



# Chaddesley Corbett Review Neighbourhood Plan 2022 - 2036

Submission Version



Chaddesley Corbett Parish Council

June 2022

## Contents

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

5.4	Protecting and Enhancing the Rural Character and Built Environment .....	71
	Policy D1 Promoting High Quality Design in New Development .....	77
	Policy D2 Architectural Details and Materials.....	80
	Policy D3 Protecting and Enhancing Heritage Assets and Archaeology .....	81
	Policy D4 Protected Views and Landmarks .....	83
	Policy D5 Local Green Spaces .....	87
5.5	Traffic and Parking .....	88
	Policy T1 Parking in the Village .....	91
	Electric Vehicle Charging Points.....	91
6.0	Next Steps.....	92
	Appendices .....	93
	Appendix 1 Recent Planning Applications for Residential Development and Conversions in Chaddesley Corbett Parish.....	94
	Appendix 2 Protected Views.....	98
	Appendix 3 Harvington Conservation Area .....	111
	Appendix 4 Local Green Spaces .....	113
	Appendix 5 Chaddesley Corbett Parish Design Guidelines.....	130

## Acknowledgements

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

## Executive Summary

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

- Policy H4 Backland and Rear and Side Garden Development and Extensions
  - Policy C1 Conversion of Insubstantial Buildings
  - Policy B1 Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use
  - Policy B2 Working from Home
  - Policy D1 Promoting High Quality Design in New Development
  - Policy D2 Architectural Details and Materials
  - Policy D3 Protecting and Enhancing Heritage Assets and Archaeology
  - Policy D4 Protected Views and Landmarks
  - Policy D5 Local Green Spaces
  - Policy T1 Parking in the Village.
6. Wyre Forest District Council will publish the Review Plan for a further 6 weeks before the Plan is examined by an independent examiner. The final version of the Review NDP, which is likely to include further modifications recommended by the examiner will, if the Examiner agrees, be the subject of a local referendum. If there is a majority 'Yes' vote, the NDP will be made (adopted) by the District Council.

## Part One - Setting the Context

### 1.0 Introduction and Background



View of main Village

### 1.1 Chaddesley Corbett

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

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

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

**Map 1: Chaddesley Corbett Neighbourhood Area and Parish Boundary**



## 1.2 Chaddesley Corbett Neighbourhood Development Plan Review

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

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

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

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

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

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

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

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

Paragraph: 106 Reference ID: 41-106-20190509

Revision date: 09 05 2019

- 1.2.8 The NDP Review is considered to comprise material modifications. The process for preparing the NDP Review has followed PPG for preparing a Neighbourhood Plan and as set out in The Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.2.9 It is likely that the modifications are so significant or substantial as to change the nature of the plan. This is because the NDP Review includes significant amendments to former planning policies and deletion of former site allocations and sets out new planning policies including detailed design policies from design codes and new site allocations including for affordable housing. Provided the examiner is satisfied that the modified Plan meets the required basic conditions (subject to any recommended modifications), it is likely that they will recommend that the NDP should proceed to a local referendum.
- 1.2.10 The NDP Review has been informed by a number of consultation processes and technical studies<sup>4</sup>. These are summarised in the sections which follow.
- Chaddesley Corbett Parish Housing Needs Survey, Wyre Forest District Council, 2019<sup>5</sup>**
- 1.2.11 A housing needs survey was carried out in June 2019 in Chaddesley Corbett Parish to establish what the expected housing requirements are for the Parish in the next 5-10 years.
- 1.2.12 The findings of the Housing Needs Survey provide evidence that development needs to include affordable housing for rental or shared ownership (or other type of low cost home ownership product) and this should be a mix of sizes and types. The affordable housing should meet the

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

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

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

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

requirements of the Council's rural Local Connection Policy and local connection.

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

1.2.13 Worcestershire County Council Management Information, Analytics and Research Team were commissioned to carry out a number of surveys on behalf of the Parish Council. Survey content was developed in conjunction with the Parish Council and three survey versions were produced:

- Resident's survey: mailed to all 677 households in the Parish for completion by one member of the household and return by pre-paid envelope or for completion online.
- Business survey: made available online with a link sent by letter to all businesses within the Parish by the Parish Clerk.
- Survey for children and young people, made available online with link promoted through the resident survey.

1.2.14 The response rate to the resident survey was 26%, 167 responses were received from 677 mailed out to all households in the Parish. No responses to the business survey were received from businesses operating in the Parish. One response to the young person's survey was received. This data was sent to the Parish Council.

1.2.15 The Survey included a range of questions on a number of planning related themes including work location and travel to work, views on living in the Parish, supporting Chaddesley Community Care Initiative, history, architecture and conservation, business, agriculture and commerce, housing and environment, highways, transport and parking and hopes and fears.

**Call for Sites in January 2020**

1.2.16 A Call for Sites was undertaken to identify Rural Exception Sites for Affordable housing which were supported in a policy in the previous NDP. The Call for Sites invited landowners and those with an interest in land to submit sites for consideration which had the potential for new affordable housing to meet local needs up to 2036. Potential sites were required to be within or adjacent to the village of Chaddesley Corbett.

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

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

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

- 1.2.17 The Parish Council applied to the Government's Neighbourhood Planning Support programme run by Locality, on behalf of the Ministry of Housing, Communities and Local Government (MHCLG), for Technical Support for Site Options and Assessment. Independent consultants AECOM Ltd were appointed by Locality to undertake a technical assessment of the potential sites. The Site Options and Assessment Report assessed 18 sites for their potential suitability for small scale affordable housing development in the Parish. The sites identified for assessment included those that were put forward in response to the Parish Council's Call for Sites and also sites submitted through the Wyre Forest District Council Housing and Economic Land Availability Assessment (HELAA).
- 1.2.18 The site assessment was based on a traffic light system (red, amber, green); with green sites suitable for allocation, amber sites potentially suitable if identified constraints can be resolved or mitigated and red sites not suitable for allocation. Eight sites were selected for further consideration and formal consultation, although only one site was classified Green. The Parish Council decided to add a site to the consultation process, NP02(a), land at the top of Malvern View, as an alternative to NP02(c) which in view of its extensive views, they did not consider suitable for development.
- Public Consultation: Neighbourhood Plan Review Report on Outcome of Call for Sites for Affordable Housing, November 2020<sup>8</sup>**
- 1.2.19 A six-week Public Consultation on the eight sites took place from September to October 2020, to which approximately 40% of households responded. Consultation responses were also received from Worcestershire County Council Highways and the District Council. The results of the appraisal and consultation exercise are shown in Appendix 1 of the report.
- 1.2.20 One site was selected for inclusion as a Rural Exception Site in the NP as a site suitable for affordable housing, (WFR/CC/7 – Land off Bromsgrove Road, Lower Chaddesley - the southern part of the site put forward).

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

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

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

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

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

**Scoping Opinion on Viability, January 2022**

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

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

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

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

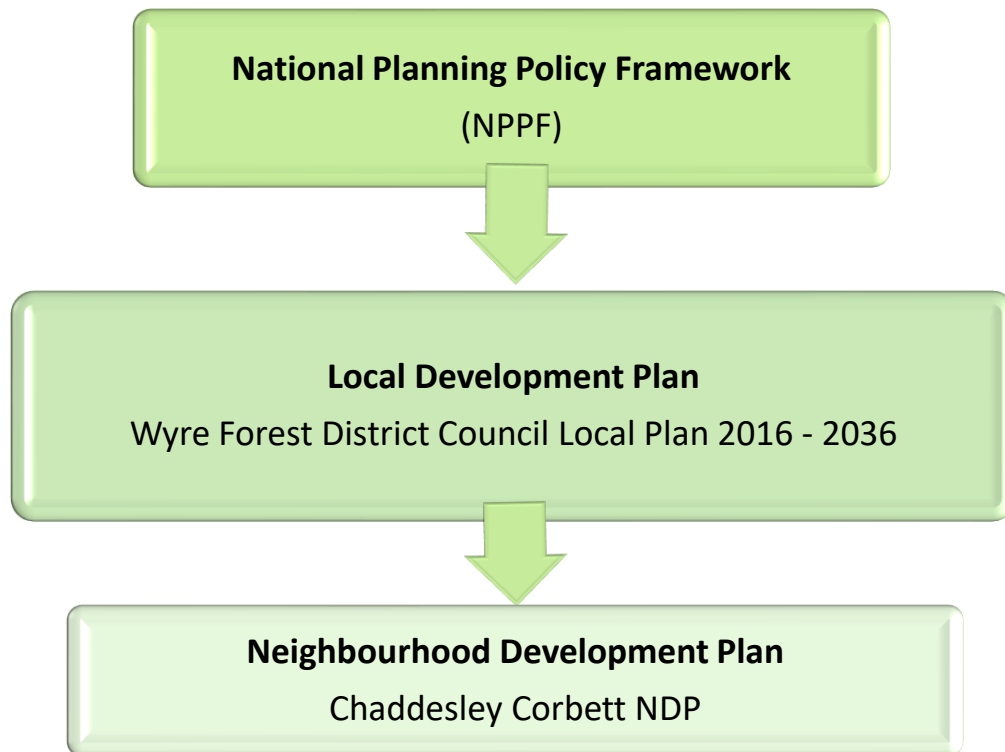
- 1.2.27 A public drop in event was held on 30<sup>th</sup> March 2022 from 11:00am to 8:00pm at Chaddesley Corbett Village Hall. Responses were invited using response forms or in writing.
- 1.2.28 Full details of all consultation processes and how the responses informed the preparation of the Review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

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

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

## 2.0 Planning Policy Context

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



### 2.1 National Planning Policy Framework (NPPF)

- 2.1.1 At a national level planning policy is set out in the National Policy Planning Framework (NPPF), Planning Practice Guidance (PPG) which is a web based resource providing information about how the NPPF should be interpreted and further detail about process, and other published Government Ministerial statements.
- 2.1.2 The NPPF sets out in paragraph 7 that 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue

the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'

- 2.1.3 Paragraph 8 sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

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

- 2.1.4 Paragraph 29 advises that 'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.'

## 2.2 Wyre Forest District Council Planning Policy

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

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

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

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

### 3.0 Key Issues for Chaddesley Corbett in 2022

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

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

3.2 Chaddesley Corbett Parish has an active community, with a number of groups providing for a wide variety of sporting and leisure interests. Community spirit/good neighbours was the second most popular choice residents like most about living in the Parish, after the rural location/countryside, on the Residents' Survey. Positive comments frequently referred to the friendliness of local people, sense of community and village atmosphere.

3.3 This sense of community and the local clubs and facilities are highly valued and should be retained and supported.

3.4 The housing needs survey considers data from the 2011 Census. It notes that Chaddesley Corbett has a slightly higher proportion of 25-64 year olds, in comparison to the district and a higher population of 65+ year olds in comparison to district and national figures.

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

3.5 The Parish has an exceptionally high quality natural environment, with a number of designated sites which are already given protection. These include Chaddesley Wood NNR (National Nature Reserve) and SSSI (Site of Special Scientific Interest), three Local Wildlife Sites at Mearse Farm Heath, Hoo and Barnet Brook, and Hadley, Elmley and Hockley Brooks. There are also a number of Tree Preservation Orders (TPOs). The former NDP also identified features such as Important Open Spaces in the Conservation Area and Protected Views.

3.6 The area also has a distinctive landscape character of ancient woodlands, rolling mixed farmland, fields with hedgerow boundaries and traditional brick and timber buildings, defined as falling within the landscape types Principal Timbered Farmland and Estate Farmlands by Worcestershire County Council.

3.7 It is important that any opportunities from new development maintain and enhance these and any other valued features of the natural environment.

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

3.8 The housing needs survey summarises key data from the 2011 Census and notes that Chaddesley Corbett has a high proportion of detached dwellings in comparison to the district, regionally and nationally and a significantly lower proportion of purpose-built flats.

3.9 The Parish has a lower proportion of households in owner occupied accommodation than Wyre Forest as a whole (64.2% compared to 70.6% in Wyre Forest). There are a higher proportion of households in homes owned outright than in Wyre Forest as a whole (40.9% compared to 37.7%) but the proportion of households in homes with a mortgage is lower (23.3% compared to 33%). The Parish also has a higher population of residents who are in private rented accommodation than in Wyre Forest as a whole (18.4% compared to 13.2% in Wyre Forest).

3.10 The housing needs survey also notes that property prices in rural areas are less affordable than in urban areas, leading to many residents moving away from villages in order to find suitable and affordable homes. The report

identifies types, sizes and tenure of houses needed in Chaddesley Corbett over the plan period.

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

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

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

- 3.16 The Parish enjoys an exceptionally high quality environment with many heritage assets including around 67 listed buildings, two Conservation Areas at Chaddesley Corbett and Harvington, two scheduled monuments and a range of undesignated assets including 48 historic farmsteads and 9 out farms<sup>10</sup>, 100 historic buildings, monuments, parks and gardens.
- 3.17 The responses to the Residents' Survey showed that a majority of respondents supported the proposals for design principles in planning policies and the highest level of support was for requiring hedgerows using native species in boundaries along roadsides. There was also a high level of support for design principles to promote local character and distinctiveness,

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<sup>10</sup> Note - Traditional farmsteads comprise the farmhouse and some or all of the working farm buildings. Some farms also having isolated field barns or outfarms (see Historic England Farmstead Assessment Framework, 2015).

to address space standards and to provide off road parking, gardens and landscaping.

- 3.18 It is important that any new development is designed sensitively to conserve and enhance heritage assets and to contribute positively to the distinctive character of the Parish.

### **Flooding and Water Quality**

- 3.19 The main source of flooding in Chaddesley Corbett comes from the overrunning of watercourses in the area, in conjunction with surface water run-off from roads and agricultural land, and limited capacity of the highway's drainage network. There is potential for flooding of roads (including the A448) and a few properties during heavy rainfall. When roads in the area become impassable the village becomes isolated, as happened in early 2020. Flooding of roads makes it difficult for local communities to access services and facilities, and flooding of properties can cause significant damage, resulting in major adverse impacts on householders.
- 3.20 Drayton Pool has a raised earth dam which poses a potential inundation risk for downstream properties.
- 3.21 The SFRA<sup>11</sup>, 2019 notes that Chaddesley Corbett has historic instances of flooding due to surface water flooding. Table 6-6: Summary of flood risk to key towns and villages in Wyre Forest notes that for Chaddesley Corbett, Brockencote and Cakebole, 'Flood Zones show the main fluvial flood risk is from Hockley Brook and an unnamed tributary to the west that has its confluence within Cakebole. With the exception of a few properties in the vicinity of Cakebole the fluvial flood risk is largely contained to the greenfield floodplain.' In terms of surface water flood risk, 'Surface water flooding up to 1% AEP<sup>12</sup> is relatively minor and has a tendency to pool or flow along existing watercourses or in fields and gardens. However, at 0.1% AEP surface water flooding is extensive although still largely contained to streets and open spaces.'
- 3.22 There are three known flooding problems in the Parish. These are:
- Hockley Brook at Dorhall and Woodrow – excess water affects land and property. Highway drainage issue.
  - Hockley Brook at Hillpool – excess water affects land and property. Highway drainage issue.
  - Hockley Brook at Drayton – excess water affects land and property. Highway drainage issue.
- 3.23 The area covered by the Neighbourhood Development Plan drains into the Hoo Brook and Hadley Brook Water Framework Directive (WFD) water

<sup>11</sup> Wyre Forest District Council Level 1 and 2 Strategic Flood Risk Assessment Final Report August 2019  
<https://www.wyreforestdc.gov.uk/media/4741727/Strategic-Flood-Risk-Assessment-Main-Report-August-2019-.pdf>

<sup>12</sup> Annual Exceedance Probability

catchments<sup>13</sup>. Neither of these water bodies has reached Good Ecological Status which is required by 2027. Hoo Brook Source to confluence with River Stour is Medium Risk for flood risk and the main areas for targeting flood risk management interventions are Belbroughton, Chaddesley Corbett and Kidderminster. WFD designation is Low Priority – 'The brook is at Moderate status due to impacts from; abstractions, physical modifications, diffuse pollution and discharges from Sewage Treatment Works, resulting in elevated phosphate levels and impacts on river ecology. The Brook currently meets its required status.' Hadley Brook source to confluence with River Salwarpe has a WFD classification of Medium Priority – 'The brook is at Poor status due to impacts from; abstractions, physical modifications, diffuse pollution and discharges from Sewage Treatment Works, resulting in elevated phosphate levels and impacts on river ecology.'

- 3.24 Worcestershire County Council as a Lead Local Flood Authority has a duty to manage flood risk from surface water, groundwater and ordinary watercourses across the county. The Worcestershire Local Flood Risk Management Strategy<sup>14</sup> sets out how it will do this.
- 3.25 Sources of pollution can originate from a variety of sources including:
- 1) Point source pollution from spillage or tipping incidents or incorrect disposal;
  - 2) Urban diffuse pollution from roads, pathways or other sources;
  - 3) Rural diffuse pollution from agriculture, horticulture or other land uses.
- 3.26 Green infrastructure and land management techniques such as riparian buffers provide opportunities to reduce this risk alongside the use of SuDS which provide opportunities for the filtering and settling out of contaminants.
- 3.27 It is important that the location and design of any new development proposals take account of these issues. The Parish Council intends to rely on the District Council's policies in relation to Sustainable urban Drainage Systems (SUDs).
- 3.28 **Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Assessment Reports** were prepared for the emerging Draft Modified Plan in Autumn 2021. The two draft reports were emailed to the three consultation bodies, Environment Agency, Natural England and Historic England for comment. Natural England and Historic England concurred with the reports' conclusions that the Plan is unlikely to result in significant negative effects, and Environment Agency had no comments on the reports.
- 3.29 Environment Agency also advised that 'it is important that the NP offers robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth

<sup>13</sup> Catchment Based Management in Worcestershire, Technical Background Document, June 2018

<sup>14</sup> Worcestershire Local Flood Risk Management Strategy 2015 – 2021 Adopted March 2016

for the duration of the plan period.’ The EA advised that the Environment Agency guidance and pro-forma should be completed for all site allocations and matters relating to surface water (pluvial) flooding should be discussed with the drainage team at Wyre Forest District Council as the Lead Local Flood Authority (LLFA). The EA proforma was duly completed for all sites and forwarded to Severn Trent, Wyre Forest District Council and North Worcestershire Water Management for their comments. The EA Proforma was amended and is provided on the NDP Review web pages along with the revised SEA and HRA Screening Assessment reports.

### **Accessibility and Transport**

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

## Part Two - Vision, Objectives and Planning Policies

### 4.0 Vision and Objectives

#### 4.1 Vision Statement

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

#### 4.2 Objectives

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

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

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

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

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

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

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

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

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

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

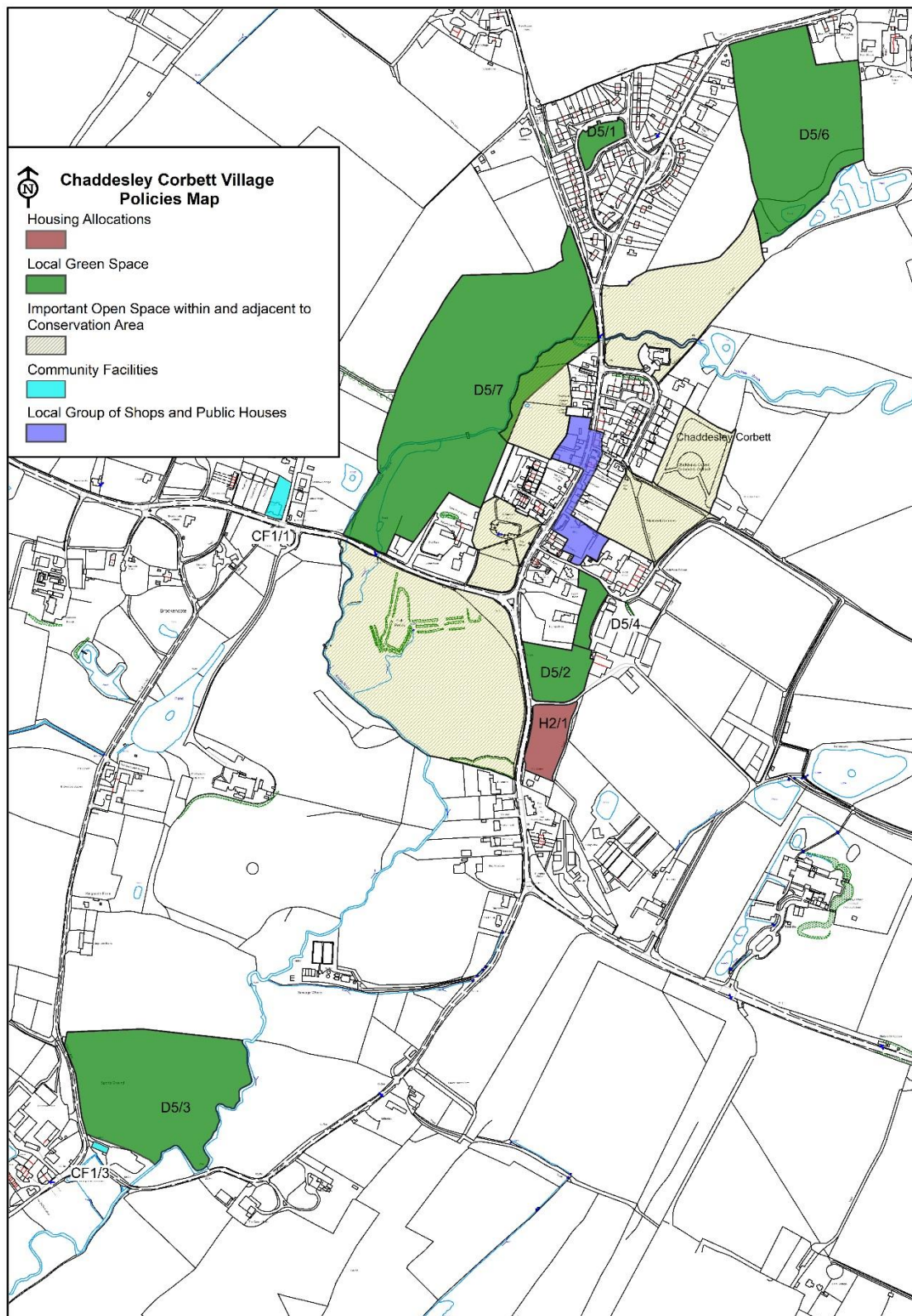
(Through NDP Policies D1 Promoting High Quality Design in New Development, D2 Architectural Details and Materials and D3 Protecting and Enhancing Heritage Assets and Archaeology and D4 Protected Views and Landmarks)

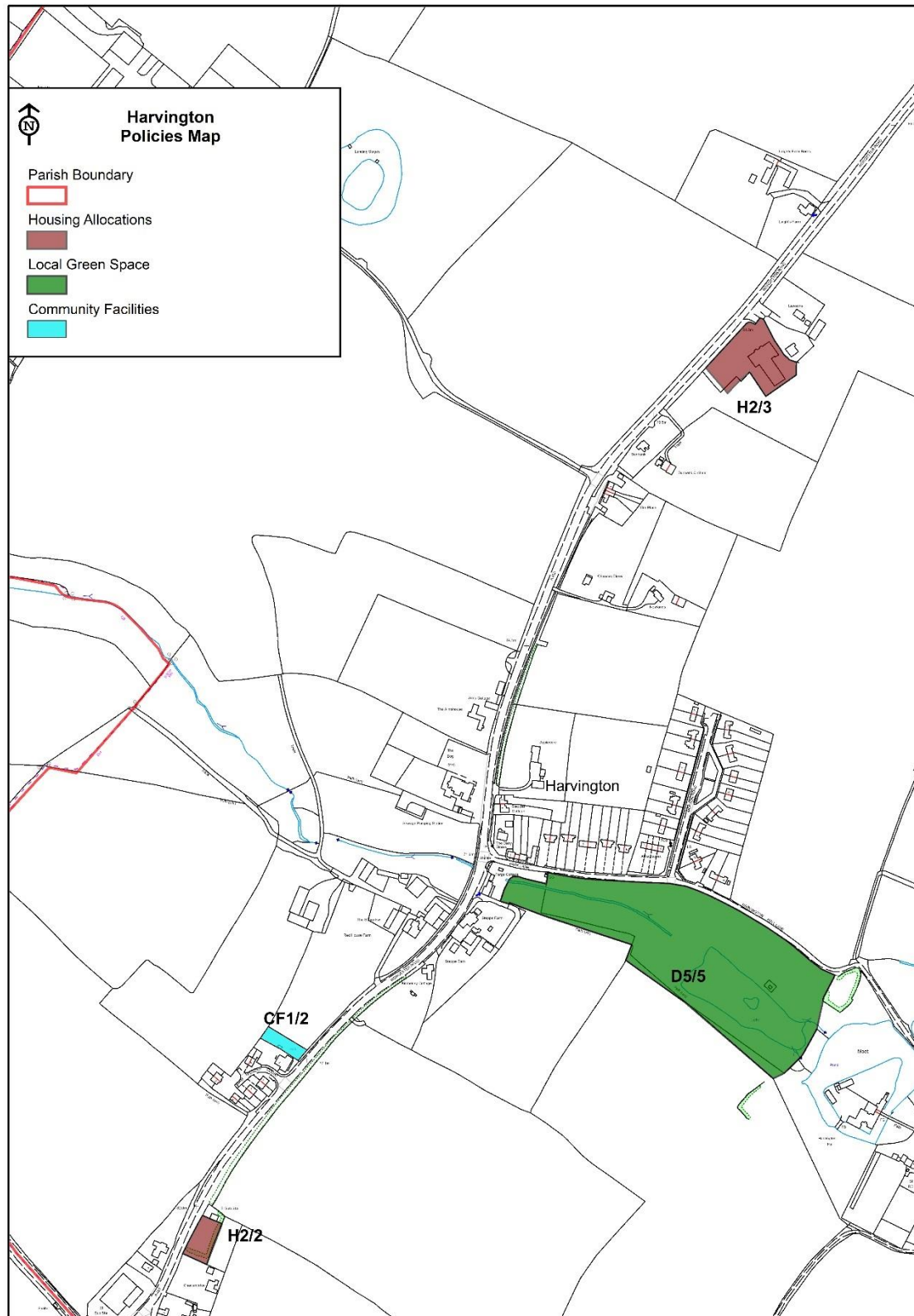
- **Objective 6 - To ensure that the Parish is a welcoming setting for visitors by improving facilities within the context of a safe and secure rural environment, accessible via a range of means of transport.**

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

## 5.0 Neighbourhood Plan Policies

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

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

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

## 5.1 Community Facilities and Green Infrastructure



**Chaddesley Surgery**

### Introduction

- 5.1.1 Chaddesley Corbett Parish has a range of community facilities and green spaces which are highly valued by local residents.
- 5.1.2 The Parish is well served by a Village Hall at Brockencote and a Community Hall at Harvington. Parking is available at both venues but is insufficient for large gatherings. Social and cultural organisations such as Chaddesley Amateur Theatrical Society and St. Cassian's Players are active and well supported. Membership of the two branches of Women's Institute is very high with many members coming from outside the Parish. Apart from Mother and Toddler groups, most sessions at the two halls are targeted at adults and attract many who live outside the Parish. The village hall is a popular venue for weddings, children's parties, christenings, parties and other social gatherings.
- 5.1.3 Also of importance are:
- Chaddesley Corbett Endowed Primary School - a single form entry school located on a new site to the south east of the village
  - Winterfold House - an independent school for girls and boys aged 3 to 13 years and nursery for babies from 6 weeks to children of 3 years and
  - The village surgery which has a team of doctors and medical staff and includes a dispensary.
- 5.1.4 Sporting activities are focused on Chaddesley Corbett Sports Club at Lower Chaddesley, just outside the village. It currently has more than 150

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



**Play Area**

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



**Burial Ground**

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

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

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

### Community Facilities

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

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

### **Chaddesley Community Care Initiative**



**Carols at the Community Care Cafe**

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

- 5.1.16 The NDP Review provides an opportunity to support Chaddesley Community Care by providing a positive planning framework for future proposals. Facilities at the village hall are often booked and there is an identified need to provide improved provision in the form of a bespoke facility which would be fully accessible to all and flexible to meet the changing requirements of the project as it develops in the future to meet residents' needs.
- 5.1.17 In a recent report commissioned by the Alzheimer's Society<sup>15</sup> the prevalence rate of dementia among older people in England is estimated to be 7.2% in 2019. Among the 885,000 people with dementia in the UK, 127,000 have mild dementia, 246,000 have moderate dementia and 511,000 have severe dementia. The report projects that the number of older people with dementia in the UK will increase by 80%, from almost 885,000 in 2019 to around 1.6 million in 2040. It will reach one million in the year 2024. Table 1 in the report gives the projected number of older people aged 65 and over with dementia (persons) by local authority area. Figure 1 provides an extract from Table 1 and shows that there is a projected increase in Worcestershire of 42.2% from 2019 - 2030.

Figure 1

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

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

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

<sup>15</sup> Projections of older people with dementia and costs of dementia care in the United Kingdom, 2019 –2040, November 2019 by the Care Policy and Evaluation Centre (CPEC) at the London School of Economics and Political Science (LSE)

**Policy CF1 Supporting Health and Wellbeing****Protecting Existing Facilities**

The following existing community facilities are of recognised importance:

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

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

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

**New and Improved Community Facilities**

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

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

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

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

## Protecting Facilities in Chaddesley Corbett Village Centre



Village centre

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

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

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

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

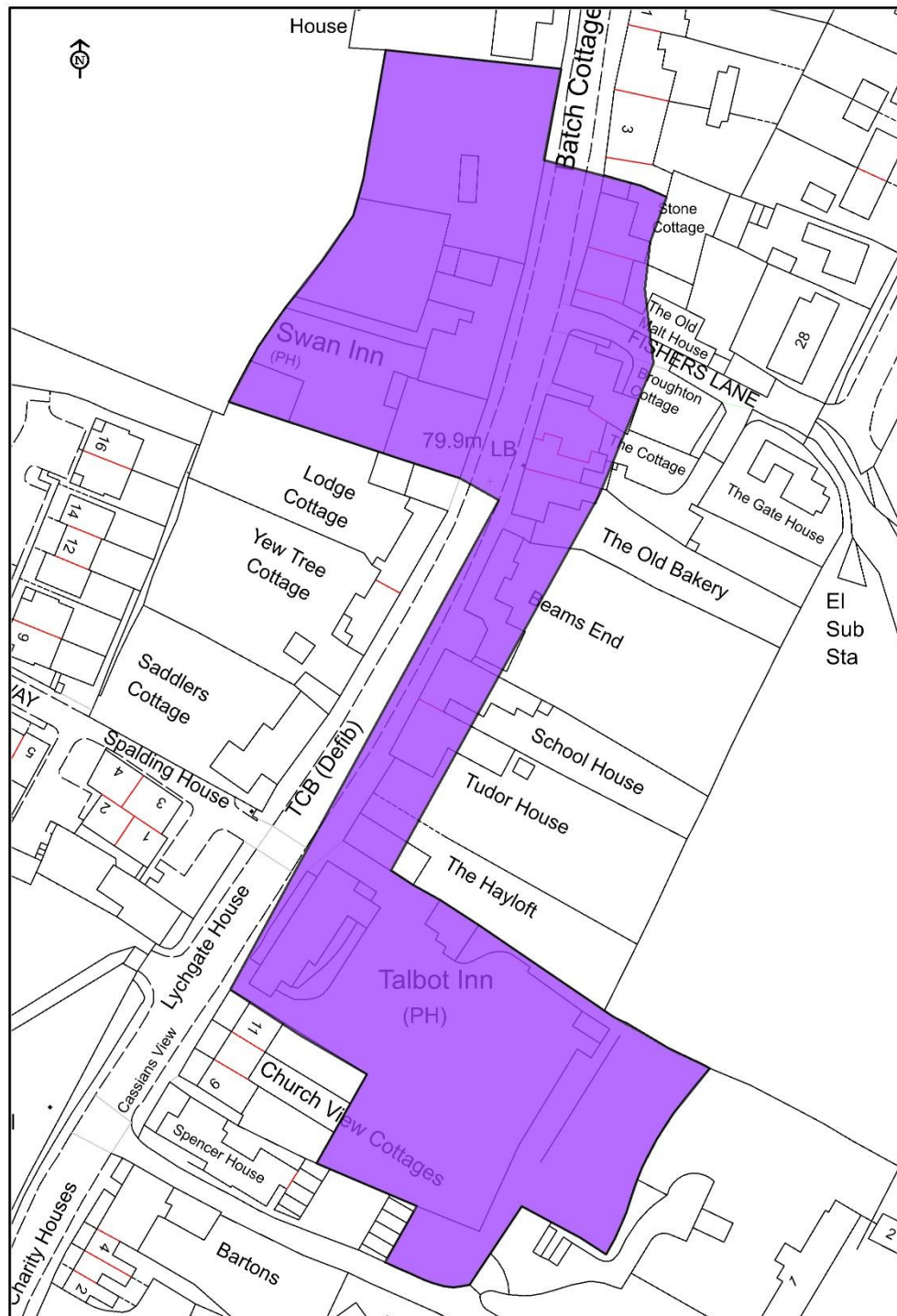
Facilities within the Local Group will be safeguarded in accordance with Local Plan Policy SP.6 - Role of the existing villages and rural areas and Local Plan Policy DM.15 - Local Shops.

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

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

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

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



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## Green Infrastructure

- 5.1.24 Green Infrastructure is 'the network of green spaces and natural elements that intersperse and connect our cities, towns and villages. It is the open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage and open countryside. Green Infrastructure provides multiple benefits for the economy, the environment and people.'<sup>16</sup> All these networks and open spaces form an important part of the Parish's Green Infrastructure (GI), providing important habitats and wildlife corridors for birds, insects and small mammals, as well as opportunities to support healthy lifestyles and well-being of parishioners.
- 5.1.25 A key feature of natural open space in the Parish is Chaddesley Wood. This is owned by Natural England and managed by the Worcestershire Wildlife Trust. A body of volunteers support the work of two Parish based wardens. The public gain access through a series of footpaths which extend across the Parish. Chaddesley Wood National Nature Reserve is a designated site of national importance and the Forest of Feckenham SSSI includes unimproved neutral grasslands which are associated with ancient woodland. The woods represent a fine example of lowland English Oakwood which includes species such as ash, hazel, holly and rowan. Additionally, the recent felling of conifers and the planting of deciduous trees has resulted in an increase of insects, butterflies and moths.



**Chaddesley Wood**

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<sup>16</sup> See Wyre Forest District Council Green Infrastructure Strategy (October 2012)

- 5.1.26 Important features at the entrance of the Village from the Kidderminster direction include the area of land adjacent to the A448, a green triangle, and the orchard next to St Cassian's church. These areas provide an important link with the Conservation Area as well as the rural environment. In the Chaddesley Corbett Conservation Area Character Appraisal<sup>17</sup> these areas are identified and mapped as 'important spaces' - see NDP Map 5.
- 5.1.27 As well as contributing to the visual aspect of the Parish some of these locations provide an opportunity for the planting of wildflowers to support insects and birds. The Character Appraisal also identifies trees of particular importance which are not covered by Tree Preservation Orders, but which benefit from a degree of protection through the Conservation Area.
- 5.1.28 The area around Harvington Hall is an important historic site and the open space associated with the Hall is of particular significance. The grounds beneath are registered as a scheduled monument. Trees and hedgerows are an important feature of the Harvington Conservation Area which protects the trees. Again, this area provides a natural habitat for insects, birds and small mammals.
- 5.1.29 Most of the open countryside between the settlements is cultivated, with some important examples of ancient hedgerows which include ash, blackthorn, hawthorn, holly and ivy. These important features should be preserved and enhanced wherever possible.
- 5.1.30 There is evidence of medieval fishponds in Chaddesley Village either side of the A448 road between Bromsgrove and Kidderminster, which extend behind the Village Street on the western side. Other examples are to be found at Harvington Hall within the Conservation Area. These interesting examples testify to the longevity of settlements in the Parish and provide important stretches of green space (see Historic Environment Records at Worcestershire County Council<sup>18</sup> for further information.)
- 5.1.31 The Churchyards and larger houses in the Parish contain some fine examples of mature tree species including Yew and Wellingtonia, which are subject to tree preservation orders.
- 5.1.32 The fruit orchards established after 1945 have largely disappeared. The Community Orchard is managed by the Parish Council. More than 100 Worcestershire fruit trees have been planted by volunteers on the site since 2008 and a series of memorial benches provide an opportunity for rest and quiet contemplation. The site is regularly mowed and in the last two years the variety of wildflowers on the site has increased. The site is open to public access.

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<sup>17</sup> <https://www.wyreforestdc.gov.uk/planning-and-buildings/conservation-areas-and-listed-buildings/what-is-a-conservation-area/conservation-areas-in-wyre-forest/chaddesley-corbett-conservation-area.aspx>

<sup>18</sup> [http://www.worcestershire.gov.uk/info/20189/search\\_our\\_records/249/accessing\\_archaeological\\_and\\_historic\\_environment\\_information](http://www.worcestershire.gov.uk/info/20189/search_our_records/249/accessing_archaeological_and_historic_environment_information)

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

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

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

## Cemeteries and Churchyards



**St Cassian's Churchyard**

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

## Wildlife Corridor Networks

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

(and this damage cannot be avoided or mitigated within the development parcel) new habitats, or habitat enhancements, will be created nearby.<sup>19</sup>.

- 5.1.42 The Chaddesley Corbett Wildlife Corridors network is safeguarded from inappropriate development in accordance with the Wyre Forest Local Plan (Policies SP.23 and SP.28) for protecting and enhancing biodiversity and safeguarding Green Infrastructure. The National Planning Policy Framework (NPPF), specifically section 15, (Conserving and Enhancing the natural Environment) states that 'Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (and) sites of biodiversity... including by establishing coherent ecological networks that are more resilient to current and future pressures; ' A key principle requires that the intrinsic character and beauty of the countryside should be respected and protected. This approach is further strengthened by the Environment Act 2021, which requires development to deliver 10% biodiversity net gain.
- 5.1.43 The Parish has several important designated wildlife sites. These include Chaddesley Wood National Nature Reserve and part of Feckenham Forest Site of Special Scientific Interest, and three Local Wildlife Sites at Mearse Farm Heath, Hoo and Barnet Brook, and Hadley, Elmley and Hockley Brooks. The wildlife value of these sites could be improved by the protection and enhancement of wildlife networks linking habitats and supporting foraging opportunities. In order to support the evidence gathering process with reference to the designation of Local Green Space, information has been drawn from the Worcestershire Biological Records Centre (WBRC), (2021). A full copy of the report is available to view on the Parish Council website<sup>20</sup> and Map 4 Wildlife Sites and Corridors shows the location of the wildlife sites, including the three wildlife corridors described below.

### **Corridor 1**

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

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

<sup>19</sup> <https://www.gov.uk/government/collections/biodiversity-offsetting>

<sup>20</sup> <https://www.chaddesleyparishcouncil.org.uk/historical-information/>

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

## **Corridor 2**

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

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

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

## **Corridor 3**

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

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

- 5.1.44 Key local ecological networks within the neighbourhood planning area can be found in the Worcestershire Habitat Inventory<sup>21</sup>. The Worcestershire Habitat Inventory identifies Biodiversity Action Plan 'priority' habitats and habitat networks, including hedgerows and hedgerow networks. The Worcestershire Biological Records Centre also has information showing statutory and non-statutory designated sites of importance for nature conservation (including ancient woodland and veteran trees). All these wildlife habitats and networks make a significant contribution to the Chaddesley Corbett Green Infrastructure Network.

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<sup>21</sup> [http://www.worcestershire.gov.uk/info/20302/worcestershire\\_habitat\\_inventory](http://www.worcestershire.gov.uk/info/20302/worcestershire_habitat_inventory)

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

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

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

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

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

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

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

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

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

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

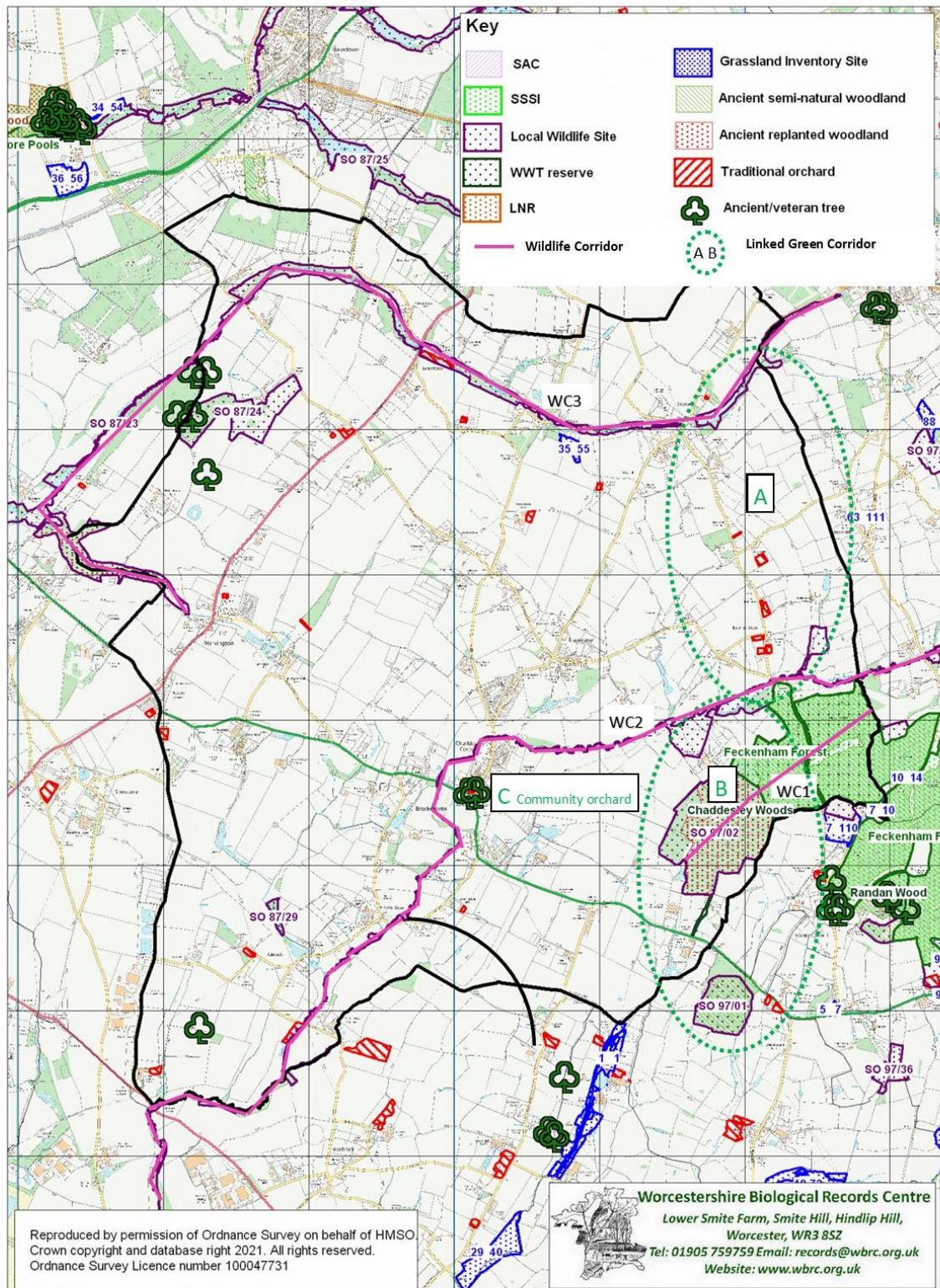
Proposals should demonstrate that legal requirements have been met for establishing the presence or otherwise of protected species through appropriate levels of ecological survey.

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

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

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

### Map 4: Wildlife Sites and Corridors



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## 5.2 Housing



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

### Introduction

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

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



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

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

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

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

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

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

### **NDP Review Evidence Base**

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

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

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

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

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

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

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

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

**Wyre Forest District Housing Need Study 2018, Wyre Forest District Council Final Report, October 2018<sup>22</sup>**

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

**Housing Policies and Proposals**

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

**Housing Mix**

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

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<sup>22</sup> <https://www.wyreforestdc.gov.uk/planning-and-buildings/planning-policy/local-plan-evidence-base.aspx>

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

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

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

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

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

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

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

In terms of tenure mix, proposals for affordable housing for shared ownership or social rental will be sought in line with Local Plan Policy 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.

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

### Site Allocations for Affordable and Other Housing

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

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

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

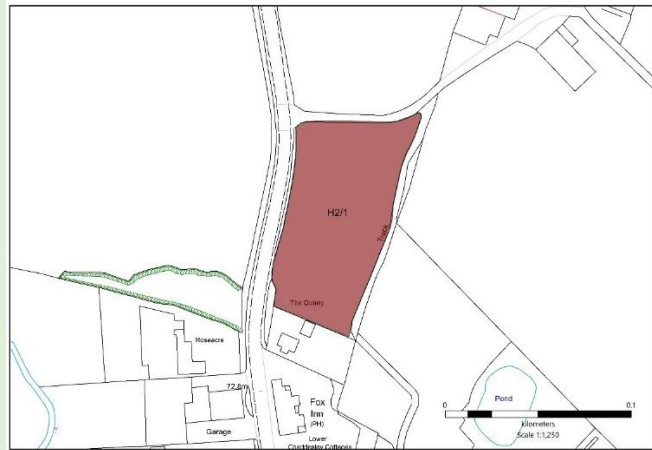
paper copy of a survey and return in a postage paid envelope. There were 254 responses - approximately 40% of households in the Parish. Consultation responses were also received from Worcestershire County Council Highways and the District Council's Planning department. The detailed results of the public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

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

## Policy H2 Housing Site Allocations

The following two sites (H2/1 and H2/2) are identified as a Rural Exception Sites suitable for affordable housing schemes, subject to planning conditions:

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



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on behalf of Chaddesley Corbett Parish Council 100018317

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

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

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

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



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on behalf of Chaddesley Corbett Parish Council 100018317

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

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

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

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

Site H2/3 Hewitts Site, Stourbridge Road, Harvington



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Chaddesley Corbett Parish Council 100018317

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

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

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

That part of the site that was in horticultural use should be returned to agricultural use.

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

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

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

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

1. Schemes provide a suitable housing mix to meet local community needs in line with the most up to date Parish Housing Needs Assessment;
2. Proposals involve the re-use of previously developed land or the conversion of an existing building within or adjacent to an existing settlement, or are for a small infill site<sup>23</sup>, and would not lead to the development of an isolated site in the open countryside;
3. Proposals are small in scale and do not comprise major development<sup>24</sup>;
4. Development does not increase significantly the scale or size of population of the surrounding area or adjacent settlement and does not have an unacceptable adverse impact on existing local facilities and services;
5. Development does not lead to any extension of existing ribbon development;
6. Proposals do not adversely affect the neighbours' enjoyment of their homes and gardens;
7. Schemes include suitable provision for off road parking and adequate provision of spaces for charging plug-in and other ultra-low emission vehicles;
8. Developments are located within walking distance of local facilities and bus routes, and positively encourage walking and cycling through physical linkages to existing walking and cycle networks (including bridleways), and providing adequate cycle storage facilities;
9. Developments take account of the identified Significant Views in Policy D2; and
10. Developments respond positively to the design guidelines set out in Chaddesley Corbett Parish Design Guide and summarised in the Design Policies D1, D2, D3 and D4.

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<sup>23</sup> Infill is defined as a development of a small gap with one or two dwellings in an otherwise built up frontage, and which adjoins existing built form;

<sup>24</sup> See NPPF Annex 2 Glossary

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

**Backland and Rear Garden Development**

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

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

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

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

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

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

### **2. Extensions**

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

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

- 5.2.46 The Residents' Survey noted that in recent years there have been a number of contentious applications seeking to develop new residential properties by converting insubstantial buildings. The Survey posed the question, **To what extent do you agree or disagree that the Neighbourhood Plan should include policies that clarify what development would/would not be supported?** Most respondents (84%) agreed that the plan should include policies clarifying what development of insubstantial buildings would be supported. NDP Policy C1 has been prepared to address this issue.
- 5.2.47 Wyre Forest Local Plan Policy DM.29 Re-use and adaptation of rural buildings covers this issue quite extensively. In practice, the small number of developments that have been brought forward in the Parish in recent years have highlighted the scope for interpreting what would constitute 'substantial alterations, significant building works'. For the avoidance of doubt, the Parish Council will not support the conversion of a former agricultural building where it would require works such as (but not limited to):
- Building one or more new external walls to the main structure or
  - The addition of one or more floors of accommodation, whether above or below ground.
- 5.2.48 The Town and Country Planning (General Permitted Development) (England) Order 2015 Part Q<sup>25</sup> allows for some agricultural buildings to be converted to residential dwelling houses without the need for planning permission and therefore control is limited to those instances where planning permission is required.

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<sup>25</sup> <http://www.legislation.gov.uk/uksi/2015/596/schedule/2/part/3/crossheading/class-q-agricultural-buildings-to-dwellinghouses/made>

**Policy C1 Conversion of Insubstantial Buildings**

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

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

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

## 5.3 Business



**Hawks Cricket Bats, Drayton**

### Introduction

- 5.3.1 Chaddesley Corbett includes a wide range of businesses which provide local employment opportunities, and which make a contribution to the economic sustainability of the Parish.
- 5.3.2 Traditionally the main business activities in the Parish have been related to farming and horticulture. Whilst the Parish has responded to change over the centuries it remains largely rural and agricultural in character with 23 working farms, market gardens and smallholdings. The extensive land and property occupied by these businesses contributes fundamentally to the rural character of the Parish.
- 5.3.3 Other significant businesses in the Parish today include a large country house hotel and restaurant which provides a venue for weddings and functions. The village of Chaddesley Corbett has two public houses/restaurants, a Bistro, hairdressers, a flower shop, and a butcher/general store. In Lower Chaddesley Corbett there is the Fox Inn, a petrol station/small supermarket and a large garden centre which has a farm shop with a range of foods including fresh fruit and vegetables, a butchery and the post office.
- 5.3.4 Old industrial units in Drayton are occupied by a cricket bat manufacturer. There is a proposal for the former Drayton Mills business units to be converted to residential use. The garage at Mustow Green, Harvington is a major distributor of cars and along the main A450 there is a boarding kennel/cattery and a farm shop outlet.
- 5.3.5 In terms of tourism, the Parish of Chaddesley Corbett has much to offer with local shops, pubs, restaurants, and a country house hotel, 60 miles of rural public footpaths, an historic wood, and many listed and historic buildings including Harvington Hall. In addition to Brockencote Hall hotel, local accommodation includes bed and breakfast and a self-catering holiday

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

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

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

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

### **Rural Diversification**

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

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

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

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

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

## Working from Home

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

### Policy B2 Working from Home

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

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

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



**Harvington Hall**

### **Introduction**

- 5.4.1 The Parish of Chaddesley Corbett is located within the county of Worcestershire and is made up of a village, small hamlets and settlements scattered amongst farmland, ancient woodland and open countryside. It is the underdeveloped nature of much of the Parish that is particularly appreciated by parishioners. The peace and tranquillity of the Green Belt setting is valued by visitors and residents alike.
- 5.4.2 Chaddesley Wood is of especial importance as a National Nature Reserve and represents a highly valued and distinctive feature of the landscape. From the edge of the woods there are opportunities to view the Parish looking west towards the spire of St Cassian's Church and the village of Chaddesley Corbett. The hamlet of Harvington, Harvington Hall and St. Mary's Church can be located from this vantage point. Feckenham Forest SSSI is located between Bromsgrove and Kidderminster. The site was previously known as Randan Woods and forms a part of Chaddesley Wood.
- 5.4.3 The Parish has a long and interesting history, resulting in a wide array of heritage assets, historic landscapes and a distinctive local character. The line of a Roman road runs through the Parish and finds have included a Roman coin hoard and evidence of irrigation systems. Ceadesleaghe, as it was then spelt, is of Saxon origin. In the Domesday Survey of 1086 reference is made to 8 berewicks or hamlets and to an area of about 3,000 acres with hamlets, woodland and mills<sup>26</sup>.

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<sup>26</sup> British History Online  
<https://www.british-history.ac.uk/vch/worcs/vol3/pp35-43>

- 5.4.4 The Parish contains numerous distinctive historic farmsteads and out farms. These are predominantly of 16<sup>th</sup> through to 19<sup>th</sup> century origin, commonly formed of 66 regular or loose courtyards. The Worcestershire Historic Farmsteads Project<sup>27</sup> has recognised the significance of the Parish's farmsteads, noting a particularly high level of survival of their historic buildings, form and character.
- 5.4.5 In recent years some farm and industrial buildings have been converted for extensive residential use, often incorporating the common use of courtyards and open spaces with garage facilities located in one area. This has led to an upgrading of farm tracks to provide access roads. Examples include Fold Court in Chaddesley Corbett Village, Swancote Barns at Bluntington and Tanwood Farm Barns at Tanwood and Longmoor at Cakebole.

### **Settlement Pattern**

- 5.4.6 Historically the development of housing in the Parish has been generally linear, following the routes of roads. Outside the village and hamlets, cottages have sometimes been built on narrow strips of land along field boundaries, with gardens on either side of the house. Examples include Lodgeford Hill and Tanwood Lane. Development has generally maintained open space in proximity to dwellings.
- 5.4.7 Modern developments have included new estate roads or the extension of existing roads. These have included Hemming Way in Chaddesley Corbett; Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington; Malvern View and The Green on Briar Hill and Bluntington Green, Bluntington. There is a gated development at Drayton Grove, Drayton.
- 5.4.8 New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the village, hamlets and historic farmsteads. Existing settlements have grown incrementally over time: the buildings often date from many different periods, providing a richness and variety of styles and materials, with individual buildings clustered around historic street patterns and agricultural holdings. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.

### **Built Heritage**

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

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

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

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

### **Buildings in the Parish**

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

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

### **Open Spaces**

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

- 5.4.23 Protected views towards key natural and historic features are identified, and these should be protected through careful siting, design and the use of appropriate scale in any new development. Landscaping schemes should be used to add value to habitats through the appropriate use of native species and traditional boundary treatments. In addition, new development should demonstrate consideration of archaeological features.
- 5.4.24 It is the unspoilt nature of the Parish that is especially valued by residents and visitors. The Residents' Survey asked for views on design principles and the majority agreed with the proposals. The greatest agreement was for adopting the requirement for hedges of natural tree species to form a boundary against the roadside. 9 questions were asked about specific design requirements for new developments. For each proposed requirement most residents agreed. The proposed requirement with the least agreement was 'Developments should be within walking distance of local facilities', with which 51% respondents agreed. The proposed requirement with the most agreement was 'Designs and materials should reflect the character of the nearby properties', with which 85% respondents agreed.
- 5.4.25 It is vital that these built heritage assets and open spaces are protected and enhanced, to ensure the intrinsic local character of this distinctive rural area can be enjoyed by residents and visitors in the future.

### **Planning Policy Framework**

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

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

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

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

- 5.4.30 A key piece of work undertaken as part of the NDP Review has been the preparation of design codes to update planning policies in the previous NDP and to ensure new development is sensitive to local context and historic character.
- 5.4.31 The main objective of the Design Guide was to establish principles so that new development is designed and planned with regard to the existing character and context of the Chaddesley Corbett Parish. The design guidelines have been brought forward into the NDP to provide a suite of revised and updated design policies. The Design Guidelines report does not form part of the statutory Development Plan. Where specific principles are referred to in Chaddesley Corbett Review Neighbourhood Plan Policies, they do form part of the statutory Development Plan. The Chaddesley Corbett Parish Design Guidelines are provided in Appendix 5.

### **Design and Heritage Policies**

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

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

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

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

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

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

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

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

### 3. Pattern and layout of buildings

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

### 5. Gateway and access features

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

### 6. Building line and boundary treatments

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

## 7. Building heights and roofline

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

## 8. Lighting

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

## Details and Materials

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

### Policy D2 Architectural Details and Materials

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

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

## Protecting Built Heritage

- 5.4.35 New development proposals should be designed sensitively to ensure that the heritage assets of the Parish are protected and enhanced, particularly where schemes are located within or in close proximity to the Conservation Areas and listed buildings.
- 5.4.36 In addition, there are many non-designated heritage assets within the Parish (see the adopted Local Heritage List for Chaddesley Corbett at <https://www.wyreforestdc.gov.uk/planning-and-buildings/conservation-areas-and-listed-buildings/listed-buildings/local-heritage-list.aspx>), and it is highly likely that there are numerous other unrecorded or unidentified assets across the Parish.
- 5.4.37 A parish search of the Historic Environment Record held by Worcestershire County Council is provided as a report on the NDP pages of the website<sup>28</sup>. Land and property owners and developers are strongly recommended to access the Historic Environmental Records before contemplating any development in the Parish. Proposals for development in or adjacent to any location referenced in the Heritage Assessment must include an impact assessment.
- 5.4.38 The Parish Council is also recommending an extension to the boundary of the Harvington Conservation Area boundary. This is a matter for Wyre Forest District Council and should be considered when the Conservation

<sup>28</sup> <https://www.chaddesleyparishcouncil.org.uk/historical-information/>

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

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

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

#### Archaeology

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

#### Conservation Areas

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

#### Historic Farmsteads

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

#### Local Heritage List

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

## Protected Views

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

**Policy D4 Protected Views and Landmarks**

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

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

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

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

- 5.4.41 Important areas of open space within and adjoining the Conservation Area are identified on Map 4 of the Character Appraisal for Chaddesley Corbett Conservation Area<sup>29</sup> and reproduced below in NDP Map 5. These are noted and protected in Policy D1.

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<sup>29</sup> Wyre Forest District Council, Sept 2005

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

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



5.4.42 In addition the NPPF sets out in paragraph 101 that 'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.'

5.4.43 Paragraph 102 goes in to say that ' The Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.

5.4.44 Chaddesley Corbett Parish is already protected by Green Belt. However Planning Practice Guidance provides advice about this:

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

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

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

Paragraph: 010 Reference ID: 37-010-20140306

Revision date: 06 03 2014

5.4.45 Local Plan Policy DM.7- Open Space sets out 'Local Green Space allocated by Neighbourhood Plans will be supported if the proposal is compliant with the NPPF.'

5.4.46 The NDP Steering Group has assessed a number of open spaces in the Parish that are considered to be of particular importance to the local community as part of the preparation of the NDP Review. Assessments of each of these open spaces are provided in Appendix 4 and these have been used to inform the identification of Local Green Spaces in Policy D5.

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

**Policy D5 Local Green Spaces**

The following areas identified on Policies Maps 2A and 2B and in Appendix 4 are designated as Local Green Space:

- 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.

Development of the Local Green Spaces will not be supported except in very special circumstances.

## 5.5 Traffic and Parking



On street parking, village centre

### Introduction

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

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

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

**Policy T1 Parking in the Village**

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

**Electric Vehicle Charging Points**

- 5.5.18 The Government recently announced that the sale of new petrol and diesel cars in the UK will end by 2030 (See 'Government takes historic step towards net-zero with end of sale of new petrol and diesel cars by 2030')<sup>30</sup>.
- 5.5.19 The Parish Council recognises the role Chaddesley Corbett should play in creating a healthier, greener and cleaner environment and supports the use of electric vehicles and cycles as alternatives to petrol and diesel cars. Electric vehicles and cycles are cleaner and cheaper to run and increasing their use in the Parish should help towards addressing the climate emergency and improving air quality. NDP Policies H3 and B1 support the provision of charge points in new residential and business development and the Parish Council would also like to see charge points provided in existing parking areas associated with businesses and community facilities, and in shared parking areas in residential areas in the Parish. Subject to criteria generally these do not require planning permission.

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<sup>30</sup> <https://www.gov.uk/government/news/government-takes-historic-step-towards-net-zero-with-end-of-sale-of-new-petrol-and-diesel-cars-by-2030>

## **6.0 Next Steps**

- 6.1 Wyre Forest District Council will publish the Review Plan for a further 6 weeks formal consultation and the Plan will then progress to Examination.

## **Appendices**

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

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

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

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

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

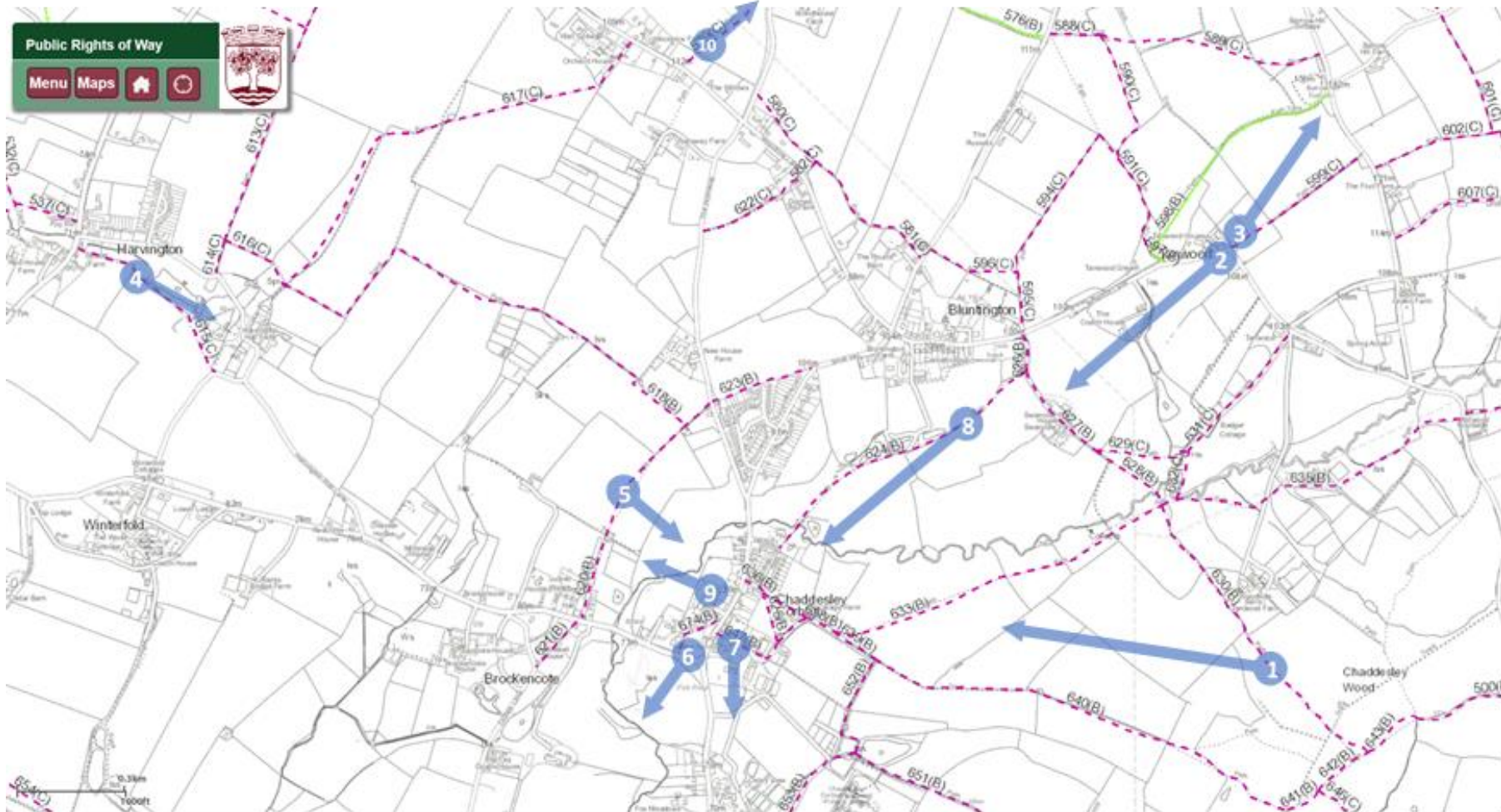
## **Appendix 2 Protected Views**

## **INTRODUCTION**

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

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

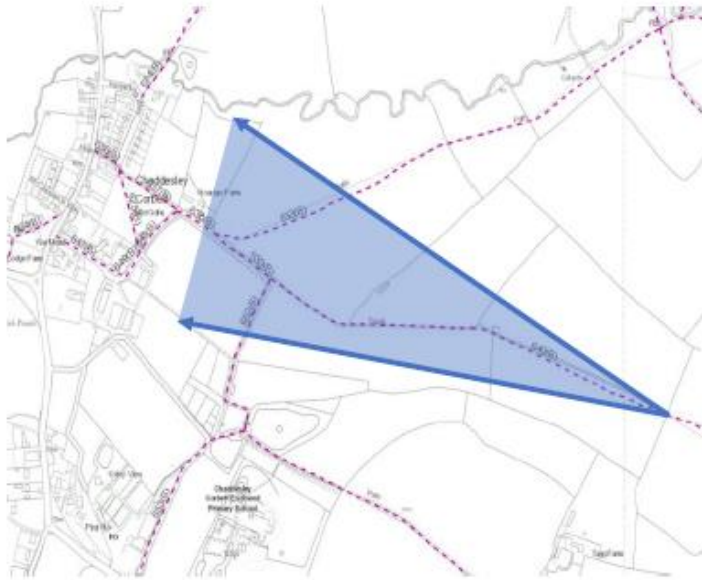
## Map 6 Protected Views



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

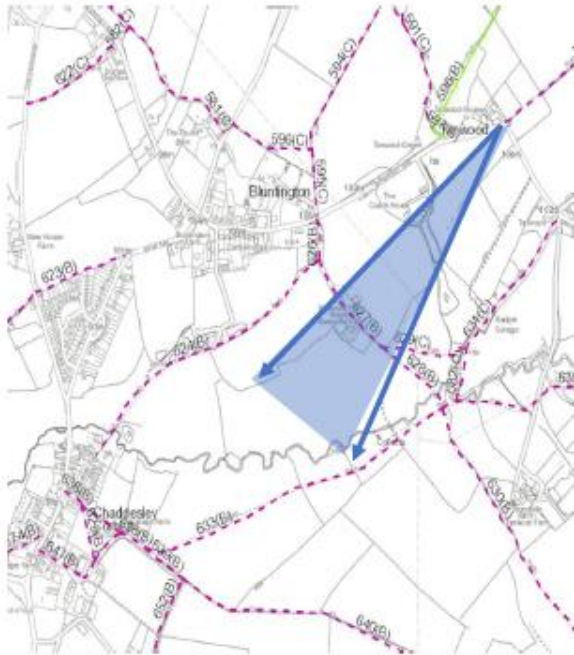
**Map location**



**Illustrative photograph**



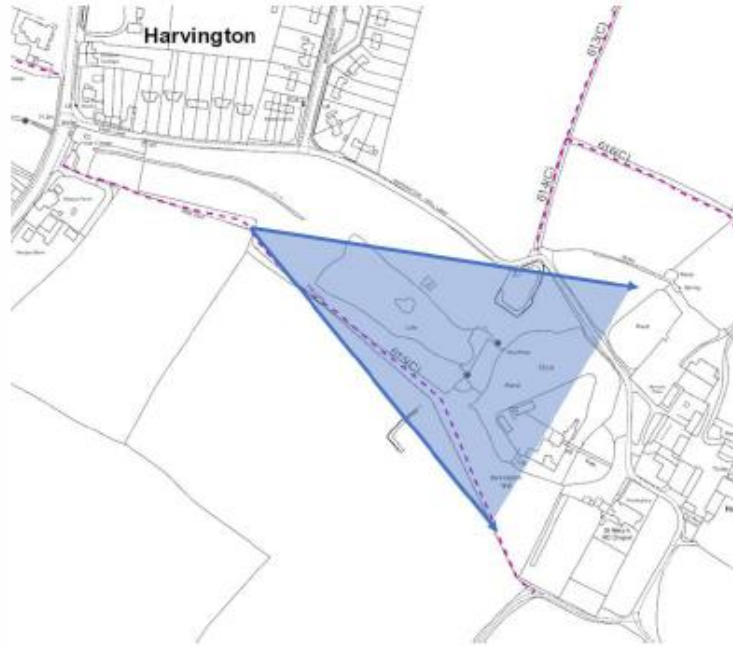
**VIEW 2.** The view south-west from the sharp bend in Tanwood Lane (opposite the start of footpath **599**) across fields of pasture and mature trees towards the village of Chaddesley Corbett, with the spire of Grade I Listed St Cassian's church visible during winter months.

**Map location****Illustrative photograph**

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

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

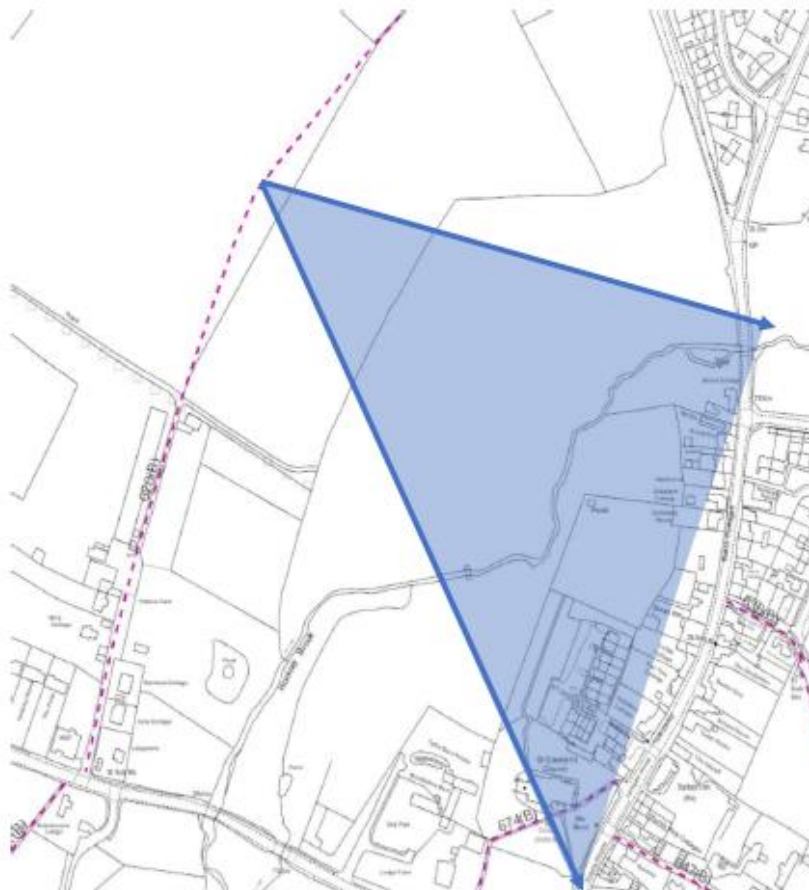

**Map location**



**Illustrative photograph**



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

Map location	Illustrative photograph
	

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

**Map location**



**Illustrative photographs**



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

**Map location**

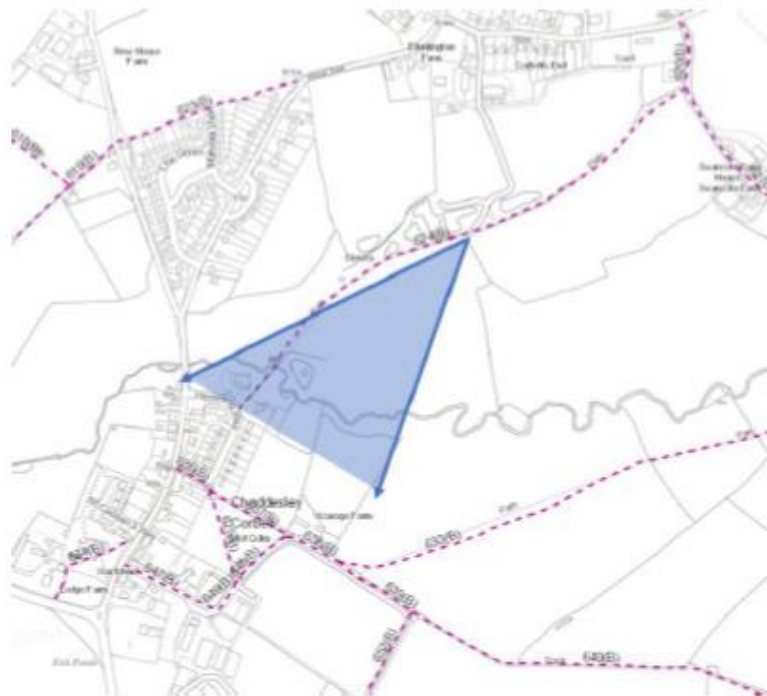


**Illustrative photograph**




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

**Map location**



**Illustrative photograph**



VIEW 9. The view west from the rear of The Swan Car Park towards Potters Park, revealing splendid sunsets on fine days.	
Map location	Illustrative photograph
	

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

**Map location**



**Illustrative photograph**



## Appendix 3 Harvington Conservation Area

CHADDESLEY CORBETT PARISH COUNCIL

NEIGHBOURHOOD PLAN REVIEW

REVIEW OF HARVINGTON CONSERVATION AREA

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

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

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

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

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

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

### SOURCES OF INFORMATION

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

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

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

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

Historic Environment and Archaeology Service. SWR10185

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

English Heritage. SWR2380

National Grid Reference SO 8768 7451 Sheet SO87SEAdministrative Areas

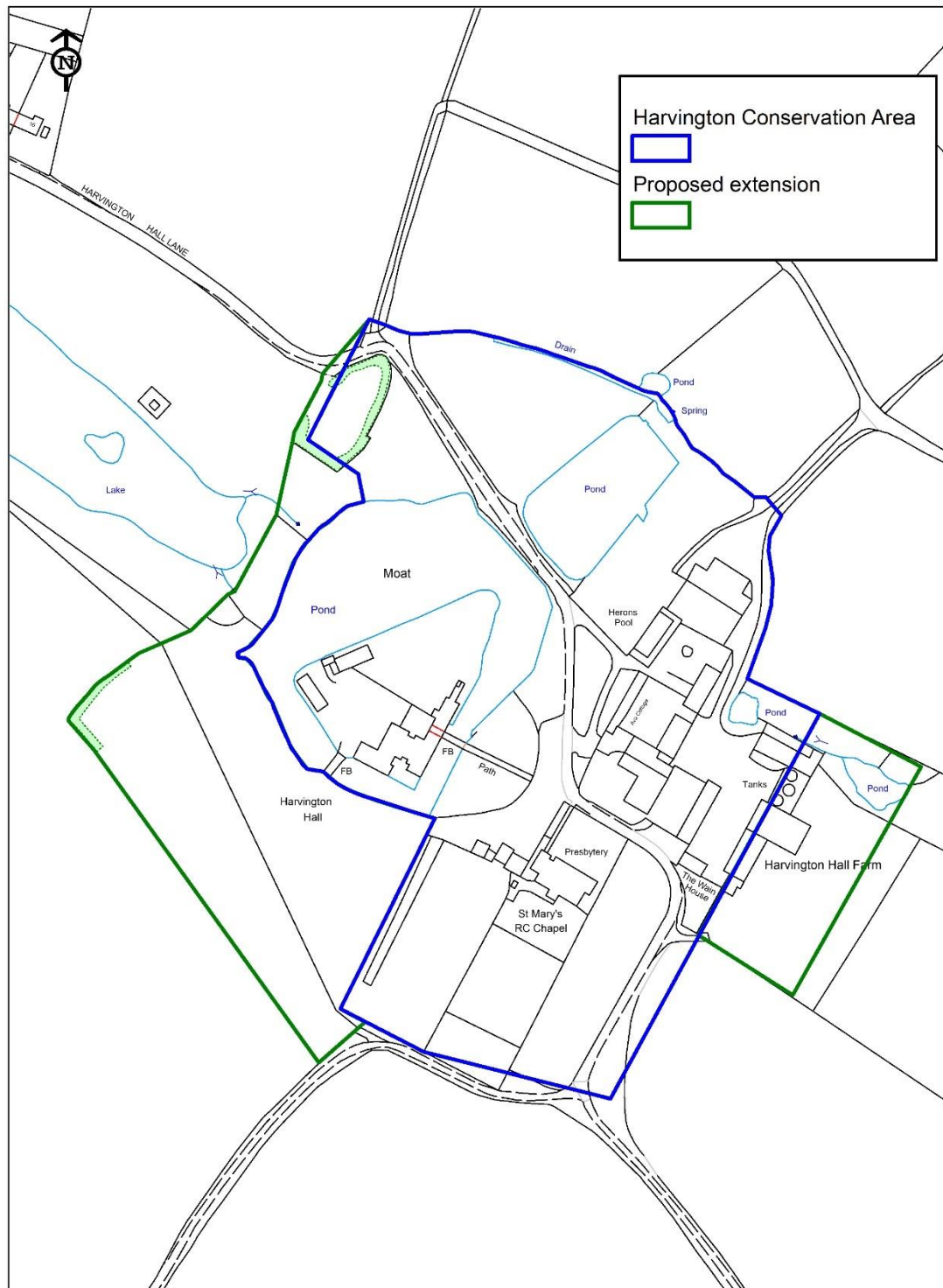
Civil Parish - Chaddesley Corbett, Wyre Forest, Worcestershire

Scheduled Monument – 1017530

Moated site, fishponds and quarries at Harvington Hall

Active DWR89

**Map 7: Proposed extension to Harvington Conservation Area**



## **Appendix 4 Local Green Spaces**

## D5/1 The Green

**Location: Off Briar Hill, Chaddesley Corbett**



**Compliance with NPPF Criteria**

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

## D5/2 The Field adjacent to Hunters Ride

**Location: Lower Chaddesley, off the A448**

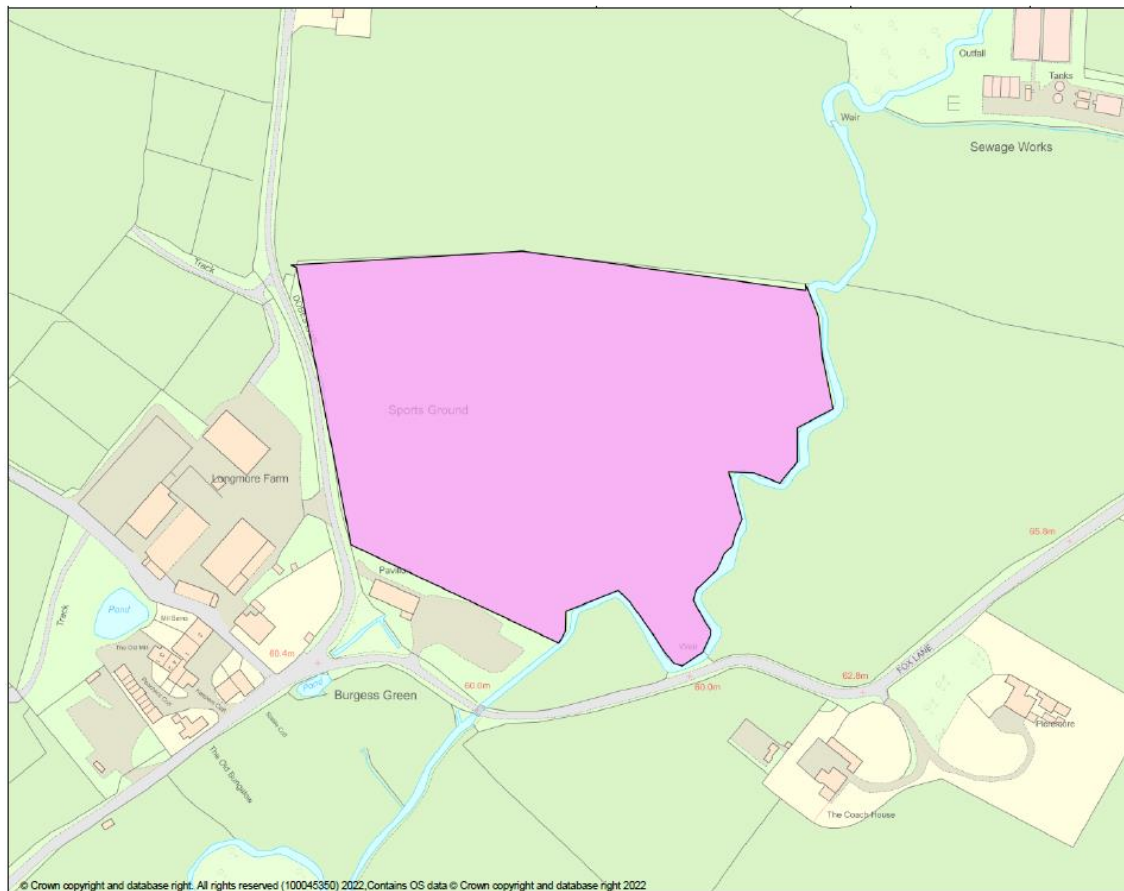


## Compliance with NPPF Criteria

NPPF Criteria (Para 102)		Justification
a) in reasonably close proximity to the community it serves;	✓	<p>The green space is within easy walking distance of the village.</p> <p>The field provides a green link between Chaddesley Village and Lower Chaddesley and is important as it separates Chaddesley village from Lower Chaddesley, helping to retain the villages' separate identities.</p>
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	✓	<p>The site is a very attractive area of green space close to the village and could be described as <b>beautiful</b>, as it contributes to the arcadian rural landscape setting of this part of Worcestershire - rolling mixed farmland and fields with hedgerow boundaries of landscape types Principal Timbered Farmland and Estate Farmlands. The field includes NDP View 7 from public footpath 647 with glimpsed views towards the Malvern Hills. This view contributes to the beauty of the area.</p> <p>The field is under grass and is generally used for grazing animals, a very <b>tranquil</b>, rural land use. It is an area of separation between developments on the A448 Kidderminster to Bromsgrove Road and is a familiar part of the rural landscape.</p> <p>The site adjoins the Conservation Area boundary and makes a contribution to the setting of the Conservation Area, and therefore has <b>historic significance</b>.</p>
c) local in character and is not an extensive tract of land.	✓	<p>This small field of 0.7 hectares is adjacent to the boundary of the Chaddesley Corbett Conservation Area and provides an important link of Green Infrastructure.</p>

## D5/3 The Sports Field

**Location: Longmore, Lower Chaddesley**



**Compliance with NPPF Criteria**

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

## D5/4 Field adjacent to Fold Lane

Location: Chaddesley Village Conservation Area



**Compliance with NPPF Criteria**

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

## D5/5 Field adjacent to Park Lane, Harvington Hall Lane and Harvington Hall

Location: Harvington



**Compliance with NPPF Criteria**

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

### D5/6 Field adjacent to Briar Hill

**Location: Briar Hill, Bluntington**

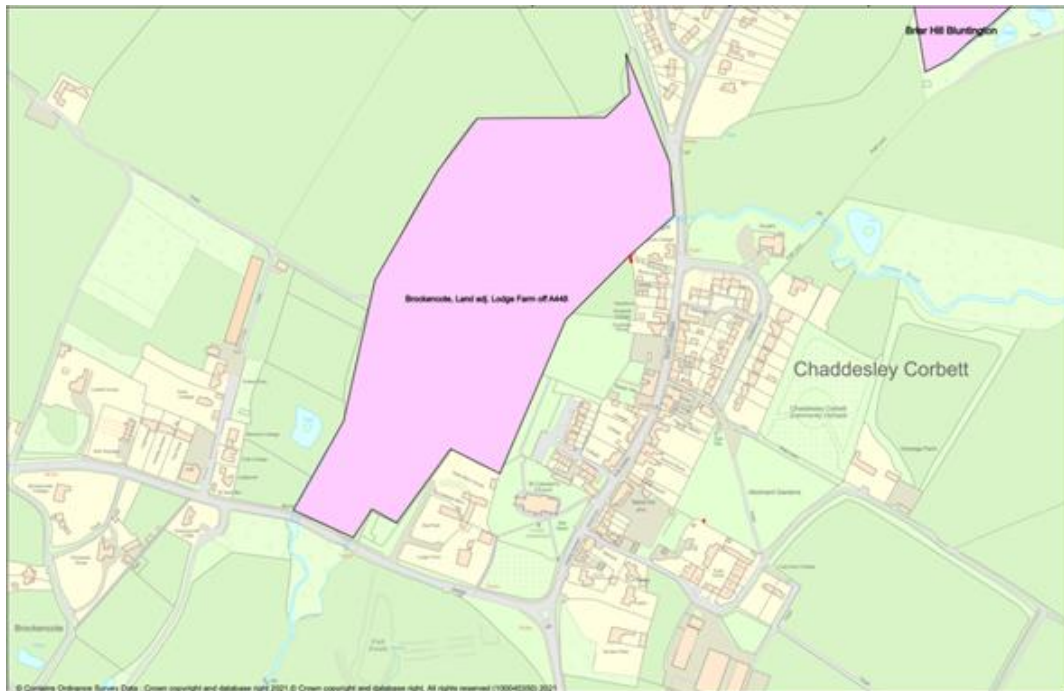


## Compliance with NPPF Criteria

NPPF Criteria (paragraph 102)		Justification
a) in reasonably close proximity to the community it serves;	✓	<p>The green space lies between Chaddesley Village and Bluntingson. It is adjacent to Briar Hill.</p> <p>Footpath 624 runs close to its boundary from Hemming Way towards Swancote Farm and Tanwood Lane.</p>
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	✓	<p>The area has <b>recreational value</b> as there is a well-used public footpath along the site boundary and the site is within easy walking distance of local residents. The footpath is used by local people and visiting walkers.</p> <p>This field is <b>beautiful</b> and is an example of the attractive rural landscape on the Briar Hill side of the village. The site is on a high point of the parish with views down towards the village. It provides an attractive open area, and contributes to the local landscape character of this part of Worcestershire - rolling mixed farmland and fields with hedgerow boundaries of landscape types Principal Timbered Farmland and Estate Farmlands. It also provides an important visual link with the gently undulating landscape that leads to Chaddesley Wood and has a pleasing view of Chaddesley Village and the Conservation Area from its highest elevation.</p> <p>The site wraps the west and south of around Bluntingson Farmhouse which is Listed Grade: II. It therefore contributes to the setting of a heritage asset and has <b>historic significance</b>.</p>
c) local in character and is not an extensive tract of land.	✓	<p>This 3.7 hectare area of green space provides protection from ribbon development between properties on Briar Hill and the start of Bluntingson. The land currently serves as an important rural break between these developments.</p>

## D5/7 Field adjacent to Lodge Farm looking North towards the Holloway

Location: Brockencote/Chaddesley



## Compliance with NPPF Criteria

NPPF Criteria (paragraph 102)		Justification
a) in reasonably close proximity to the community it serves;	✓	This green space lies between Brockencote and Chaddesley village.
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	✓	<p>The site is considered <b>beautiful</b>. It includes a number of mature trees and contributes to the local landscape character of this part of Worcestershire – a rolling mixed farmland and fields with hedgerow boundaries of landscape types Principal Timbered Farmland and Estate Farmlands. It provides the best views towards the village from the footpaths to the West, encompassing the entire rural foreground to village. The site is visible from the A448, The Village and The Holloway and is a familiar and well-loved feature of the parish landscape. Its natural undulations and mature trees add to its attractiveness.</p> <p>The green space has <b>historic significance</b>. It adjoins the Conservation Area, contributing to its setting and partly encompasses an identified important space – see Map 5 Important Areas of Open Space within and adjacent to the Conservation Area. It frames the Conservation Area from both the north and south of the village and cushions the Conservation Area on the west side of the village.</p> <p>It is an ancient rural landscape with evidence of medieval earthworks including fishponds and water meadows. The Tithe map (1839) suggests that this was an area of parkland around the village. In the post medieval period it was used as a Deer Park. The site contributes to the setting of several listed buildings including: Brook Cottage Grade II, Church of St Cassian Grade I; and Barn about 30 Metres North of Lodge Farmhouse Grade II.</p> <p>The area is <b>tranquil</b> and peaceful. The mature trees largely follow the watercourse and add to the attractiveness and peaceful setting of the pleasant rural landscape. The field is under grass and is generally used for grazing animals, a very <b>tranquil</b>, rural land use.</p> <p>The site also has <b>wildlife significance</b>. Hockley Brook runs through the site providing a habitat for small mammals and insects. It sits within Wildlife Corridor 2 and is in an area that is frequently flooded. This unusual landscape reveals hundreds of anthills, which provide a home for the yellow meadow ants. The land adjacent to this site (Potter's Park) is home to a variety of Protected/Notable species including the Grey Dagger, Beaded Chestnut and Green-Brindled Crescent moths, as well as the Yellowhammer, Cuckoo and Linnet (Worcestershire Biological Records Centre (WBRC), 2021).</p>
c) local in character and is not an extensive tract of land.	✓	This ancient landscape of 7.1 hectares provides pasture for flocks of sheep. It provides the entire rural foreground to Chaddesley Corbett Village when viewed from the footpaths to the West, and underpins the views of, and from the Village, that are proposed for protection. Its scale is an essential component of its significance to the community.

## D5/8 Area adjacent to Woodthorne House Tanwood Lane

Location: Tanwood Lane, Bluntingson



**Compliance with NPPF Criteria**

NPPF Criteria (paragraph 102)		Justification
a) in reasonably close proximity to the community it serves;	✓	The hedgerow boundary borders Tanwood Lane which is a regular walking route to locations such as Barrow Hill and Chaddesley Wood.
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	✓	<p>This is a very <b>special</b> place for residents. It is an overgrown wild space undisturbed by human activity, within the locality of Bluntington. The pavement route is regularly walked by those visiting Chaddesley Wood and beyond. It is <b>tranquil</b>, undisturbed and peaceful.</p> <p>The area has <b>wildlife</b> value and supports green infrastructure. The ground covering vegetation includes brambles, bushes and small trees. It is home to Whiskered and Soprano Pipistrelle Bats (Identified by the Worcestershire Biological Records Centre (WBRC) March 2021) as well as a variety of invertebrates, nesting birds and small mammals. As such it supports biodiversity within the area and forms part of the Green Infrastructure between properties and the adjoining countryside.</p>
c) local in character and is not an extensive tract of land.	✓	This small field of 0.2 hectares is situated between two properties in Tanwood Lane.

## **Appendix 5 Chaddesley Corbett Parish Design Guidelines**

Prepared for: Locality

## 4.4. Design guidelines

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

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

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



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

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



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#### 4.4.4. Pattern and layout of buildings

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



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#### 4.4.5. Gateway and access features

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



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#### 4.4.6. Views and landmarks

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



AECOM

37

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#### 4.4.7. Building line and boundary treatments

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



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#### 4.4.8. Building heights and roofline

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



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

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

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

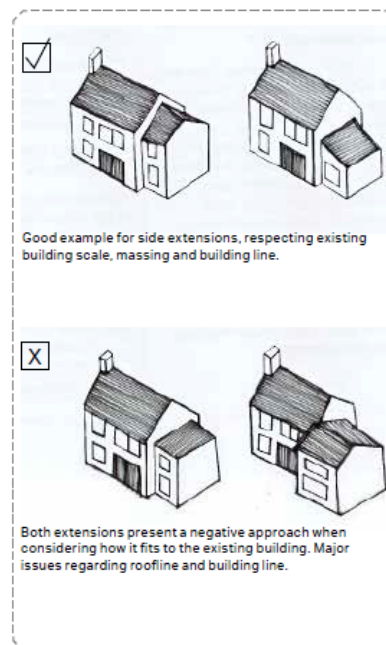
- The original building should remain the dominant element of the property regardless the amount of extensions. The newly built extension should not overwhelm the building from any given point.
- Extensions should not result in a significant loss to the private amenity area of the dwelling.
- Designs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

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

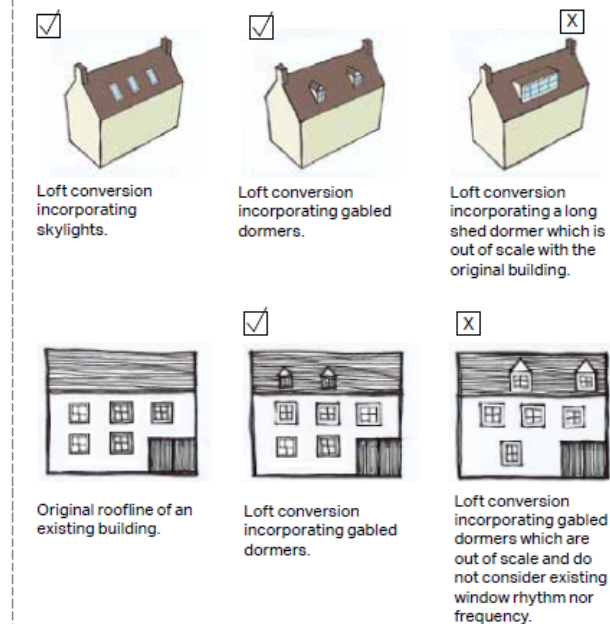
- In case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overbearing or privacy issues.
- Many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not apply in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

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

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



#### Design treatment in case of loft conversion:



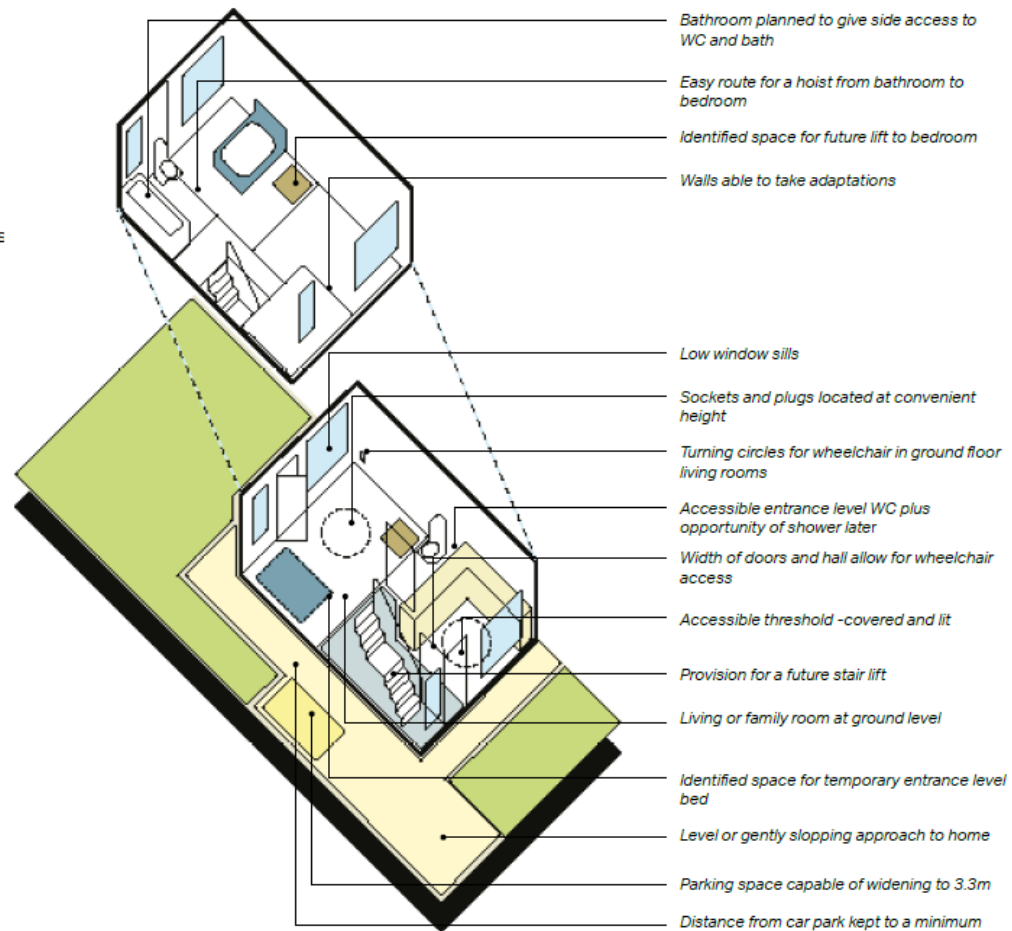
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#### 4.4.10. Houses for a lifetime

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

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



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41

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#### 4.4.11. Architectural details

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

**Sash Windows**



**Bay windows**



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**Porches**



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**Dormers**



**Chimney**



43

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#### 4.4.12. Materials

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

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



## 5. Applying the guidelines

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

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#### 5.2.2. Site design guidelines

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

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

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

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

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

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

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

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

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

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

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

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

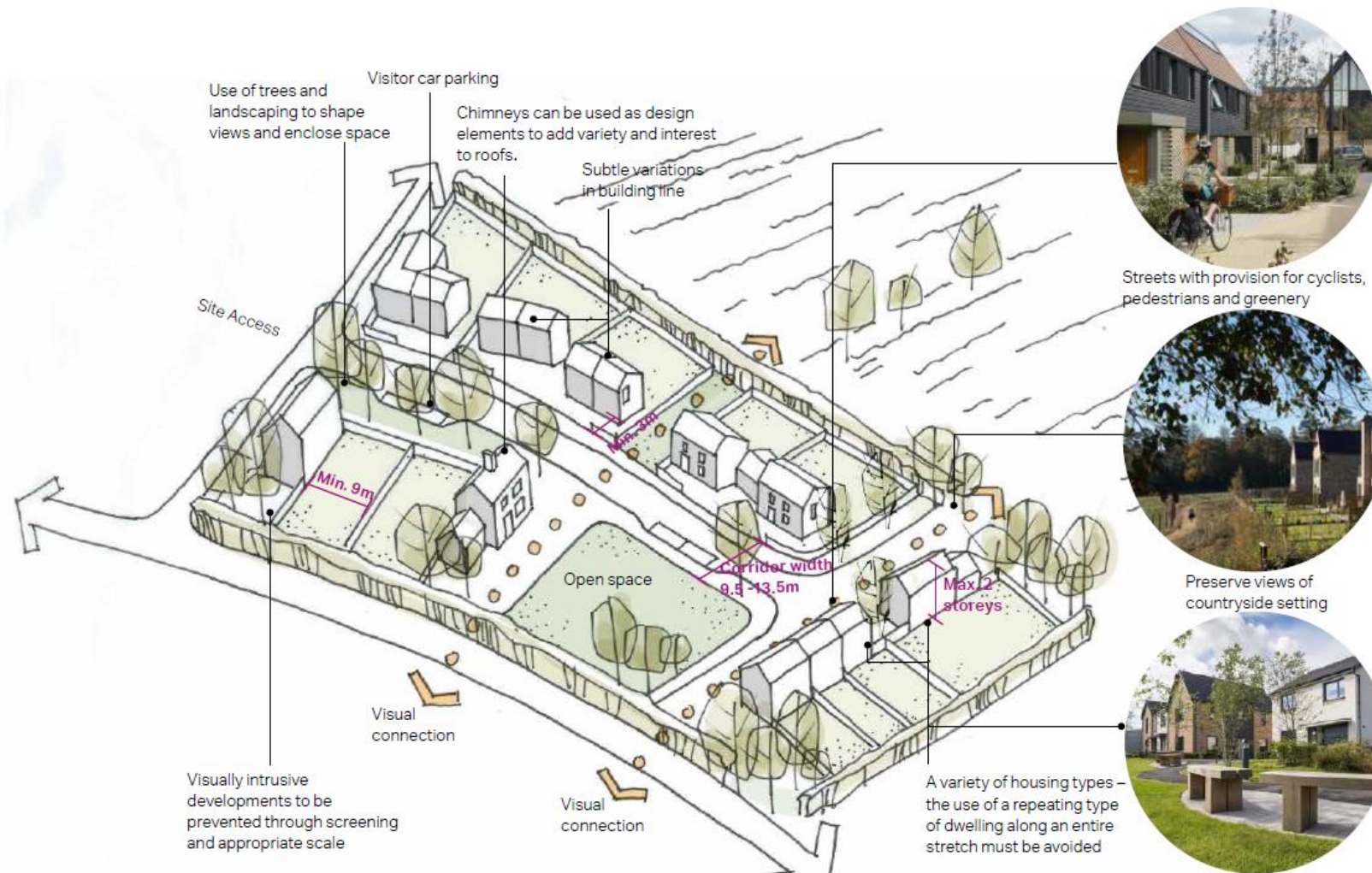
5.2.2.12. A mix of semi-detached and terraced houses of varying sizes are seen to be appropriate. Some bungalows may also be appropriate.

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

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

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

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

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51

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

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### 5.3.2. Site design guidelines

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

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

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

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

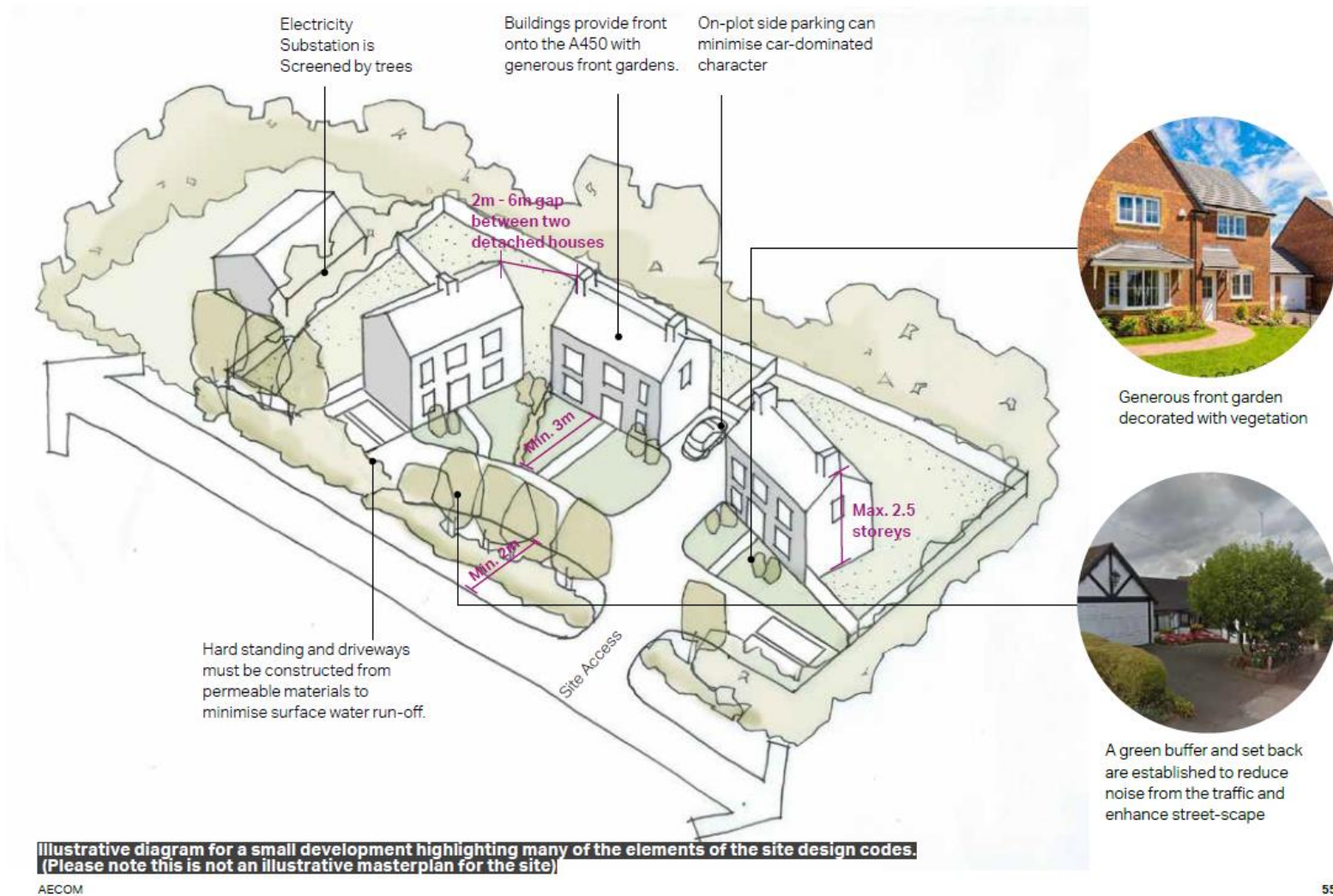
5.3.2.5. New buildings should be an appropriate distance from the substation.

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

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

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

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

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### 5.4.2. Site design guidelines

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

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

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

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

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

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

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

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

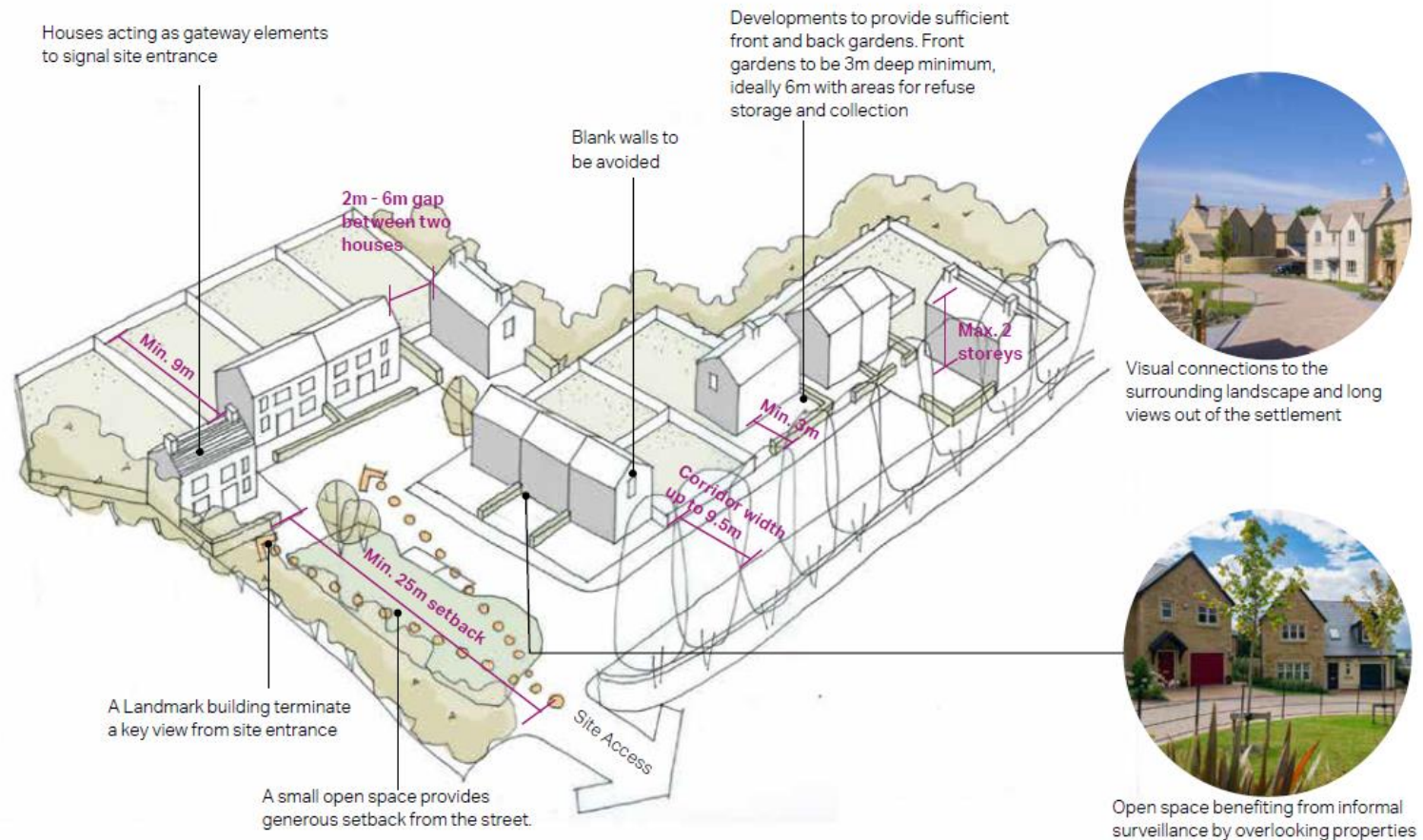
5.4.2.9. Vehicle parking within the site to be provided on-plot or integral to the buildings to minimise impact of parking on the street-scape.

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

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

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

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

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59





Chaddesley Corbett Parish Council  
With assistance from

Kirkwells  
The Planning People