also provide more local detail to Policy DM.24 Quality Design and Local Distinctiveness and Policy DM.26 - Landscaping and Boundary Treatment.</p>
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<p>incorporated with planting to soften areas of hard landscaping and built form and maintain a sense of openness along streets.</p> <p>D. Trees and other Green Infrastructure should be given sufficient space to grow. Species selection should be appropriate for each application and include a combination of native, to reflect local character, and non-native, to enhance climate change resilience.</p> <p>E. Street furniture should be used to define areas of public realm, increase functionality, safety and provide navigation. Materiality and placement should be carefully considered to ensure longevity and avoid cluttering the public realm.</p> <p>F. Creation or enhancement of existing pedestrian links with green and open spaces will be encouraged.</p> <p>G. Important open spaces within and adjoining the Chaddesley Corbett Conservation Area should be protected.</p> <p>3. Pattern and layout of buildings</p> <p>A. New developments should demonstrate an understanding of the scale, building orientation,</p>	<p>will be encouraged and supported where they enhance the overall quality of the built environment.</p> <p>2.Applications should demonstrate, through a Design and Access Statement or other supporting evidence, how the objectives outlined in criterion 1 have been addressed. They will also need to address the following matters:</p> <p>a.Siting and layout The siting and layout of a development should reflect the given characteristics of the site in terms of its appearance and function. Orientation should take advantage of passive heating and cooling systems, offer shade as appropriate and provide for the use of renewable energy.</p> <p>b.Relationship to Surroundings and to Other Development Development proposals must complement the character of the area. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area, and should integrate well into the existing streetscene. Development should concentrate the most active uses or entrances on main thoroughfares and focal points, maximising the use of corner plots and the street frontage, and have appropriate regard to the common building line, historic street pattern and skyline.</p> <p>c.Neighbouring Amenity Development should provide an adequate level of privacy, outlook, sunlight and daylight, and should not be unduly overbearing.</p> <p>d.Settlement Character The distinct identity and character of settlements should be safeguarded and proposals should be consistent with the relevant Conservation Area Character Appraisal or Neighbourhood Plan. Design proposals should ensure that the prominent views, vistas and skylines of Bewdley, Stourport-on-Severn, Kidderminster and the village settlements are maintained and safeguarded, particularly where they relate to heritage assets, existing landmark buildings, and 'gateway' sites. Development at the urban edges should respect the rural setting.</p>	
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<p>enclosure, and façade rhythm of the surrounding area.</p> <p>B. Buildings should be clustered in small pockets with a variety of types. The use of a repeating type of dwelling along the entirety of the street should be avoided to create variety and interest in the streetscape.</p> <p>C. Appropriate boundaries such as walls or hedgerows should enclose and define each street along the back edge of the pavement.</p> <p>D. Rear and front gardens should be provided where appropriate, or where the provision of a front garden is not possible a small buffer should be provided with the public realm.</p> <p>E. The layout of new development should optimise the benefit of daylighting and passive solar gains to minimise energy consumption.</p> <p>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.</p>	<p>e.Mix of Uses To create vitality and interest, proposals should incorporate a mix of uses where this is appropriate to the location.</p> <p>f.Flexible Design Development should incorporate flexible designs, addressing access to public open spaces and enabling adaption for future needs and uses in terms of internal spaces and extensions. It should avoid being prejudicial to the development of larger areas.</p> <p>g.Scale, Height and Massing The scale, height and massing of development must be appropriate to the setting of the site and the surrounding landscape character and townscape, including existing urban grain and density. The footprint should be appropriate for the locality and not represent over-development of the site.</p> <p>h.Links, Connectivity and Access Design and layouts should maximise opportunities for pedestrian and cycle linkages to the surrounding area and local services and should be generally accessible for all users, including those with disabilities. Vehicular traffic from the development should be able to access the highway safely and the road network should have the capacity to accommodate the type and volume of traffic from the development.</p> <p>i.Detailed Design and Materials The detailing and materials of development should be of high quality and appropriate to its context, avoiding inappropriate features and detail. Design should have regard to sustainable construction approaches and ensure adaptability to changes in the climate.</p> <p>j.Appropriate Facilities Development should incorporate the parking facilities required by the current Parking Standards and provision for the storage of bicycles. Satisfactory access and provision for the parking, servicing and manoeuvring of vehicles should be provided in accordance with the recognised standards. Parking solutions should provide secure parking with adequate</p>	
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<p>1. Gateway and access features</p> <p>A. Gateway and built elements or high-quality landscaping features should be provided to clearly mark the access or arrival points of new developments.</p> <p>B. Gateway buildings or features should reflect the rural character of the area and should be of traditional wooden or metal field design, such as five-bar gates.</p> <p>C. Entrance gates should be avoided on new private drives that serve more than one dwelling house.</p> <p>2. Building line and boundary treatments</p> <p>A. Developments should front onto, and have access from, the street or public space and avoid dead frontages.</p> <p>B. Streets and/or public spaces should have good levels of natural surveillance from buildings by placing habitable rooms on the ground floor and upper floor windows facing the street.</p> <p>C. Setbacks should provide front gardens, or alternatively small</p>	<p>natural surveillance without resulting in cars dominating a development.</p> <p>k.Landscaping Development should provide high quality hard and soft landscaping. The importance of soft landscaping, using appropriate species and incorporating arrangements for long-term management is emphasised. Existing trees should be incorporated into development or replacements provided where a tree survey demonstrates trees are not worthy of retention or retention is not possible.</p> <p>l.Public Realm Public realm and open spaces should be well-designed, appropriately detailed and maintained via management agreements. They should also incorporate active frontages where appropriate. Proposals should include hard and soft surfaces, public art, street furniture, shade, lighting and signage as appropriate to the development. Open space and play provision should be sited to take advantage of natural surveillance.</p> <p>m.Creating a Safe and Secure Environment Opportunities for creating a safe and secure environment and providing surveillance should be included, principally through the layout and positioning of buildings, spaces and uses. Where appropriate, development should incorporate measures for crime reduction that are consistent with those recommended by the Secured by Design guides. Buildings and their surrounding spaces should incorporate fire safety measures and be designed to allow rapid access by the emergency services.</p> <p>New development should be inclusive and accessible for all users including those with disabilities.</p> <p>Policy DM.26 - Landscaping and Boundary Treatment</p> <p>1.Landscape Schemes and Boundary Treatments should be:</p>	
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<p>areas that offer buffer zones between private and public spaces.</p> <p>D. Buffer zones using railings, fences, plants, walls should be used to define the transition between private and public spaces.</p> <p>E. Boundaries should include new hedgerows where practical.</p> <p>F. If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping should minimise the visual impact of bins and recycling containers.</p> <p>3. Building heights and roofline</p> <p>A. New buildings should be sympathetic in mass, height, and scale to the existing context.</p> <p>B. Subtle variation in height is encouraged to add visual interest, such as altering eaves and ridge heights. The bulk and pitch of roofs, however, should remain sympathetic to the local vernacular, and the low-lying character of the village. Uniform building types throughout a development should be avoided.</p> <p>C. The scale of the roof should be in proportion with the dimensions of the building itself.</p> <p>D. Locally traditional roof materials and detailing should be</p>	<p>Specific to the place, recognise the context, reflect existing materials where these contribute to the character of the area and be demonstrably maintainable</p> <p>2.Landscape schemes must demonstrate that they:</p> <p>a.Are informed by the Landscape Character Assessment and/or Historic Landscape Characterisation, protecting existing trees, hedges and other landscape features where possible.</p> <p>b.Provide adequate room for growth and acknowledge the importance of existing trees, hedges and plants when specifying their location</p> <p>c.Predominantly use local native species to protect and improve biodiversity</p> <p>d.Incorporate features to clearly mark desire lines, enhance or create views or vistas, and clearly define public and private spaces</p> <p>e.Incorporate planting appropriate to the prevention of crime and vandalism</p> <p>f.Provide imaginative, durable and porous hard landscaping solutions which add to a sense of place and local distinctiveness, meet policy requirements on water management integrating SUDS where possible</p> <p>g.Utilise lighting and architectural features to give artistic effect where appropriate to the locality</p> <p>h.Encourage walking and cycling and provide direct routes to relevant services</p> <p>i.Have a sustainable management plan providing for maintenance and aftercare</p> <p>3.Boundary Treatments must be designed to:</p> <p>a.Reflect the local landscape or urban character and appearance of the area and protect existing trees, hedges or distinct landscape features to protect and improve biodiversity</p> <p>b.Reinstate and include appropriate new vegetative boundaries wherever possible</p>	
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<p>considered and implemented where possible, for instance clay tiles are the most prevalent roofing material, and occasionally slate. The use of concrete tiles should be avoided.</p> <p>E. Dormers, chimneys, front-gable and cross-gable roofs should be considered to add variety and interest to roofs.</p> <p>F. The roofline should respond to the topography of the site and its surroundings in relation to inward long-distance views. New developments should keep rooflines below the tree canopy and avoid obstructing protected views and landmarks.</p> <p>4. Lighting</p> <p>Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient. The use of street lighting is not supported unless it is deemed necessary for reasons of public safety, in which case it should be sympathetic in design and luminosity to the surrounding area. Street lighting is not supported in the Conservation Areas.</p>	<p>c. Provide woodland planting where new development is proposed along transport corridors if this is appropriate to the existing landscape type or natural habitats</p>	
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<p>Policy D2 Architectural Details and Materials</p> <p>Development proposals should respond positively to the guidelines for architectural detailing and materials set out in the Chaddesley Corbett Parish Design Guide. In particular:</p> <ol style="list-style-type: none"> 1. Development proposals should consider the character of historic cores of the settlements and the surrounding area as well as the surrounding built environment and context of the site. 2. Any new development should use a simple palette of local materials and colours. Richness should be achieved through varied roofscapes, building styles and careful detailing. Architecture details should be introduced in an appropriate and sustainable way. 3. Any new materials should be durable, sourced from eco-friendly, recycled and sustainable supplies when possible. 	<p>Policy SP.20 - Quality Design and Local Distinctiveness</p> <p>Policy SP.21 - Historic Environment</p>	<p>See above.</p>
<p>Policy D3 Protecting and Enhancing Heritage Assets and Archaeology</p>	<p>Policy SP.20 - Quality Design and Local Distinctiveness</p> <p>Policy SP.21 - Historic Environment</p>	<p>See above.</p> <p>In addition NDP Policy D3 provides more local detail to Local</p>

<p>The Historic Environment Record for Chaddesley Corbett Parish should be consulted at an early stage of development proposals. Development in or adjacent to any heritage assets identified in the Historic Environmental Records must include an impact assessment and set out how any heritage assets will be protected.</p> <p>Archaeology</p> <p>New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</p> <p>Conservation Areas</p> <p>Development, extensions and alterations to existing buildings in the Conservation Areas should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure.</p> <p>Historic Farmsteads</p>	<p>Policy DM.23 - Safeguarding the Historic Environment</p> <p>Proposals likely to affect the significance of a heritage asset (including the contribution made by its setting or any important vistas or views) should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed by a qualified and/or experienced heritage professional. This will usually be in the form of a Heritage Statement. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets.</p> <p>2. Any development proposal causing harm or loss of significance to a heritage asset will be resisted unless clear and convincing justification is provided, to permit assessment against the NPPF criteria, relevant legislation and published local and national guidance.</p> <p>3. Development proposals should avoid harm to or loss of heritage assets wherever possible. The highest level of harm should require very robust justification, including the demonstrable consideration of alternatives. Substantial harm to a designated heritage asset should only be allowed in exceptional circumstances.</p> <p>4. The sympathetic and creative reuse and adaptation of historic buildings will be encouraged. Such proposals that provide a sustainable future for heritage assets identified as at risk, will be considered in accordance with Policy DM.24.</p> <p>5. Repairs, alterations, extensions and conversions of heritage assets must be sympathetically designed to respect the significance of the form, character and materials of the original heritage asset and its setting. Fixtures and fittings should be inconspicuously sited and proportioned and be designed sympathetically to reflect the significance of the asset</p>	<p>Plan Policy DM.23 which sets out that development proposals should avoid harm to or loss of heritage assets wherever possible.</p>
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<p>Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework.</p> <p>Local Heritage List</p> <p>Proposals requiring consent which affect a building or structure on the Local Heritage List must demonstrate how they protect or enhance the heritage asset. Renovations and alterations should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting. Loss of locally listed buildings will be resisted.</p>	<p>6. Where a material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation.</p>	
<p>Policy D4 Protected Views and Landmarks</p> <p>Protected views across the Parish are identified on Map 6 in Appendix 2. Where appropriate, development proposals should carefully consider any visual impacts on these views</p>	<p>Policy SP.20 - Quality Design and Local Distinctiveness</p> <p>Policy SP.21 - Historic Environment</p>	<p>See above.</p>

<p>through a Landscape and Visual Impact Assessment or similar study. The information required in the assessment study should be proportionate to the type and scale of development proposed.</p> <p>Proposals also should respond positively to the guidelines for Views and Landmarks in the Chaddesley Corbett Parish Design Guide. In particular they should:</p> <ol style="list-style-type: none"> 1. Be of an appropriate scale and design and include including screening to minimise visual intrusion; 2. Where appropriate, incorporate a landscape feature to create a landmark to improve legibility; 3. Maintain visual connections to the surrounding landscape and long views out of the settlement. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain openness; and 4. Create short-distance views broken by buildings, trees or landmarks and orientate buildings to maximise the opportunities for memorable views. 		
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<p>Policy D5 Local Green Spaces</p> <p>The following areas identified on Policies Maps 2A and 2B and in Appendix 4 are designated as Local Green Space:</p> <ul style="list-style-type: none"> • D5/1 The Green, off Briar Hill • D5/2 Adjacent to Hunters Ride • D5/3 The Sports Field, Longmore, Lower Chaddesley • D5/4 Field adjacent to Fold Lane, Chaddesley Village Conservation Area • D5/5 Field adjacent to Park Lane, Harvington Hall Lane and Harvington Hall, Harvington • D5/6 Field adjacent to Briar Hill • D5/7 Field adjacent to Lodge Farm looking North towards the Holloway, Brockencote / Chaddesley • D5/8 Area adjacent to Woodthorne House, Tanwood Lane, Bluntington. <p>Development of the Local Green Spaces will not be supported except in very special circumstances.</p>	<p>Policy DM.7- Open Space</p> <p>Open space is identified on the Policies Map and includes a range of private and public open spaces and associated community facilities. Open Space sites will be safeguarded from development unless:</p> <p>1</p> <p>The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity or quality in a suitable location; or</p> <p>An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</p> <p>The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p> <p>Any new open space for recreation or sport secured through new development will be designated and protected as Open Space, in accordance with Policy DM.7.</p> <p>Local Green Space allocated by Neighbourhood Plans will be supported if the proposal is compliant with the NPPF; and</p> <p>2</p> <p>Is in reasonably close proximity to the community it serves;</p> <p>Is demonstrably special to a local community and holds a particular local significance; and</p> <p>Is local in character and is not an extensive tract of land.</p>	<p>NDP Policy D5 seeks to identify and protect a range of important open spaces in the Parish as Local Green Spaces. The justifications are provided in Appendix 4 of the Plan.</p> <p>This is in general conformity with Local Plan Policy DM.7. This sets out that 'Local Green Space allocated by Neighbourhood Plans will be supported if the proposal is compliant with the NPPF.'</p>
<p>Policy T1 Parking in the Village</p>	<p>Policy SP.27 - Transport and Accessibility in Wyre Forest Managing Travel Demand</p>	<p>Policy T1 has been prepared to help ensure that proposals for</p>

<p>Proposals which would result in a loss of accessible off street parking provision for residents, visitors and customers will not be permitted.</p>	<p>1. Proposals must demonstrate that:</p> <ul style="list-style-type: none"> a. the location and layout of development will minimise the demand for travel; b. they offer viable sustainable transport choices, with a particular focus on active travel modes with attractive and well-designed walking and cycling networks; c. they address road safety issues; and in particular, d. they are consistent with the delivery of the Worcestershire Local Transport Plan objectives. <p>2. Travel Plans will be required for all major developments. These must set out measures to reduce demand to travel by private cars and must seek to promote and support increased walking, cycling and public transport use for a range of trip purposes through agreed targets and monitoring arrangements. The Travel Plan must follow the guidance set out in national planning policy and guidance, including the National Design Guide and the National Model Design Code.</p> <p>3. New development should have regard to the principles and design criteria set out in Manual for Streets 1 and 2, the Worcestershire Local Transport Plan compendium and the Worcestershire Streetscape Design Guide.</p>	<p>development and changes of use of businesses in the village centre give proper consideration to parking and access. Proposals which would result in a reduction in off street customer parking provision will be resisted.</p> <p>The Policy is in general conformity with Wyre Forest Local Plan Policy SP.27 - Transport and Accessibility in Wyre Forest which advises that '1. Proposals must demonstrate that: ... c. they address road safety issues; and in particular, d. they are consistent with the delivery of the Worcestershire Local Transport Plan objectives.'</p>

3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

A neighbourhood plan must be compatible with EU obligations, as incorporated into UK law, in order to be legally compliant. Notwithstanding the United Kingdom's departure from the EU, these obligations continue to apply unless and until repealed or replaced in an Act of Parliament.

Strategic Environmental Assessment (SEA)

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

A screening report (Chaddesley Corbett NDP Review Screening Assessment, September 2021) was prepared prior to the Regulation 14 public consultation to determine whether the Draft Modified Neighbourhood Development Plan required a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and / or a Habitat Regulations Assessment (HRA) in accordance with Article 6(3) and (4) of the EU Habitats Directive.

The report concluded that the Neighbourhood Plan would not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to SEA.

The report was sent to the three consultation bodies, Environment Agency, Natural England and Historic England. Historic England did not disagree with the Parish Council's conclusions but deferred to the opinions of the other statutory bodies. Environment Agency had no comments and Natural England agreed with the conclusion that the NDP would have no likely significant on the 2 named European sites.

The SEA Screening Assessment was updated prior to the Regulation 14 consultation and has been updated again for Submission.

Requirement for Habitats Regulations Assessment (HRA)

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a

Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation.

The report Chaddesley Corbett NDP Review Habitats Regulations Screening Assessment, September 2021 was produced prior to the Regulation 14 consultation and forwarded to the 3 consultation bodies for comments.

The screening report was subject to a five week consultation with Natural England and other consultation bodies Historic England and Environment Agency.

The responses from the three bodies are set out in Appendix 1. Natural England and Historic England concurred with the outcome of the HRA Screening Assessment, and Environment Agency made no comment.

The updated report was published on the NDP web pages prior to the Regulation 14 consultation.

European Convention on Human Rights

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ("The Convention"). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Council has developed the policies and proposals within the Plan in full consultation with the

community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

It is unlikely there would be any detrimental impact on the 'protected characteristics' set out in the Equality Act and, generally, the Plan would bring positive benefits. Whilst the Plan does not directly address needs in respect of particular protected characteristics within the plan area, the Review NDP is not prejudicial to any group in its policies.

3.7 The NDP must not breach the requirements of Chapter 8 of the Conservation of Habitats and Species Regulations 2017 (d)

Natural England concurred with the findings of the HRA assessment and advised that the Neighbourhood Plan would not be likely to result in a significant effect on the 2 European Sites, either alone or in combination and therefore no further assessment work would be required.

3.8 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, effective from 28 December 2018, prescribes the following additional Basic Condition for the purpose of paragraph 8(2)(g) of Schedule 4B to the TCPA 1990:

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

Regulation 106(1) of Chapter 8 states that: 'a qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under Regulation 105 (that assessment is necessary where the neighbourhood plan is likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects) or to enable it to determine whether that assessment is required'.

The prescribed conditions have been met in relation to the Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.

Chaddesley Corbett Parish Council, June 2022

With assistance from

