



Chaddesley Corbett Review NDP

2022 - 2036

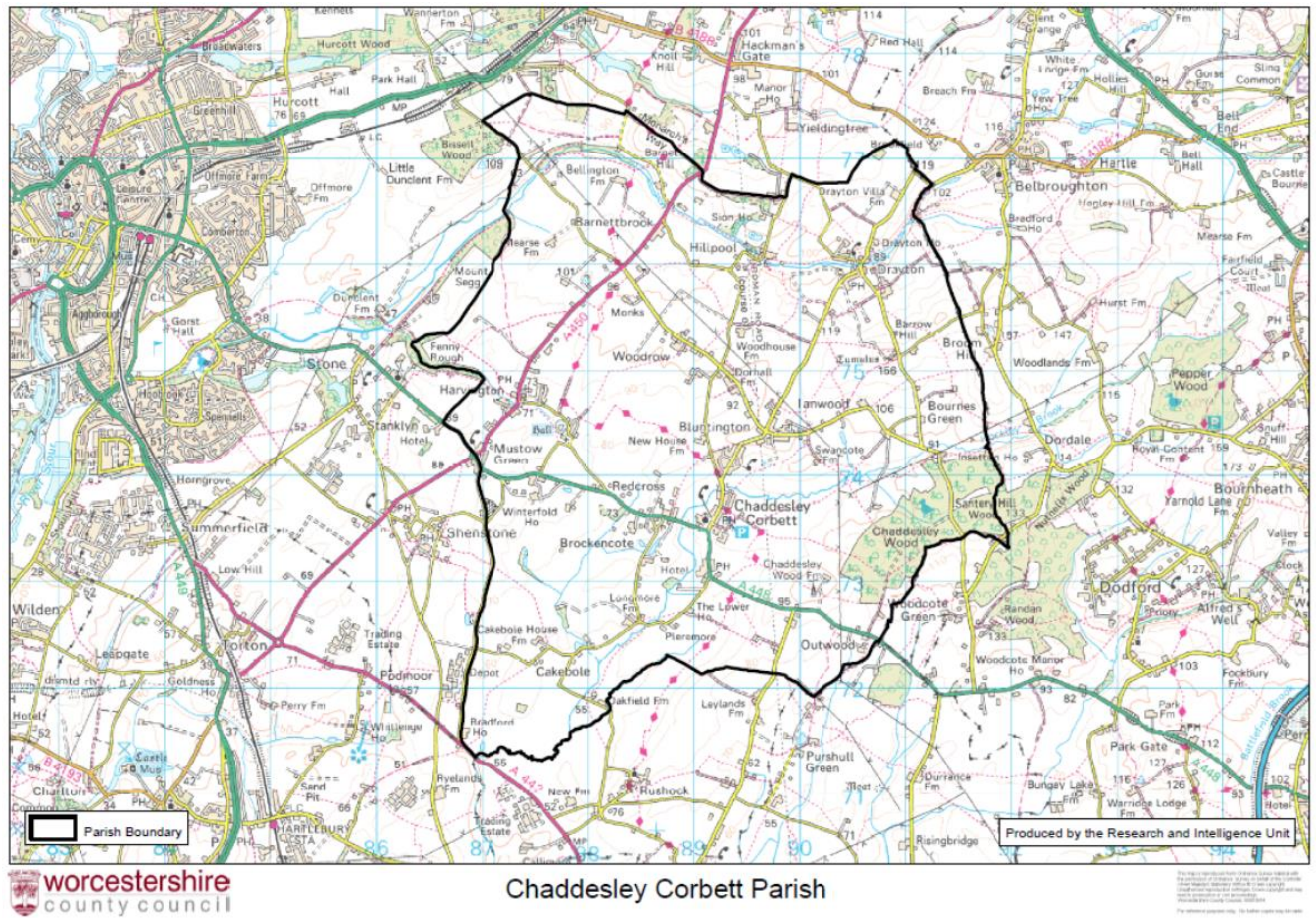
Consultation Statement



Chaddesley Corbett Parish Council

June 2022

Map 1: Chaddesley Corbett Neighbourhood Area and Parish Boundary



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1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared to support the submitted Chaddesley Corbett Review Neighbourhood Plan. It describes the extensive public consultation and engagement processes undertaken during the plan review and describes how the responses at each stage have informed each iteration of the Plan.
- 1.2 The Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) (as amended). Part 5 Regulation 15 (1)¹ sets out that 'Where a qualifying body submits a plan proposal or a modification proposal to the local planning authority, it must include ... (b) a consultation statement.'
- 1.3 A 'consultation statement' is defined in Regulation 15 (2): 'In this regulation "consultation statement" means a document which—
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;
 - (b) explains how they were consulted;
 - (c) summarises the main issues and concerns raised by the persons consulted; and
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.'
- 1.4 National Planning Practice Guidance² provides advice about public consultation on NDPs:

'What is the role of the wider community in neighbourhood planning?

A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:

- is kept fully informed of what is being proposed
- is able to make their views known throughout the process
- has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order
- is made aware of how their views have informed the draft neighbourhood plan or Order.

Paragraph: 047 Reference ID: 41-047-20140306
Revision date: 06 03 2014

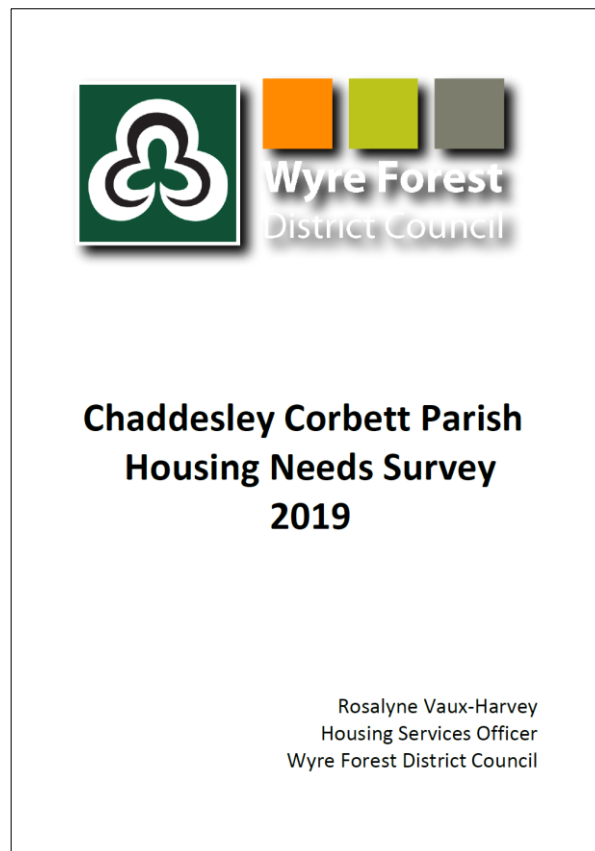
- 1.5 The first Chaddesley Corbett NDP was informed by a wide-ranging public consultation process and was successful in gaining a majority Yes vote at a local referendum. The NDP was subsequently made by Wyre Forest District Council and came into effect on 25th September 2014.
- 1.5 Chaddesley Corbett Parish Council made the decision to review the NDP on 4th February 2019.

¹ <https://www.legislation.gov.uk/uksi/2012/637/regulation/15>

² <https://www.gov.uk/guidance/neighbourhood-planning--2>

- 1.6 A Steering Group was set up with members of the Parish Council and residents to progress the plan review process. Several Working Groups (subgroups) were also established to oversee key themes of the NDP: these were Affordable Housing, Local Green Spaces and Wildlife Corridors.
- 1.7 The agendas and minutes of the NDP Steering Group and Working Groups are published on the NDP pages of the Parish Council website.
- 1.8 The Parish Council has been highly committed to fully engaging with local residents, landowners and stakeholders throughout the NDP process and the Submission version of the Review NDP has been shaped by the support and involvement of many residents and stakeholders over a lengthy period of time. The different consultation phases are described in the following sections.

2.0 Chaddesley Corbett Parish Housing Needs Survey, Wyre Forest District Council, 2019³



- 2.1 In response to local concerns about the lack of available affordable housing in the parish, recent delivery of private sector housing schemes and ongoing development pressures the Parish Council decided to commission a parish housing needs survey to inform housing policies in the Modified Plan.
- 2.2 A housing needs survey was carried out in June 2019 in Chaddesley Corbett Parish to establish what the expected housing requirements would be for the Parish over the next 5-10 years.
- 2.3 A total of 705 letters (see **Appendix 1**) were distributed to all households in the parish inviting the residents or those with a local connection to the parish to complete an online survey (see Copy of Housing Needs Survey in **Appendix 2**).
- 2.4 Responses were received from 188 people who formed 79 households and of those 160 adults (85%) and 28 children (15%). The majority of people who responded lived in the parish (95%), the average length of time that they had lived in the parish was 24 years (this ranged from less than a year to 80 years). It should be noted that only those people who have a housing need or who are interested in a local needs development and general village life, are likely to respond to these types of surveys.

³ 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>

2.5 The information gathered from the responses was used in the analysis and to complete the Housing Needs Survey report – **see Appendix 3.**

2.6 The Conclusion set out the following:

‘There was a response rate of 13% to this survey. Out of the responses received 36 residents indicated that they would be looking to move or need additional homes within the next 10 years.

From the 36 responses 44 homes would be required in total and 13 could be met by natural churn therefore a minimum of 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.

In total within the next 10 years the following new homes will be required:

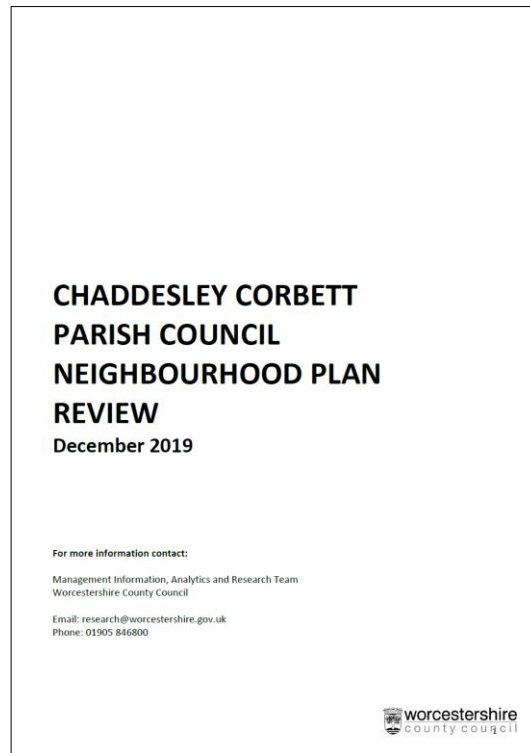
- 21 Owner Occupier properties: 11 x 2 beds, 5 x 3 beds and 5 x 4 beds
- 5 Shared Ownership properties: 4 x 2 beds and 1 x 3 beds
- 4 Social rented properties: 4 x 2 beds
- 1 Private Rented Property: 1 x 2 bed

The findings of the Housing Needs Survey support 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 and types. The affordable housing should meet the requirements of the Council’s rural Local Connection Policy and local connection.’

2.7 The findings of the Housing Needs Survey therefore provided evidence that development should 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 requirements of the Council’s rural Local Connection Policy and local connection.

2.8 The Survey informed Draft Policy H1 House Types, Sizes and Tenures in the Regulation 14 Draft Plan and the call for sites and site allocation processes.

3.0 Chaddesley Corbett Parish Council Neighbourhood Plan Review, Residents' Survey, Worcestershire County Council, December 2019⁴



- 3.1 Worcestershire County Council Management Information, Analytics and Research Team were commissioned by the Parish Council to carry out a number of local surveys on behalf of the Parish Council. Survey content was developed in conjunction with the Parish Council and three survey versions were produced:
- A 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.
 - A Business survey: made available online with a link sent by letter to all businesses within the Parish by the Parish Clerk.
 - A Survey for children and young people, made available online with link promoted through the resident survey.
- 3.2 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.
- 3.3 Copies of the Questionnaires and publicity are provided in **Appendix 4**.
- 3.4 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

⁴ 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>

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.

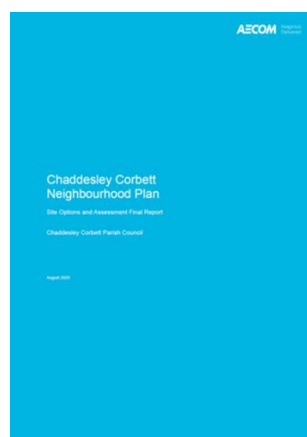
- 3.5 A copy of the Survey Report and a summary are provided in **Appendix 5**. The responses helped to shape the main planning themes in the modified Draft Plan and wording of Draft Policies.

4.0 Call for Sites in January 2020

- 4.1 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.
- 4.2 Copies of publicity are provided in **Appendix 6**.

5.0 Public Consultation on Possible Housing Sites, Autumn 2020

- 5.1 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.
- 5.2 The Site Options and Assessment Report⁵ assessed 18 submitted sites for their potential suitability for small scale affordable housing development in the Parish.



- 5.3 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).

⁵ Chaddesley Corbett Neighbourhood Plan Site Options and Assessment Final Report Chaddesley Corbett Parish Council August, AECOM Ltd, 2020
<https://www.chaddesleyparishcouncil.gov.uk/wp-content/uploads/2020/11/Chaddesley-Corbett-Site-Assessment-Final-Report.pdf>

- 5.4 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 could be resolved or mitigated and red sites not suitable for allocation.
- 5.5 Eight sites were selected for further consideration and informal consultation, although only one site was classified green.
- 5.6 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.
- 5.7 A six-week public consultation on the eight sites took place from September to October 2020. Copies of publicity are provided in **Appendix 7** and included a letter to all households and various notices.
- 5.8 A Questionnaire Survey was provided for residents and businesses to complete, together with a bundle of information including the AECOM Assessment Report, the summary table (showing red, amber and green ratings) and location maps of the sites – see **Appendix 8**.



Photos of Public Event, September 2020

- 5.9 There were 254 responses from approximately 40% of households. 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. The full Report⁶ is provided in **Appendix 9**.

⁶ Neighbourhood Plan Review Report on Outcome of Call for Sites For Affordable Housing, Chaddesley Corbett Parish Council, November 2020

- 5.9 One site was selected for inclusion in the modified Draft Plan as a Rural Exception Site suitable for affordable housing, (WFR/CC/7 – Land off Bromsgrove Road, Lower Chaddesley - the southern part of the site put forward). 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.
- 5.10 Following the Parish Council's decision to include the sites as proposed site allocations in the NDP, the Parish Council wrote to the landowners and their responses are summarised below:
- The agent for site WFR/CC/7 (site allocation H2/1, Land off Bromsgrove Road) 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) 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), appealed against the refusal of their retrospective Planning Application for the current use as vehicle storage and dismantling and the appeal was dismissed. The owners of the site were notified of its inclusion in the draft NDP but did not respond prior to the Regulation 14 public consultation.
- 5.11 Consequently the Draft NDP included two sites as Rural Exception Sites suitable for affordable housing schemes, subject to planning conditions: Site H2/1 Land off Bromsgrove Road, Lower Chaddesley and Site H2/2 The Old Quarry, Mustow Green. Site H2/3 Hewitts Site, Stourbridge Road, Harvington is a brownfield site allocated for a mix of 10 units of market and affordable housing.
- 5.12 Following the Technical Site Assessments, the Parish Council commissioned Design Codes through the Locality Technical Support programme. The Design Guide document includes design codes for the proposed housing sites which were incorporated into policy criteria in the NDP, as well as general design codes for the wider neighbourhood area and conservation areas.
- 5.13 The preparation of the Design Guide included an initial meeting with members of the Chaddesley Corbett Parish Council and a site visit, further site visits, character assessment and urban design analysis, preparation of design principles and guidelines to be used to assess future developments, a draft report with design guidelines and a final report. Members of the Parish Council and Steering Group provided comments during the preparation of the report. The final version of the report 'Chaddesley Corbett Parish Design Guide, April 2021, is published on the NDP pages of the Parish Council website⁷.

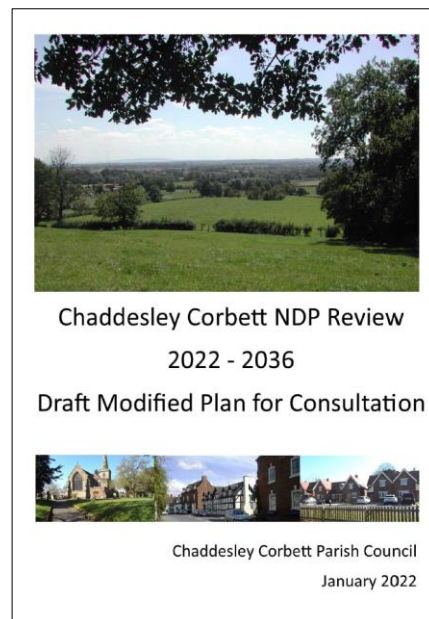
<https://chaddesleyparishcouncil.gov.uk/wp-content/uploads/2020/11/Outcome-of-Call-for-Sites-FINAL.pdf>

⁷ https://www.chaddesleyparishcouncil.gov.uk/wp-content/uploads/2021/07/210715_Chaddesley-Corbett-DDC-update-lowres.pdf

6.0 Local Green Spaces

- 6.1 As part of the Review process, the NDP Working Group assessed a number of locally important open spaces as possible Local Green Spaces. These included those identified as important open spaces in the conservation area appraisal and several other areas of open space in the Parish which were considered to be of local importance for various reasons.
- 6.2 The identified areas of land were assessed against the criteria for Local Green Spaces in the NPPF and those sites which were considered suitable were included in the Draft Plan, with the assessment and justification provided in an Appendix and as a separate document on the NDP website.
- 6.3 In early 2022 and prior to the Regulation 14 public consultation, the Parish Council wrote to the landowners, advising them that an area of land in their ownership was proposed for protection as a Local Green Space and inviting their comments. A copy of the Parish Council letter was sent to:
- Wyre Forest Community Housing
 - Chaddesley Corbett Educational Trust
 - Henry VII Trust
 - And several private landowners.
- A copy of the letter and the landowners' responses are provided in **Appendix 10**.
- 6.4 Most landowners objected to the designation of their land as Local Green Space. The sports club supported the area of open space being identified but asked that the club house and car park were removed.
- 6.5 The Parish Council considered the responses (see **Parish Council's Consideration of the Landowners' Responses in Appendix 10**) and decided to retain all the proposed Local Green Spaces in the Draft Plan in order to provide local residents and other stakeholders with an opportunity to comment during the Regulation 14 consultation.
- 6.6 It was also decided that the Parish Council and Steering Group would review all the Local Green Spaces again prior to submission.

7.0 Regulation 14 Public Consultation - Tuesday 1st March 2022 until Friday 22nd April 2022



7.1 The public consultation on the Chaddesley Corbett Draft Modified Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, Regulation 14. This states that:

'Pre-submission consultation and publicity

14. Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—

(i) details of the proposals for a neighbourhood development plan or modification proposal;

(ii) details of where and when the proposals for a neighbourhood development plan or modification proposal may be inspected;

(iii) details of how to make representations;

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and

(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan or modification proposal; and

(c) send a copy of the proposals for a neighbourhood development plan or modification proposal to the local planning authority.'

- 7.2 The Regulation 14 consultation was publicised in the following ways:
- 7.3 Copies of the Modified Draft 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/> - see **Appendix 11**.
- 7.4 Hard copies of the Draft Plan and response forms were available from The Parish Council Clerk at clerk@chaddesleyparishcouncil.gov.uk . Hard copies also were provided at St Cassian's Church, and at Kidderminster Public Library.
- 7.5 A public drop in event was held on 30th March 2022 from 11:00am to 8:00pm at Chaddesley Corbett Village Hall. Hard copies of the Draft Plan and other documents were available to view, and members of the Parish Council attended to provide information and advice. Copies of the display material are provided in **Appendix 13**. Around 30 people attended.



Public Event in Village Hall

- 7.6 Letters and emails were sent out to the consultation bodies and other local groups and organisations, as well as stakeholders who had previously expressed an interest in being kept informed (**see Appendix 12**).
- 7.7 The consultation was also widely publicised in the area - see **Appendix 13**.
- 7.8 Responses were invited using the Response Form published on the website or downloadable as a hard copy at: <https://www.chaddesleyparishcouncil.gov.uk/consultation-response-form/> (see **Appendix 14**). Responses were also invited in writing or by email to: clerk@chaddesleyparishcouncil.gov.uk
- 7.9 The consultation closed at 5:00pm on 22nd April 2022.

Summary of Responses

- 7.10 The complete response tables showing the comments made, Parish Council's consideration and any resulting changes to the Plan, are provided in **Appendix 15**. Table 1 provides the responses from consultation bodies and other organisations, Table 2 sets out the responses from residents and Table 3 provides comments from landowners.

Table 1 Consultation Bodies and Other Organisations

- 7.11 Consultation bodies which responded to the Regulation 14 public consultation included the Coal Authority (no comments), Environment Agency (general / standard response only) and Natural England (general / standard comments).
- 7.12 Historic England advised that the body 'is supportive of both the content of the document and the vision and objectives set out in it and consider that an admirably comprehensive approach is taken to the environment including the historic environment. The design parameters set out in the Chaddesley Corbett Parish Design Guide will no doubt prove invaluable as a context and guide for future development. This approach and those policies designed to conserve and enhance both the distinctive character of the settlement of Chaddesley Corbett and the surrounding countryside whilst promoting green infrastructure is highly commendable.'
- 7.13 Worcestershire Wildlife Trust advised that they 'generally welcome the biodiversity commentary throughout the plan and we are pleased to support the underpinning biodiversity and green infrastructure principles set out in the document.' The Trust provided some suggestions for corrections to the supporting text and also advised that Policy GI1 Local Green Infrastructure Network and Biodiversity should be amended slightly in relation to biodiversity net gain. The revised wording has been incorporated into the submission version of the NDP.
- 7.14 Herefordshire and Worcestershire Earth Heritage Trust provided some detailed information about local geology which has been added to the supporting text. No changes to policies were suggested as they noted that '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. Hence there are no specific areas that need protection at present and we are happy to support the plan.'
- 7.15 The NFU objected to 3 Local Green Spaces on land farmed by NFU members (D5/2, D5/4 and D5/6). The NFU set out that the land parcels are all under active agricultural management and part of a commercial farming business and were concerned that Local Green Space designation would constrain future agricultural practices. The Parish Council considered the comments and agreed that the supporting text should be amended to include some of the points made about the need to support farming and food, but that all Local Green Spaces should be retained in the submission plan.

Table 2 Residents

- 7.16 There were responses from 19 residents, the majority of which were very supportive of the NDP's policies and proposals. Notably there were no objections to the site allocations, presumably as a result of all the extensive informal consultation and engagement that had been undertaken throughout the preparation of the Draft Plan.
- 7.17 There was a suggestion for a further Local Green Space which was not taken on board by the Parish Council at this stage, but which could be considered as part of a future review.
- 7.18 There were various comments about affordable housing and the need for housing for local residents, and support for sections on protecting wildlife, green spaces and views.

Table 3 Landowners

- 7.19 Five landowners objected to their land being designated as Local Green Spaces as they considered that they did not meet the criteria set out in the NPPF. These were objections to:
- D5/2 Land off Hunters Ride A448 Lower Chaddesley
 - D5/6 Field adjacent to Briar Hill, Bluntington
 - D5/7 Land off Lodge Farm, A448 Chaddesley and
 - D5/8 Land Off Woodthorne House, Tanwood Lane.
- 7.20 The Steering Group and Parish Council considered the objections and decided that all sites should be retained in the submission plan for the examiner to determine. The justifications against the NPPF criteria for each site were strengthened in Appendix 5.
- 7.21 In addition the sports club suggested again that the boundary of the site (D5/3 Sports Field) should be amended slightly on the Policies Map and this was taken on board in the Submission Plan. The Tables in Appendix 5 setting out the justifications for the Local Green Spaces against the NPPF criteria were strengthened in response to the points made in the objections.
- 7.22 Overall the amendments to the Submission Plan were fairly minor in nature and resulted in changes to only 2 of the Review Policies and some sections of the supporting text. The supporting text was also updated to reflect that the Review Plan has reached submission stage.

Appendix 1: Housing Needs Survey – Publicity and Letter

Copy of Poster



Copy of Letter to Residents**Wyre Forest District Council**

Ros Vaux-Harvey
Housing Services Officer
Wyre Forest District Council
Finepoint Way
Kidderminster
DY11 7WF
Tel: 01562 732183
Email: Rosalyne.vaux-harvey@wyreforestdc.gov.uk

Dear Sir/Madam,

Wyre Forest District Council in partnership with Chaddesley Parish Council are carrying out a survey in your parish to get a better understanding of local people's housing needs.

Your feedback will help shape future housing and planning policies for Chaddesley parish to make sure there are enough homes of the right type.

The survey is open to current residents and any family members who have moved away and may be looking to move back.

Please take a few minutes to complete the survey at www.wyreforestdc.gov.uk/housingneeds by 26th June 2019.

If you do not have access to the internet, the survey can be completed online at any of the district libraries.

We will also be holding information sessions at:

Chaddesley Fete Saturday 8th June 2:00pm- 5:00pm
Chaddesley Village Hall Tuesday 11th June 10:00am-12:00pm
The Dog at Harvington Wednesday 18th June 6:00pm-9:00pm

If you need help and are not able to attend the sessions you can call the Housing Team before 26th June 2019, on 01562 732183 and we will arrange for you to complete the survey over the telephone or send a paper version out for completion.

The survey is confidential and information you give us will not be linked to your name or address or any other database. This information will not be passed to any other agencies of market research organisations. For details of our privacy notice please visit www.wyreforestdc.gov.uk/privacy.

As a thank you we are giving one lucky respondent a £20 shopping voucher. If you would like to be entered into the prize draw you will be asked for your name and address on a separate form once you have completed the survey.

Located in North Worcestershire serving Kidderminster, Stourport-on-Severn, Bewdley & the rural areas of the District
www.wyreforestdc.gov.uk



Wyre Forest District Council



The survey results will be posted on the following web page once the responses have been collated and a report completed. <http://www.wyreforestdc.gov.uk/housing/housing-strategy-documents.aspx>

Yours sincerely,

R Vaux-Harvey

Ros Vaux-Harvey
Housing Services Officer

Located in North Worcestershire serving Kidderminster, Stourport-on-Severn, Bewdley & the rural areas of the District
www.wyreforestdc.gov.uk

Appendix 2: Copy of Housing Needs Survey

Chaddesley Corbett Housing Needs Survey

Wyre Forest District Council in partnership with Chaddesley Parish council are carrying out a survey about housing in the Chaddesley parish. We want to find out how much housing local people need and what kind of housing is required.

We need your help to do this. By completing the survey you will be helping the council develop its housing and planning policies. If housing is needed in the area, we want to make sure we allocate the right number of homes and plan for the correct sort of housing.

We are also offering any household that completes the survey the opportunity to be entered into our prize draw with a chance of winning a £20.00 shopping voucher, if you would like to be entered then please complete your name and address on the form at the end of the survey.

Please note that your personal details supplied on this form will be used by Wyre Forest District Council solely for the purpose of administering the prize draw. Your personal details will be safeguarded and will not be divulged to any other individuals or organisations for any other purposes. Your details will be deleted once the prize draw process has concluded.



Chaddesley Corbett Housing Needs Survey**Section 1- Your current accommodation****1. About you.....***(Please tick all boxes which apply)*Do you currently live in the parish? ☐ If so, for how long?.....Do you work in the parish? ☐ If so, for how long?.....Do you have relatives in the parish? ☐ If so, for how long?.....Have you previously lived in the parish? ☐ If so, for how long?.....Have you got another strong connection to the parish?
(please specify)**2. Including yourself how many people are there in your household?***(Please write a number in each box)*Adults Children (Under 18) **3. What type of property do you currently live in?***(Please tick one box only)*Detached House ☐ Terraced House (including end terrace) ☐Semi Detached House ☐ Flat/Apartment ☐Detached Bungalow ☐ Mobile Home (permanently sited) ☐Semi Detached Bungalow ☐ Other (please specify)How many bedrooms does your home have?

Chaddesley Corbett Housing Needs Survey**4. Is your home?**

Owned outright

☐

Rented from a Housing Association

☐

Owned with a mortgage

☐

Rented from a private landlord

☐

Shared Ownership

☐

Tied to a job

☐

Other.....

5. Has anyone from your family moved away from the Rock parish in the last 5 years?**Yes**☐*If yes please give details of their reason for leaving.***No**☐*Please go to Question 6*

Lack of affordable housing

☐

To take up employment elsewhere

☐

To go to college or university

☐Lack of public facilities
i.e. public transport☐Lack of suitable housing
(size, special features)☐

Other (please specify).....

.....

Chaddesley Corbett Housing Needs Survey**Section 2- Affordable Housing.****6. Do you feel that the parish has....**

A suitable range of housing for the current community and the people who would like to live there?

Yes ☐ No ☐ Don't know ☐

why?

Adequate facilities e.g. shop/public transport for the current community and the people who would like to live there?

Yes ☐ No ☐ Don't know ☐

why?

7. To what degree would you support a development of new affordable housing for rent/shared ownership within your parish for people with a local connection?

Strongly Support ☐ Oppose ☐

Support ☐ Strongly oppose ☐

Neither support nor oppose ☐

Why?

Chaddesley Corbett Housing Needs Survey

8. Are any of your household registered with Wyre Forest District Council on the Home Choice Plus Housing Register for either social housing or shared ownership housing?

Yes

☐

No

☐

If no and you would like to register then please fill in the form at the end of the questionnaire or register online at: www.homechoiceplus.org.uk

Section 3- Alternative accommodation.

9. Are you, the householder, looking to move into alternative accommodation within the parish within the next 10 years?

Yes

☐

No

☐*If no please go to question 14*

If yes when would you, the household, expect to move?

(Please tick one box only)

Within the next 12 months

☐

Within the next 5-10 years

☐

Within 13 months- 5 years

☐

What type of accommodation would you prefer?

(Please tick one box only)

House

☐

Flat/Apartment

☐

Bungalow

☐Mobile home
(permanently sited)☐

Other

How many bedrooms would you require?

Chaddesley Corbett Housing Needs Survey**10. Why will your household need to move?** *(Please tick boxes all that apply)*

Looking for larger accommodation	
Looking for smaller accommodation	
Moving from tenancy to ownership	
Moving from ownership to tenancy	
Moving from a house to a bungalow	
Looking for accommodation with aids/adaptations	
Looking for a cheaper home	
Employment	
Other (please specify)	

11. Would you expect to be...? *(please tick one box indicating what you would prefer)*

Owner Occupiers	
Renting from a private landlord	
Lodging in another household	
Shared Ownership with a Housing Association	
Renting from a Housing Association	
In housing tied to a job	
Other (please specify)	

12. How much do you think you would be able to afford if renting a new property? *(please tick one box)*

It is normal to consider one third of the householders net income for the period.
Please do not include Housing Benefit.

Upto £220 per month	
£221 to £300 per month	
£301 to £390 per month	
£391 to £520 per month	
£521 to £650 per month	
More than £650 per month	

Chaddesley Corbett Housing Needs Survey**13. How much do you think you would be able to afford if purchasing a new property?** *(please tick one box)*

It is normal to consider three times the householders gross annual income for mortgage purposes plus any savings and equity the household may have in any existing property

Up to £50,000 (shared ownership)	
£50,001 to £100,000	
£100,001 to £150,000	
£150,001 to £200,000	
£200,001 to £250,000	
£250,001 to £300,000	
£300,001 to £350,000	
£350,001 to £400,000	
£400,001 to £500,000	
Over £500,001	

Section 4- Additional households - New households that have been created from your current household members
14. Do any of the current members of your household wish to form a new household inside the parish within the next 10 years?Yes ☐

go to question 15

No ☐

go to question 23

15. How many current household members wish to form a new household inside the parish within the next 10 years *(for which they will need their own accommodation) please tick one box only*One ☐Two ☐Three ☐Four ☐Five or more ☐

Chaddesley Corbett Housing Needs Survey

16. When will the new household(s) be needed? *(please tick one box only for each new household)*

	1 st new household	2 nd new household	3 rd new household	4 th new household
Upto 12 Months				
In 13 months to 5 years				
In 5 to 10 Years				

17. What type of accommodation would be preferred for each new household? *(Please tick one box only for each new household)*

	1 st new household	2 nd new household	3 rd new household	4 th new household
House				
Bungalow				
Flat/Apartment				
Supported Housing				
Other <i>(please tick and write in box below)</i>				

18. How many bedrooms will be required?

(Please tick one box for each new household)

	1 st new household	2 nd new household	3 rd new household	4 th new household
1				
2				
3				
4				
5 +				

Chaddesley Corbett Housing Needs Survey**19. Why do these members of your household need to move?***(please tick one box for each new household)*

	1 st new household	2 nd new household	3 rd new household	4 th new household
Looking for independent accommodation				
Returning to the village				
Employment/Education				
Other (please specify)				

20. Would the prospective householders expect to be?*(Please tick one box that they would prefer for each new household)*

	1 st new household	2 nd new household	3 rd new household	4 th new household
Owner Occupiers				
Renting from a private landlord				
Renting from a Housing Association				
Shared Ownership with a Housing Association				
Lodging in another household				
In housing tied to a job				
Other (please specify)				

*If you answered Renting, Lodging or Housing tied to a job, please go to question 21.**If you answered Owner Occupier please go to question 22.**If you answered Shared Ownership please go to question 21 and question 22.*

Chaddesley Corbett Housing Needs Survey**21. How much do you think the new householder would be able to afford if renting new accommodation?** *(Please tick one box per household)*

It is normal to consider one third of the householders net income for the month, please do not include housing benefit

	1 st new household	2 nd new household	3 rd new household	4 th new household
Upto £220 per month				
£221 to £300 per month				
£301 to £390 per month				
£391 to £520 per month				
£521 to £650 per month				
More than £650 per month				

22. How much do you think the new householder would be able to afford if buying a new property? *(please tick one box per household)*

It is normal to consider three times the households gross annual income for mortgage purposes plus any savings and equity the household may have in any property)

	1 st new household	2 nd new household	3 rd new household	4 th new household
Up to £50,000 (shared ownership)				
£50,001 to £100,000				
£100,001 to £150,000				
£150,001 to £200,000				
£200,001 to £250,000				
£250,001 to £300,000				
£300,001 to £350,000				
£350,001 to £400,000				
£400,001 to £500,000				
Over £500,001				

Chaddesley Corbett Housing Needs Survey**Contact Details and Prize draw entry**

If you require a housing application form or wish to be entered into a draw to win a £20 shopping voucher then please complete the details below. The Housing Needs Survey form does not ask personal information such as names and addresses in order to preserve individual confidentiality and this sheet will be separated from the main questionnaire upon opening, to maintain confidentiality. If you require a housing application form, it is assumed that you approve your details being retained on file at Wyre Forest District Council and used so that we may contact you again if a new housing scheme is built in the locality.

Your details will not be used for any other purpose and will remain confidential.

Please provide your name, address and contact details:

Name

Address

Post Code

Daytime Telephone Number

Email Address

Please send me a housing application form ☐

Please enter me in to the prize draw to win a £20 shopping voucher ☐

Thank you very much for your help in completing this questionnaire.

Chaddesley Corbett Housing Needs Survey

23. Would you be interested in taking a role in a community led housing scheme in the parish?

Yes ☐ No ☐

If yes please see our website for more information:

<http://www.wyreforestdc.gov.uk/planning-and-buildings/community-led-housing.aspx>

24. Would you be interested in a Self Build project or having a custom build house in the parish?

Yes ☐ No ☐

If this is something that you would be interested in doing then you can register your interest at <http://www.wyreforestdc.gov.uk/planning-and-buildings/planning-for-householders/self-build-and-custom-build-register.aspx> please note a £20.00 fee applies.

Appendix 3: Copy of Housing Needs Survey Report, 2019



**Chaddesley Corbett Parish
Housing Needs Survey
2019**

Rosalyn Vaux-Harvey
Housing Services Officer
Wyre Forest District Council

Chaddesley Corbett Housing Needs Survey Report 2019Contents

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Introduction

Housing needs surveys are undertaken to identify the local housing needs of a parish and the type and mix of housing that may be appropriate to meet these needs.

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.

Letters were circulated to all households in the parish inviting the residents or those with a local connection to the parish to complete an online survey. The information gathered from the responses has been used in the analysis and to complete this report.

Background

The 2011 Census advised that Chaddesley Corbett had a population of 1422. The majority of the population being of working age (25-64, 53%) followed by a large proportion of older people (aged 65 years and older, 25%) and a lower proportion of younger people (24 years and under 21%).

Table 1 below shows Chaddesley Corbett parish population broken down into age groups and shown as a percentage as well as a comparison against local and national trends.

Table 1

Age Groups	Chaddesley Corbett (%)	Wyre Forest (%)	West Midlands (%)	England (%)
15 & Under	14	17	19	18
16-24	8	9	13	13
25-64	53	52	53	53
65+	25	21	18	18

It can be seen 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 the local and national figures.

Table 2 below shows the comparison of the economic activity across the parish against local and national trends.

Table 2

Economic Activity	Chaddesley Corbett (%)	Wyre Forest (%)	West Midlands (%)	England (%)
Economically Active	70	69	68	70
In Employment	66	62	60	63
Employee Part Time	12	15	14	14
Employee Full Time	33	37	37	39
Self Employed	21	10	9	10
Unemployed	2	4	5	4
Full Time Student	2	2	3	3
Economically Inactive	30	32	31	30
Retired	19	19	14	13
Student	4	3	6	6
Looking after family	4	4	5	4

or home				
Long term sick or disabled	3	4	4	4
Other	2	2	2	2

Chaddesley Corbett has a higher percentage of residents in employment than the other areas in particular Self Employment which is more than double the rate for the rest of the district and national figures.

Table 3 below shows the comparison of the type of dwellings in the parish and the other areas.

Table 3

Proportion of dwellings by type	Chaddesley Corbett (%)	Wyre Forest (%)	West Midlands (%)	England (%)
Detached house or bungalow	47	29	23	22
Semi Detached or Bungalow	33	37	37	31
Terraced (including end) house or bungalow	10	19	19	25
Purpose built block of flats	3	10	10	17
Part of a converted or shared house	5	2	2	4
Flat in a commercial building	2	1	1	1
Caravan of mobile structure	1	3	3	1

Chaddesley Corbett has a large proportion of detached dwellings in comparison to the district, regionally and nationally and a significantly lower amount of purpose built block of flats.

Table 4 below shows the tenure types and a comparison.

Proportion of households by tenure	Chaddesley Corbett (%)	Wyre Forest (%)	West Midlands (%)	England (%)
Owned (total) of which:	64	71	65	63
Owned Outright	41	38	32	31
Owned with a mortgage or loan	23	33	33	32
Shared Ownership	1	1	1	1
Social Rented	14	15	19	17
Private Rented	18	13	13	16
Living rent free	3	1	2	1

Figures for tables 1-4 provided by the 2011 census, ONS Crown Copyright

Chaddesley Corbett has a lower proportion of home owners in comparison to the rest of the Wyre Forest. The amount of people owning outright is slightly higher than the other areas but the amount of people who are home owners with a mortgage is lower. The Parish also has a higher population of residents who are private rented than the comparison areas.

Housing in rural areas

Property prices in rural areas are less affordable than in Urban areas* forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. Houses in the countryside are now 20% higher than in urban areas despite wages being lower.

The number of people on waiting lists for affordable homes in rural England has soared to around 750,000**. The number of households in England is projected to increase by 4.0 million (17%) over the next 25 years, from 22.9 million in 2016 to 26.9 million in 2041. This equates to 159,000 additional households each year. (source: Office of National Statistics -ONS). Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and there is a possibility that this is happening in the Chaddesley Corbett Parish.

*Halifax Rural Housing Review 2016: "the average property price in rural areas is 7.4 times the average annual earnings with a ratio of 6.4 in urban areas.

**National Housing Federation, Rural Housing research report 2016.

Methodology.

As part of the Chaddesley Corbett Neighbourhood Plan, Chaddesley Corbett Parish Council and Wyre Forest District Council wanted to establish what the housing requirements were for the village over the next 5 to 10 years. In order to gather the information 702 letters were circulated to households in Chaddesley Corbett Parish asking the residents to complete an online survey. The survey was also available to those who may have moved out of the parish within the last 5 years but still had a strong connection to the parish and were looking to move back.

The aim of the survey was to establish:

- The mix of housing need in the parish
- The tenure type (open market, subsidized, social rented or shared ownership)
- The size of the property and need by population (families, single people or older households)
- To make sure future developments are as far as possible in tune with the requirements of community.

The survey also gathered information from households that are likely to be subject to change in the near future, for example children looking to move out of the current family home but stay within the parish.

The letter inviting households to complete the online survey was sent out to all households in Chaddesley Corbett Parish early June with a deadline for completion before 26th June 2019. Respondents were asked to complete one survey per household with the opportunity of attending three open days/evenings held within the parish or completing the survey over the phone for those who didn't wish to do so online.

Responses

A total of 705 letters were distributed and 92 responses were received in return, giving a return rate of 13%. It should be noted that only those people who have a housing need or are interested in a local needs development and general village life are likely to respond.

The majority of people who responded currently live in the parish (95%), the average length of time that lived in the parish were 24 years (this ranged from less than a year to 80 years).

Responses were received from 188 people who formed 79 households and of those 160 adults (85%) and 28 children (15%).

Housing Needs Summary

The results of the housing needs survey are detailed further on in this report however in summary:

There were 36 households looking to move, find alternative housing or additional homes within the next 10 years as some households were looking for more than one additional home there was a total of 44 homes required.

Of the 44 households that responded confirming they have or will have a housing need within the next 10 years, the majority have advised that they will require a 2 bedroom property with the highest need being a house followed by a bungalow.

Of the 44 households that responded advising that they could foresee a housing need within the next 10 years, up to 13 would potentially have their housing needs met through a property that becomes vacant within the parish from another respondent to the survey who would like to move. This is obviously subject to the property being suitable, becoming available at the right time and bring affordable for the household in question.

Therefore in the next 10 years 31 homes will be required in the parish with 65% of the respondents advising that they would want a 2 bedroom property and 55% also advising that they will require a house.

At the time of this report being written, there were no properties for sale in the required property type, size or cost brackets. This indicates aspiration outstripping what people can afford and may indicate there is some potential demand for low cost home ownership products.

Results from the questionnaire

1. Current Accommodation

Do you currently live in the parish..

Do you work in the parish..

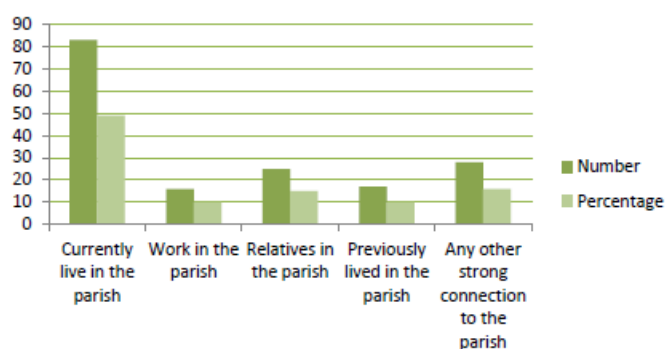
Have you got relatives in the parish..

Have you previously lived in the parish..

Have another strong connection to the parish..

In total 169 positive responses were given to this question as some respondents selected more than one answer out of the total number of responses to the survey (92) 83 currently live in the parish (90%).

Connection(s) to the parish	Number	Percentage
Currently live in the parish	83	49%
Work in the parish	16	10%
Relatives in the parish	25	15%
Previously lived in the parish	17	10%
Any other strong connection to the parish	28	16%
Total answered	169	100%



2. Including yourself how many people are there in your household?

This question asked for a breakdown of how many adults and children were in the household, we received a total of 78 responses the tables below gives a breakdown of the responses.

Number of adults	Number of responses
1	12
2	55
3	6
4	5

Number of children	Number of responses
1	7
2	4
3	3

The most popular responses were 2 adults and no children (59%) and 1 adult no children (15%), this indicates that the parish is comprised of mainly adult only households.

3. What type of property do you currently live in?

The majority of the households who responded currently live in a detached house (43%) followed by a semi detached house (35%).

Type of property	Number of responses	Percentage (%)
Detached House	34	43
Semi Detached House	28	35
Detached Bungalow	4	5
Terraced House	9	11
Flat/Apartment	1	1
Other	3	4

How many bedrooms does your home have?

79 Households responded to this question the majority of people live in 3 bedroom home (39%) followed by a 4 bedroom home (30%).

Number of bedrooms	Number of responses	Percentage (%)
1	1	1
2	11	14
3	31	39
4	24	30
5	10	13
6	2	3

4. Is your home?

This question looked at the tenure of the respondents current properties, in total 79 households answered the question with the majority being owner occupier either owned outright or with a mortgage. In comparison to the 2011 census figures there is an over representation of owner occupiers (owned outright) and a under representation of households who rent from a private landlord or Housing Association in the parish.

The table below shows a breakdown of responses in comparison to the 2011 census.

Tenure Type	Number of responses	Percentage (%)	Census percentage (%)
Owned Outright	48	62	41
Owned with a mortgage	19	24	23
Shared Ownership	2	3	0.2
Rented from Housing Association	2	3	14
Rented from Private Landlord	6	8	18
Tied to a job	1	1	N/A

5. Has anyone from your family moved away from the Chaddesley Corbett Parish in the last 5 years? If so what are their reasons for leaving.

78 households responded to this question 57 stated no one from their family had previously moved out of the parish, 21 answered yes, the table below shows a breakdown of the reasons why their families had left. The highest reasons were to take up employment elsewhere and due to a lack of affordable housing.

Reasons for leaving the Parish	Number of responses	Percentage (%)
Lack of affordable housing	8	38
To go to college or university	1	5
Lack of suitable housing (size, features etc)	2	9
To take up employment elsewhere	8	38
Lack of public facilities i.e. public transport	0	0
Other	2	10

Section 2: Affordable Housing

6. Do you feel that the parish has....
A suitable range of housing for the current community and the people who would like to live there?

Suitable range of housing	Number of responses	Percentage (%)
Yes	32	40.5
No	32	40.5
Don't know	15	19

79 Households responded to this question, there was an equal split between people believing that there was already a suitable range of housing and people believing there wasn't. As part of this question we asked the respondents for the reasons why they believed this, below are the comments that we received:

Lack of affordable housing (20)
 Lack of suitable housing price or facilities (7)
 Shortage of housing for elderly persons (4)

Already a broad range of housing in the parish (2)
 No locals brought the school development houses (2)
 Already too many new builds here (1)
 Houses coming onto the market do not sell (1)
 I don't know anyone looking for housing in the parish (1)
 Too many sole inhabited dwellings (1)
 Lack of social housing for rent (1)

Do you feel that the parish has....

Adequate facilities e.g. shop/public transport for the current community and the people who would like to live there?

Suitable range of facilities	Number of responses	Percentage (%)
Yes	39	50
No	33	42
Don't know	6	8

79 responses were received regarding the current facilities in the parish, 50% felt there were already adequate facilities and 42% felt there wasn't. We also asked respondents why they believed this below are the comments that we received:

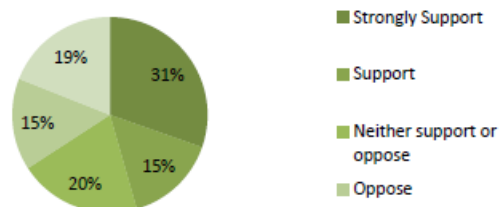
Public transport inadequate (16)
 Most facilities are currently available i.e. shop, bus service, doctors, school, village hall (6)
 Lack of or poor quality of shops available (6)
 More doctors required (2)
 Loss of post office from the village (2)
 Poor parking (1)
 Current facilities are expensive (1)
 No shops in Harvington (1)

7. To what degree would you support a development of new affordable housing for rent/shared ownership within your parish for the people with a local connection?

We received 79 responses to this question with the majority of households supporting the prospect of future affordable housing (46%) and (34%) opposing. The table and chart below shows a full breakdown of the responses received.

Responses	Number of responses	Percentage (%)
Strongly Support	24	31
Support	12	15
Neither support or oppose	16	20
Oppose	12	15
Strongly oppose	15	19

Support a development of new affordable housing within the parish?



Section 3 Alternative Accommodation

This section of the survey asked the householders if they were likely to move home now or within the next 10 years, if they indicated that they would be looking for alternative accommodation then we asked what type of property they would prefer to move into, the tenure type and the affordability. The responses to these questions were used towards the base of our prediction of the future housing needs in Chaddesley Corbett.

Are you the householder, looking to move into alternative accommodation within the parish within the next 10 years?

26 householders (28%) indicated that they would require an alternative home in Chaddesley Corbett parish within the next 10 years.

5 householders advised that they would be looking to move within the next 12 months, 12 will be looking to move in the next 13 months to 5 years and 9 within 5-10 years.

The response to the questions confirming the types of homes that the householders will be looking for and vacating is detailed in the tables in appendix 1.

Section 4 Additional Households

This section asked the respondents if any current members of their household would be looking to move within the next 10 years to create a new separate household within the parish. If they indicated that there would be members looking to create a new household then we asked them for more information including the property type that they would prefer to move into, the tenure type and the affordability.

Do any of the current members of your household wish to form a new household inside the parish within the next 10 years?

10 respondents (%) indicated that members of their current household will be looking for an additional home(s) within the next 10 years.

3 of the respondents stated that they will need 1 additional home, 6 will need 2 additional homes and 1 will require 3 additional homes.

2 responses advised that they will require additional homes within the next 12 months, 6 in 13 months to 5 years and 10 in 5-10 years.

The breakdown of the responses regarding the types of properties required and the tenure type is detailed in tables 1-6 in appendix 1.

See table below for total number of alternative and additional homes required.

Homes required	Number of respondents	Total number of additional homes needed.
One alternative homes is likely to be needed for some/all current occupants	26	26
One additional home is likely to be needed for some current occupants	3	3
Two additional homes are likely to be needed for some current occupants	6	12
Three additional homes are likely to be needed for some current occupants	1	3
Total	36	44
Total after taking into account natural churn		31*

13*of the homes could be met through natural churn subject to appropriate timing, availability and costs.

Results

The tables in appendix 1 detail the responses received to those households that indicated they will be looking for alternative accommodation and/or additional accommodation in the next 10 years. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet aspirations of each respondent, income and likely property prices are considered in order to ensure that any proposed future homes would indeed meet the needs of those to be housed. Therefore a "likely allocation/purchase" is suggested to outline provision.

Homes required within the next 12 months.

Table 1 and 2 in appendix 1 show the housing needs for the next 12 months, Table 1 shows the responses of the respondents who will be looking for an alternative home, the home they will be vacating and what they are likely to purchase or be allocated with. Table 2 shows the responses of the respondents looking for an additional home(s) and what homes they are likely to purchase or be allocated with, taking into account the affordability amounts in comparison with the property/rental prices from the last 12 months on Right Move: <https://www.rightmove.co.uk/house->

[prices/detail.html?country=england&locationIdentifier=REGION%5E5936&searchLocation=Chaddesley+Corbett&referrer=landingPage](https://www.rightmove.co.uk/property-for-sale/details.do?country=england&locationIdentifier=REGION%5E5936&searchLocation=Chaddesley+Corbett&referrer=landingPage)

After matching up the homes that will be vacated to any that will be required (these properties are highlighted) the following housing need will be outstanding in the next 12 months:

- 1x2 bed bungalow Private rented
- 1x2 bed house-Owner occupier
- 1x2 bed flat/apartment- Owner occupier
- 1x 4 bed house- Owner occupier

Therefore there will be a demand in the next 12 months in the parish for 4 homes:

- 1 property required in the private rental market to rent
- 3 properties required in the open market for local people to purchase.

Homes required in the next 13 months- 5 years.

Tables 3&4 in appendix 1 show the housing needs for the next 13 months-5 years.

After matching up the homes that will be vacated to any that will be required (these properties are highlighted) the following housing need will be outstanding in the next 13 months to 5 years:

1x 3 bed house- Shared ownership
2x 2 bed house- Shared ownership

2x 2 bed bungalows- Social rented

1x 2 bed flat/apartment- Owner occupier
1x 2 bed bungalow- Owner occupier
2x 3 bed house- Owner occupier
3x 4 bed house- Owner occupier

Therefore there will be a demand in the next 13 months -5 years in the parish for 12 homes:

- 3 properties required for shared ownership
- 2 properties required for social rented for local people to rent
- 7 properties required in the open market for local people to purchase

Homes required in 5-10 years.

Tables 5&6 in appendix 1 show the housing needs for the next 5-10 years.

After matching up the homes that will be vacated to any that will be required (these properties are highlighted) the following housing need will be outstanding in the next 5 to 10 years:

2x 2 bed flat/apartment- Shared ownership

1x 2 bed bungalow- Social rented
1x 2 bed house- Social rented

3x 2 bed house- Owner occupier
 2x 3 bed house- Owner occupier
 4x 2 bed bungalow- Owner occupier
 1x 3 bed bungalow- Owner occupier
 1x 4 bed house- Owner occupier

Therefore there will be a demand in the next 5-10 years in the parish for 15 homes:

- 2 properties required for shared ownership
- 2 properties required for social rented for local people to rent
- 11 properties required in the open market for local people to purchase

Total of dwellings required in the next 10 years.

The table below shows a breakdown of all dwellings required in the next 10 years which will not be met with natural churn.

Property Type	2 bed	3 bed	4 bed	Total
<u>Owner Occupier</u>				
House	4	4	5	13
Bungalow	5	1	0	6
Flat/Apartment	2	0	0	2
Total	11	5	5	21
<u>Shared Ownership</u>				
House	2	1	0	3
Flat	2	0	0	2
Total	4	1	0	5
<u>Private Rented</u>				
Bungalow	1	0	0	1
Total	1	0	0	1
<u>Social Rented</u>				
House	1	0	0	1
Bungalow	3	0	0	3
Total	4	0	0	4
Overall Total	20	6	5	31

The largest need regarding the amount of bedrooms required by a large proportion is 2 bedrooms with 65% of the demand, followed by 3 bedrooms with 19% and 4 bedrooms with 16%.

The highest need regarding property types is houses with 55% followed by bungalows with 32% and flats/apartments with 13%.

The highest need regarding tenure type is owner occupier with 68%, followed by shared ownership with 16%, then social rented with 13% and finally private rented with 3%.

Comparison of properties being vacated and housing need.

The amount of properties that would be available naturally through the residents moving on and finding alternative accommodation in the next 10 years is 26. The total amount of these properties taken up by natural churn is 13 therefore the amount of properties that will still be available to

purchase or rent as there wasn't a need for them from the respondents of the survey is 13. The table below shows a breakdown of the properties that will be still available to purchase or rent.

Property Type	1 bed	2 bed	3 bed	4 bed	5 bed+	Total
Within the next 12 months						
Owner Occupier						
House	0	0	0	0	1	1
Private Rented						
House	0	1	0	0	0	1
Total	0	1	0	0	1	2
Within 13 months-5 years						
Owner Occupier						
House	0	0	0	0	2	2
Private Rented						
House	0	1	0	2	0	3
Social Rented						
House	0	0	1	0	0	1
Total	0	1	1	2	2	6
Within 5-10 Years						
Owner Occupier						
House	0	0	0	0	4	4
Private Rented						
House	0	0	1	0	0	1
Total	0	0	1	0	4	5
OVERALL TOTAL	0	2	2	2	7	13

Would you/the prospective householders expect to be..?

This part of the survey asked the respondents that indicated that they would be looking for either an alternative home or additional home(s) what type of tenure they will be looking at to finance it.

There were 44 responses to this question in total the table below shows a breakdown of the preferred tenures selected.

Tenure Type	House	Bungalow	Flat/apartment	Total	%
Owner Occupier	29	7	2	38	87
Private Rented	0	1	0	1	2
Social Rented	1	3	0	4	9
Shared Ownership	1	0	0	1	2

The majority of respondents (87%) would prefer to be an owner occupier followed by rented from a Housing Association (9%).

House Prices

Respondents who indicated that they would have a housing need in the next 10 years were asked how much they felt they would be to afford if either renting or purchasing a property. If they answered that they would be looking to rent they were informed that "it is normal to consider one third of the households' net income for the period, please do not include housing benefit". If they answered that they would be looking to purchase a property then they were informed that "it is normal to consider three times the households gross income for mortgage purposes plus any savings and equity the household may have in any property."

There were 45 responses in total 40 for purchasing and 5 for renting the tables below show a breakdown of the responses given.

Housing need Type	Up to 50k	£50,000-£100,000	£100,001-£150,000	£150,001-£200,000	£200,001-£250,000	£250,001-£300,000	£300,001-£350,000	£350,000-£400,000	£400,000-£500,000	Over £500,000
Alternative Household	0	1	0	1	2	4	3	4	0	8
Additional Household	0	4	6	4	1	1	1	0	0	0
Total	0	5	6	5	3	5	4	4	0	8
Percentage	0%	12.5%	14.5%	12.5%	8%	12.5%	10%	10%	0%	20%

The highest response rate in the affordability category for purchasing was £500,000+ with 20% of the responses followed by £100,000-£150,000 with 14.5% and both £50,000-£100,000 and £150,001-£200,000 with 12.5%.

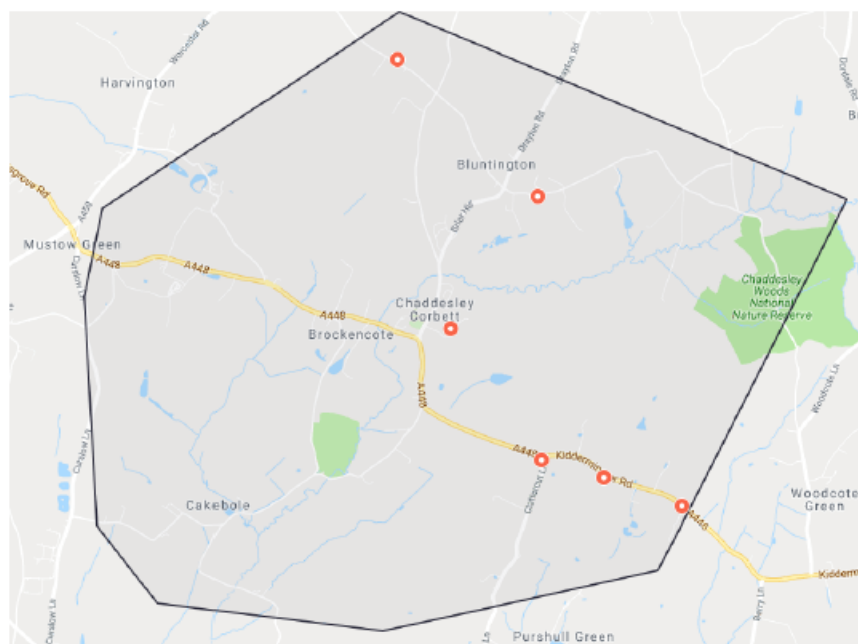
Housing Need Type	Up to £222.00 per month	£221-£300 per month	£301-£390 per month	£391-£520 per month	£521-£650 per month	£650+ per month
Alternative Household	0	0	0	1	3	0
Additional Household	0	0	0	1	0	0
Total	0	0	0	2	3	0
Percentage	0	0	0	40%	60%	0

The highest response category for respondents looking at renting was £521-£650 per month with 60% this was followed by £391-£390 per month with 40%.

Overall based on the average for all of the home types, for those looking for an alternative home to buy the most common range households felt they could afford was over £500,000 (35%). Amongst those looking for an alternative home(s) for members of their current household the most common price range was £100,000-£150,000 (35%). The most preferred rental price an alternative home was £521-£650 per month (75%) and £391-£520 per month (100%) for an additional home.

As of August 2019 (source: www.rightmove.com) there were 5 properties for sale in Chaddesley Corbett and no properties for rent. All of the properties advertised during this time fell into the larger category regarding size and on the £500,000+ price bracket. Whilst these properties may be suitable to some of the households looking for an alternative property they would not be suitable for those households looking for an additional property as they fall both outside the size and affordability brackets.

This indicates there is some disparity between what people could afford to purchase in the parish and the actual house prices (the affordability gap) which isn't uncommon in rural areas and would probably indicate a need for a greater number of low cost homes and other affordable forms of housing.



The table below shows the types of properties for sale as of 13th August 2019 and the asking price. There were no properties on the market for rent.

Property for sale/rent	Price
4 Bed Detached House	£795,000
4 Bed Detached House	£700,000
4 Bed Barn Conversion	£625,000
4 Bed Detached House	£624,950
4 Bed Detached House	£575,000

Conclusion

There was a response rate of 13% to this survey. Out of the responses received 36 residents indicated that they would be looking to move or need additional homes within the next 10 years.

From the 36 responses 44 homes would be required in total and 13 could be met by natural churn therefore a minimum of 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.

In total within the next 10 years the following new homes will be required:

- 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

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 and types. The affordable housing should meet the requirements of the Council's rural Local Connection Policy and local connection.

Appendix 1**Table 1:****Alternative homes required within the next 12 months**

Our Ref	Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms Required	Likely Allocation/Purchase
1	House	3 bed	Owner Occupier	House	Owner Occupier	4 bed	4 bed house- Owner occupier
16	House	2 bed	Private Rented	Bungalow	Private Rented	2 bed	2 bed bungalow- Private rented
34	Bungalow	3 bed	Owner Occupier	House	Owner Occupier	3 bed	3 bed house- Owner occupier
50	House	4 bed	Owner Occupier	House	Owner Occupier	4 bed	4 bed house-Owner occupier
67	House	5 bed	Owner Occupier	Bungalow	Owner Occupier	3 bed	3 bed bungalow- Owner occupier

Table 2:**Additional homes required within the next 12 months**

Our Ref	Preferred Property Type	Preferred Property Size	Preferred Tenure Type	Likely allocation/purchase
5	House	2 bed	Owner Occupier	2 bed house-Owner occupier
9	Flat/Apartment	2 bed	Owner Occupier	2 bed Flat/Apart- Owner occupier

Table 3:**Alternative homes required within 13 months- 5 years**

Our Ref	Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms Required	Likely Allocation/Purchase
12	House	3 bed	Social Rented	House	Shared Ownership	3 bed	3 bed house- Shared ownership
18	House	3 bed	Owner Occupier	House	Owner Occupier	3 bed	3 bed house- Owner occupier
23	House	2 bed	Owner Occupier	House	Owner Occupier	3 bed	3 bed house- Owner occupier
31	House	3 bed	Owner Occupier	House	Owner Occupier	3 bed	3 bed house-Owner occupier
35	House	2 bed	Private Rented	Bungalow	Social Rented	2 bed	2 bed bungalow- Social Rented
40	House	1 Bed	Owner	Bungalow	Social	2 bed	2 bed bungalow-

			Occupier		Rented		Social rented
43	House	3 bed	Owner Occupier	Bungalow	Owner Occupier	2 bed	2 bed bungalow- Owner occupier
49	House	4 bed	Private Rented	House	Owner Occupier	4 bed	4 bed house – Owner occupier
51	House	4 bed	Private Rented	House	Owner Occupier	4 bed	4 bed house- Owner occupier
57	House	2 bed	Owner Occupier	House	Owner Occupier	3 bed	3 bed house- Owner occupier
74	House	6 bed	Owner Occupier	House	Owner Occupier	4 bed	4 bed house-Owner occupier
82	House	5 bed	Owner Occupier	House	Owner Occupier	2 bed	2 bed house- Owner occupier

Table 4:
Additional homes required within 13 months-5 years

Our Ref	Preferred Property Type	Preferred Property Size	Preferred Tenure Type	Likely allocation/purchase
3	House	2 bed	Owner Occupier	2 bed house- Shared ownership
3	House	2 bed	Owner Occupier	2 bed house-Shared ownership
8	House	4 bed	Owner Occupier	3 bed house- Owner occupier
9	Flat/Apartment	2 bed	Owner Occupier	2 bed flat/apartment- Owner occupier
10	House	1 bed	Owner Occupier	1 bed house- Owner occupier
12	House	2 bed	Owner Occupier	2 bed house- Owner occupier

Table 5
Alternative homes required within 5-10 years

Our Ref	Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms Required	Likely allocation/purchase
7	Flat	2 bed	Owner Occupier	Bungalow	Owner Occupier	2 bed	2 bed bungalow- Owner occupier
19	House	3 bed	Owner Occupier	House	Owner Occupier	4 bed	4 bed house-Owner occupier
42	House	4 bed	Owner Occupier	House	Owner Occupier	4 bed	4 bed house-Owner occupier
45	House	5 bed	Owner	Bungalow	Owner	3 bed	3 bed bungalow-

			Occupier		Occupier		Owner occupier
52	House	5 bed	Owner Occupier	House	Owner Occupier	3 bed	3 bed house- Owner occupier
66	House	5 bed	Owner Occupier	Bungalow	Owner Occupier	2 bed	2 bed bungalow- Owner occupier
77	House	5 bed	Owner Occupier	Bungalow	Owner Occupier	2 bed	2 bed bungalow- Owner occupier
86	House	3 bed	Private Rented	Bungalow	Social Rented	2 bed	2 bed bungalow- Social Rented
88	House	4 bed	Owner Occupier	Bungalow	Owner Occupier	2 bed	2 bed bungalow- Owner occupier

Table 6
Additional homes required within 5-10 years.

Our Ref	Preferred Property Type	Preferred Property Size	Preferred Tenure Type	Likely allocation/purchase
1	House	2 bed	Owner Occupier	2 bed house- Owner occupier
2	House	3 bed	Owner Occupier	3 bed house- Owner occupier
2	House	3 bed	Owner Occupier	2 bed house- Owner occupier
2	House	3 bed	Owner Occupier	3 bed house- Owner occupier
4	Flat/Apartment	2 bed	Owner Occupier	2 bed flat/apartment- Shared ownership
4	Flat/Apartment	2 bed	Owner Occupier	2 bed flat/apartment- Shared ownership
5	House	2 bed	Social Rented	2 bed house- Social rented
6	House/Flat	2 bed	Owner Occupier	2 bed house/flat- Owner occupier
8	House	4 bed	Owner Occupier	4 bed house- Owner occupier
10	House	2 bed	Owner Occupier	2 bed house-Owner occupier

Appendix 4: Copies of Survey Questionnaires

Copy of Publicity in Parish Magazine

CHADDESLEY CORBETT PARISH COUNCIL

The Parish Council is currently undertaking a review of our Neighbourhood Plan. As part of this process we will shortly be sending a Residents' Survey to every household in the parish. The survey form can be completed and returned in the envelope provided, or on-line. There will be a separate on-line survey for children and for businesses. Please participate as this is your opportunity to influence the future of your parish.

Copy of Letter and Survey for Residents

CHADDESLEY CORBETT PARISH COUNCIL



NEIGHBOURHOOD PLAN RESIDENTS SURVEY NOVEMBER 2019

Your help is needed!

Your help is needed to make sure that the parish of Chaddesley Corbett remains the sort of place in which you like to live. Your views are needed on everything that affects our Parish, so that the Neighbourhood Plan can reflect those views.

The reason for producing a plan is to enable local residents to influence any development in the Parish and to enhance and protect our quality of life.

This is a major opportunity to influence the Planners; please take it!

This is your survey – what do you think?

The Questionnaire should be completed by one person for the household.

The survey should be returned by 20th November 2019.

INTRODUCTION

A Neighbourhood Plan helps shape the way in which our community develops in the future. Without the locally tailored policies in our Neighbourhood Plan, the District Council will make these decisions for the people of Chaddesley Corbett.

Chaddesley Corbett was a Front Runner in preparing a Neighbourhood Plan. For our Plan to remain relevant and enforceable, it needs to be reviewed about every 5 years, and our first review is now underway. This is your opportunity to give your views on what is important to include in the updated Plan.

We enclose a survey form for each household, and would like someone in your house to complete this form on behalf of you all. Please enter your postcode at the top of page 2; it will be used for analysis to ensure we have views from across the parish.

*Please encourage your children to complete a separate online survey –
<http://www.worcestershire.gov.uk/ChaddesleyYoungPeople>*

We really value your participation in this survey. This is your chance to have your say, because we will be acting on the wishes of the majority. You will be able to vote in a referendum on the updated Neighbourhood Plan, and we want to ensure that your opinion is taken into account, so you will be able to vote YES.

It will only take a few minutes to complete the survey and then pop it back in the post – postage paid.

Q1 Please give your postcode to ensure we have views from across the parish:

ABOUT YOUR HOUSEHOLD

Q2 Please enter the number of people in your household in each age group:

Please include yourself and all people normally resident for the majority of the year at this address.

0-10 years	<input type="text"/>
11-17 years	<input type="text"/>
18-29 years	<input type="text"/>
30-39 years	<input type="text"/>
40-59 years	<input type="text"/>
60-79 years	<input type="text"/>
80 years and over	<input type="text"/>

Q3 CHILDREN: Please answer the following questions about the children in the family:

Children are aged 0-17 years and are normally resident for the majority of the year at this address.

How many children attend Chaddesley Corbett Endowed Primary School?	<input type="text"/>
How many children attend Winterfold School?	<input type="text"/>
How many children attend school elsewhere?	<input type="text"/>

Q4 ADULT 'CHILDREN' LIVING AT HOME: Please answer the following questions about the people normally living at this address who are the now adult (age 18+) dependents of the main householder(s):

How many adult 'children' live at home?	<input type="text"/>
How many adult 'children' are in Further/Higher Education?	<input type="text"/>
How many adult 'children' are in or seeking employment?	<input type="text"/>

Q5 ACCOMMODATION: Is your home... (PLEASE TICK ✓ ONE BOX ONLY)

Owner occupied?	<input type="checkbox"/>
Rented from Housing Association?	<input type="checkbox"/>
Rented from private landlord?	<input type="checkbox"/>
Shared ownership?	<input type="checkbox"/>
Other (✓ AND WRITE BELOW)	<input type="checkbox"/>

Q6 WORK LOCATION: Please indicate how far your workplace is from your home (show all members of your household, and include volunteering as well as paid work) Enter number of residents for each workplace distance.

Under 5 miles	<input type="text"/>
5-10 miles	<input type="text"/>
11-20 miles	<input type="text"/>
Over 20 miles	<input type="text"/>
Variable (no fixed location)	<input type="text"/>

Q7 TRAVEL TO WORK: Please indicate how members of your household usually travel to work (include volunteering as well as paid work) select more than one type per person if necessary.

Enter number of residents for each mode of transport

None (work from home)	<input type="text"/>
Walk	<input type="text"/>
Cycle	<input type="text"/>
Motorcycle	<input type="text"/>
Bus	<input type="text"/>
Car or taxi	<input type="text"/>
Van or Lorry	<input type="text"/>
Train	<input type="text"/>
Other (ENTER NUMBER OF RESIDENTS IN BOX AND SPECIFY MODE OF TRANSPORT BELOW)	<input type="text"/>

OUR PARISH

Q8 What do you like most about living in the Parish?

Q9 Is there anything that you dislike about living in the Parish?

Q10 Do you think that life in the Parish has improved or got worse over the last five years?

Life in the Parish has improved..... ☐ Life in the Parish has got worse ☐
 Things are pretty much the same..... ☐ Uncertain/don't know ☐

Please give any reasons in the box below:

Q11 **Chaddesley Community Care initiative:** Chaddesley Community Care initiative is seeking charitable status in order to broaden the range of its activities, helping to address health and well-being needs for all in the community.

To what extent do you agree or disagree that the Neighbourhood Plan should support the Initiative's activities to encourage Health and Well Being, limit loneliness and help those living with dementia to live well?

Strongly agree..... ☐ Tend to agree..... ☐ Neither agree nor disagree ☐ Tend to disagree ☐ Strongly disagree ☐

HISTORY, ARCHITECTURE AND CONSERVATION

Our parish has a long and interesting history. Whilst the parish has responded to change over the centuries it remains largely rural and agricultural.

Q12 To what extent do you agree or disagree that the Neighbourhood Plan should adopt the following design principles:

	Strongly agree	Tend to agree	Neither agree nor disagree	Tend to disagree	Strongly disagree
Developers and residents should be required to plant hedges of natural tree species in preference to erecting metal fences, building walls or planting Leylandii hedges against the roadside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gates to residential premises should be open wooden designs, not solid or metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior lighting in the Conservation Areas should be restricted to low power devices, and not operate after midnight, unless for safety reasons	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land should not be used for the storage of static caravans or mobile homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Static caravans and mobile homes should not be permitted for residential use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q13 In recent years there have been a number of contentious applications seeking to develop new residential properties by converting insubstantial buildings.

To what extent do you agree or disagree that the Neighbourhood Plan should include policies that clarify what development would/would not be supported?

Strongly agree..... ☐ Tend to agree..... ☐ Neither agree nor disagree ☐ Tend to disagree ☐ Strongly disagree ☐

BUSINESS, AGRICULTURE AND COMMERCE

A wide range of businesses operate within the parish, varying from those with large retail premises to individuals offering services such as gardening, house maintenance, bookkeeping etc, all of which provide employment opportunities for local people.

Q14 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?

Strongly agree..... ☐ Tend to agree..... ☐ Neither agree nor disagree ☐ Tend to disagree ☐ Strongly disagree ☐

HOUSING AND ENVIRONMENT

In recent years 4 new affordable properties have been constructed on The Green, and the former school site has been developed to provide 14 new smaller properties for sale, suitable for first time buyers or those downsizing. Wyre Forest District Council's current adopted Core Strategy has a presumption against development in the greenbelt, except for affordable housing on exception sites. The current Neighbourhood Plan recognises a need to increase the supply of affordable housing available for residents and those with a local connection.

Q15 To what extent do you agree or disagree that...

	Strongly agree	Tend to agree	Neither agree nor disagree	Tend to disagree	Strongly disagree
New housing is needed to ensure local shops/facilities remain viable?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Parish needs new market housing available to buy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Parish needs new affordable housing for rent?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Parish needs new affordable housing for shared ownership?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q16 To what extent do you agree or disagree that the Neighbourhood Plan should...

	Strongly agree	Tend to agree	Neither agree nor disagree	Tend to disagree	Strongly disagree
Set out key design requirements for new buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prioritise provision of affordable social housing over market housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect/enhance the existing areas of open green space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect structurally sound period/character properties from demolition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect existing off-road parking for business and residential properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allow the use of open land for renewable energy (eg solar farms)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q17 To what extent do you agree or disagree that the Neighbourhood Plan should set the following design requirements for any new development:

	Strongly agree	Tend to agree	Neither agree nor disagree	Tend to disagree	Strongly disagree
Designs and materials should reflect the character of the nearby properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designs must meet or exceed Government minimum space standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designs should provide private gardens at least as large as the house footprint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developments should include high standards of landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developments should include shared green space for residents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequate off-road parking should be provided (eg 1 space per bedroom)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developments should be within walking distance of local facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designs should provide secure storage for refuse bins, bicycles &/or mobility scooters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developments should provide charging points for electric vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HIGHWAYS, TRANSPORT AND PARKING

The Parish of Chaddesley Corbett lies 5 miles between the towns of Kidderminster and Bromsgrove, both of which offer a wide range of facilities with major infrastructure. Chaddesley Corbett has one main village and a series of hamlets, two of which include areas designated as a Conservation Area. The main village provides limited on-street parking; the main village street is narrow and parking restrictions have been implemented to allow cars to pass.

Q18 Have recent parking restrictions and passing places helped reduce the congestion problem in the Village?

Yes..... ☐ No..... ☐

If you answered 'No', please provide additional information below:

HOPES AND FEARS

In this final section, please tell us about your hopes and fears for the future of life in the Parish. A number of headings are provided, but only to help organise your thoughts.

Hopes

Transport and traffic

Employment and business

Environment and Sustainability

Housing

Social and Community Wellbeing

Other

Fears

Transport and traffic

Employment and business

Environment and Sustainability

Housing

Social and Community Wellbeing

Other

Thank you for taking the time to complete this survey.
A report of the results will be issued and will be available to all residents.

Chaddesley Corbett Parish Council

Copy of Follow Up Letter

NEIGHBOURHOOD PLAN REVIEW

Resident Survey, December 2019
Summary of results for Newsletter



Short version

Many thanks to the 167 households (a 26% response rate) that completed our survey in December 2019. This provides valuable information to help steer the update of the Neighbourhood Plan (NP). The report to the Parish Council is on the website, but the main points are:

Likes – rural location, countryside, community spirit, good neighbours, facilities and amenities
Dislikes – speeding cars and tractors through village, congestion, and parking on pavements.

Improvements over last 5 years – better facilities, social activities, play area; 90% support for Community Care initiative.

Got worse – traffic congestion and parking, loss of post office in village

New Design Principles – 80% supported proposals including; hedges rather than fences; regulating external lighting; use and storage of caravans; conversion of insubstantial buildings. Many agreed with a range of design requirements for any new developments.

Business etc – 91% agreed the NP policies should seek to retain the wide range of amenities and retail premises within the village.

Housing and Environment – 57% agreed that new housing is needed to ensure local shops/facilities remain viable; this should include affordable properties for local people. Also, green/open spaces should be protected and period or character properties should be protected from demolition. There was little support for use of open land for renewable energy schemes.

Hopes and Fears Many respondents included additional information about their hopes and fears for the future and these are summarised in the report on the Parish Council website. Many thanks again to everyone who took part.

More information available on : <http://chaddesleyparishcouncil.org.uk/notices.html>

Copy of Business Survey Letter

CHADDESLEY CORBETT PARISH COUNCIL
District of Wyre Forest

Clerk to the Parish Council

Yvonne L Scriven
Urloxhey House
Elmbridge
Nr Droitwich
Worcs

WR9 0NQ

Telephone: 01299 851654

Mobile: 07415 207244

E-Mail: clerk@chaddesleyparishcouncil.org.uk

CHADDESLEY CORBETT NEIGHBOURHOOD PLAN

As you may be aware, Chaddesley Corbett Parish Council have an adopted Neighbourhood Plan. For our Plan to remain relevant and enforceable it needs to be reviewed about every 5 years, and our first review is now underway.

Residents of the parish will receive a questionnaire for each household, and a separate version has been tailored to suit businesses. For your convenience we have arranged for this to be available for completion on line at:

<http://www.worcestershire.gov.uk/ChaddesleyBusinesses>

We really value your views as a business and encourage you to take part in this survey – this is your chance to have a say.

The closing date is 20 November 2019.

If you have any queries or would like to discuss this further, please contact me.

Many thanks.

Yours sincerely

Yvonne L Scriven
Clerk to the Parish Council

Appendix 5: Copy of Survey Report, 2019

CHADDESLEY CORBETT PARISH COUNCIL NEIGHBOURHOOD PLAN REVIEW December 2019

For more information contact:

Management Information, Analytics and Research Team
Worcestershire County Council

Email: research@worcestershire.gov.uk
Phone: 01905 846800



Background

A Neighbourhood Plan is a type of planning document. It is part of the Government's approach to planning, which aims to give local people a say about what goes on in their area. This is set out in the 'Localism Act' which came into force in April 2012. Chaddesley Corbett was one of the front runners in preparing a Neighbourhood Plan in 2013 after consulting residents, businesses and employees within the parish.

Chaddesley Corbett Parish Council is now reviewing the Neighbourhood Plan to shape the way in which the community will develop. Without the Neighbourhood Plan, the District Council will make these decisions for the people of Chaddesley Corbett.

Residents were reminded of the purpose of the Neighbourhood Plan and invited to give their views on issues of importance to them.

Methodology

The 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 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.

Responses

The response rate to the resident survey was 26% (after removal of deadwood), 167 responses were received from 677 mailed out to all households in the parish.

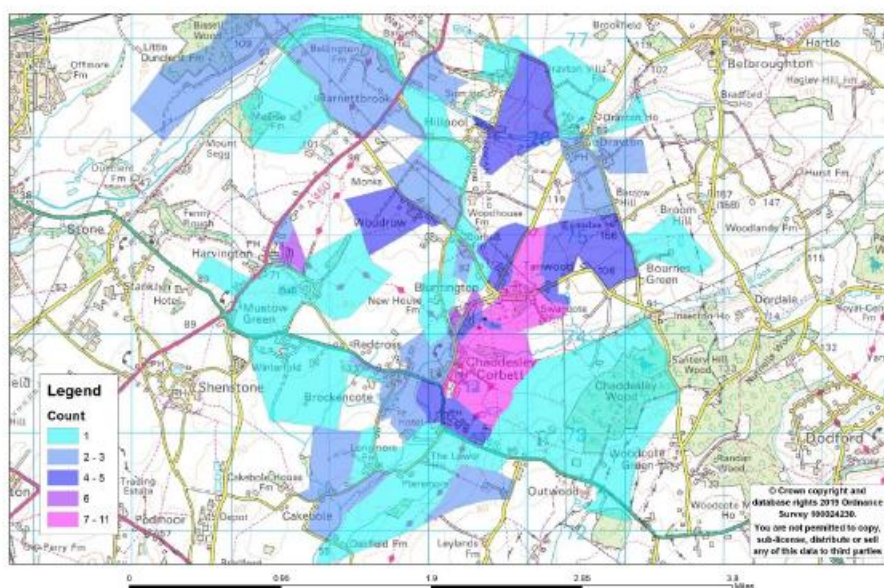
No responses to the business survey were received from businesses operating in the parish.

One response to the young person's survey was received. This data was sent to the Parish Council.

The following report focuses on the results from the resident survey.

Respondent information

The resident survey responses came from across the parish, the postcode locations are indicated on the map below. The postcodes with the most respondents are those in the main village, and up Briar Hill, which have larger numbers of households.



Chaddesley Corbett Neighbourhood Plan Resident Respondent Postcodes

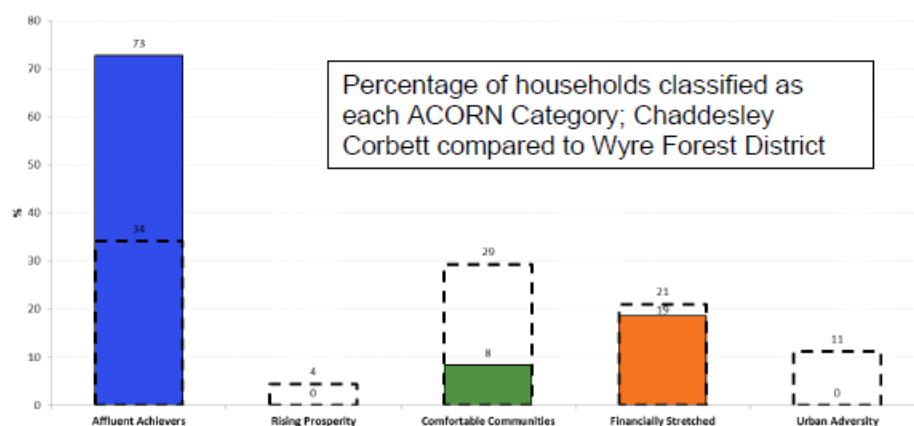
Map produced by the Research Unit, December 2019

The postcode information can also be used to assign a socio-demographic category (ACORN) to each household. The profile of the sample compared to that of the households in the parish as a whole is shown in the table below. Nearly three quarters of respondents are from areas categorised as Affluent Achievers, about one sixth of respondents are categorised as Financially Stretched and less than one tenth as Comfortable Communities. This is representative of the parish.

ACORN category	Number	%	Chaddesley Corbett
<i>Affluent Achievers</i>	108	74	73
<i>Rising Prosperity</i>	0	0	0
<i>Comfortable Communities</i>	13	9	8
<i>Financially Stretched</i>	24	16	19
<i>Urban Adversity</i>	0	0	0
<i>Not Private Households</i>	1	1	<1

Base: 146 responses

Compared to Wyre Forest District (and Worcestershire as a whole), Chaddesley Parish has a much higher percentage of households classified as Affluent Achievers and a lower percentage classified as all other categories. The comparison to Wyre Forest District is shown in the chart over the page.



Dotted lines: Wyre Forest District

Solid coloured bars: Chaddesley Corbett Parish

ABOUT YOUR HOUSEHOLD

Household Size and Type

The tables below indicate the types of households who responded the survey.

The highest number of responses was from households with two people aged 60-79 (these made up 36% of the responses).

76% of the responses were from households with two or fewer residents. The survey respondents over-represent those in two person households and under-represent single person households.

The majority of respondents are owner occupiers (85%) and the responses over-represent owner occupiers compared to the population.

Q2 Please enter the number of people in your household in each age group:

Please include yourself and all people normally resident for the majority of the year at this address

	Number people			
	0	1	2	3
0 – 10 years	89%	6%	5%	1%
11 – 17 years	94%	4%	1%	
18 – 29 years	89%	8%	2%	1%
30 – 39 years	91%	6%	4%	
40 – 59 years	68%	18%	15%	
60 – 79 years	37%	23%	39%	2%
80 years and over	87%	10%	3%	

Base: 160 responses

The following tables give analysis of the household size and type based on the responses to the above question 2.

Total household size

Number of residents	Number	%	Census %
1	27	17	30
2	95	59	41
3	20	13	16
4	14	9	9
5	4	3	3
6	0	0	1

Base: 160 responses

Household type

	Number	%	Census %
Two adults aged 80+	5	3	38
Two adults aged 60-79	57	36	
Two adults under 60	12	8	
Two adults (one 60-79, one 80+)	8	5	
Two adults (one under 60, one 60+)	9	6	14
Family with young child(ren)	18	11	
Family with secondary age child(ren) only	7	4	29
Single adult aged 60+	19	12	
Single adult (under 60)	8	5	11
Multiple adult household	17	11	

Base: 160 responses

Note: Census percentages of household type are indicative as it was not possible to exactly align the survey information with Census categories.

Q3 CHILDREN: Please answer the following questions about the children in the family: Children are aged 0-17 years and are normally resident for the majority of the year at this address.

	Number of children			
How many children attend...	0	1	2	3 or more
...Chaddesley Corbett Endowed Primary	95%	2%	2%	
...Winterfold House School	98%	1%	1%	
...another primary school	98%	1%	1%	
...another secondary school	94%	5%	1%	

Base: 161 responses

Q4 OLDER CHILDREN LIVING AT HOME: Please answer the following questions about the people normally living at this address who are the now adult (age 18+) dependents of the main householder(s):

	Number of children			
How many older children...	0	1	2	3 or more
...live at home?	92%	7%	1%	1%
...are in Further/Higher Education?	96%	4%	1%	
...are in or seeking employment?	93%	7%	1%	

Base: 161 responses

Q5 ACCOMMODATION: Is your home..?

Response	Number	%	Census %
Owner occupied?	134	85	64
Rented from Housing Association?	10	6	14
Rented from private landlord?	9	6	18
Shared ownership?	2	1	<1
Other	2	1	3

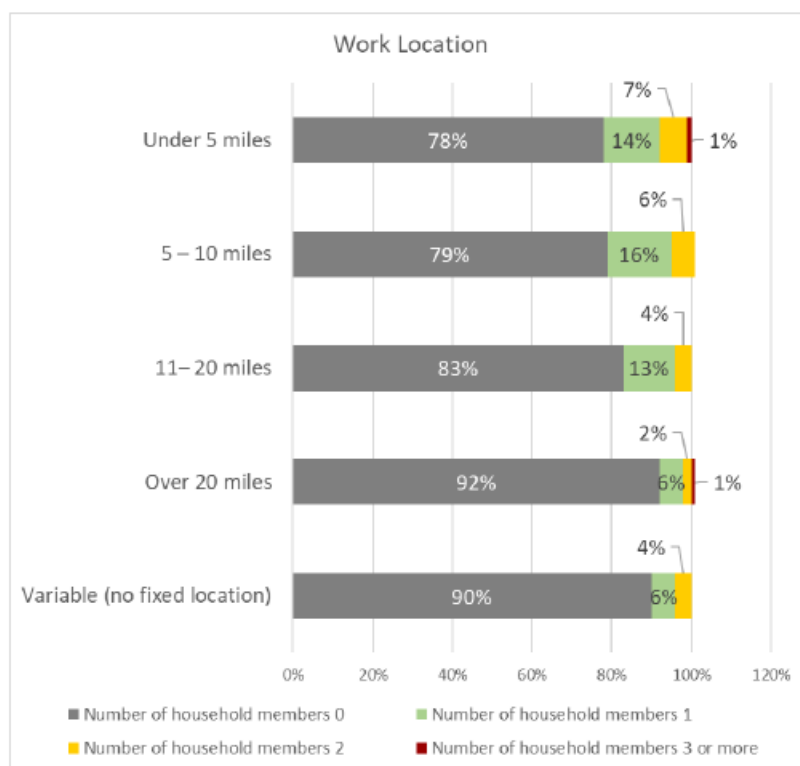
Base: 157 responses

Other responses were 'Church House' and 'Left in Trust'.

Q6 WORK LOCATION: Please indicate how far your workplace is from your home (show all members of your household, and include volunteering as well as paid work)

	Number of household members			
	0	1	2	3 or more
Under 5 miles	126	23	11	1
5 – 10 miles	127	25	9	
11– 20 miles	133	21	7	
Over 20 miles	148	9	3	1
Variable (no fixed location)	145	10	6	

Base: 161 responses

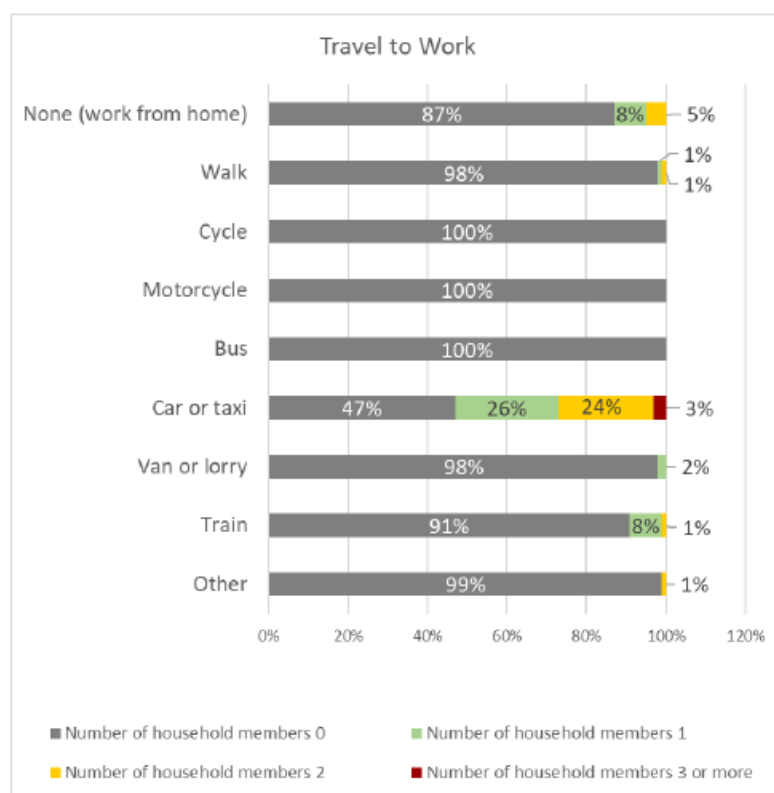


Base: 161 responses

Q7 TRAVEL TO WORK: Please indicate how members of your household usually travel to work (include volunteering as well as paid work) select more than one type per person if necessary.

	Number of household members			
	0	1	2	3 or more
<i>None (work from home)</i>	140	13	8	
<i>Walk</i>	158	2	1	
<i>Cycle</i>	161			
<i>Motorcycle</i>	161			
<i>Bus</i>	161			
<i>Car or taxi</i>	76	42	39	4
<i>Van or lorry</i>	158	3		
<i>Train</i>	147	13	1	
<i>Other</i>	160		1	

Base: 161 responses



Base: 161 responses

Other responses were 'car' and 'N/A – Retired'. Where relevant responses were re-coded into the 'Car or taxi' category above during data cleansing. 63 respondents did not answer this question, where other questions on the page were answered, it was assumed that these residents do not travel to work (39% of all respondents).

OUR PARISH

Q8 What do you like most about living in the Parish?

The themes identified by residents are shown in the table below, 156 households made a comment and many identified several positive aspects of life in the parish (417 positive comments in total). The main positives are the rural location, the community spirit, facilities in the area, and the peace and quiet. Facilities frequently mentioned in a positive light are the Doctor's surgery, pub, church and shops.

These themes are consistent with those identified in 2013.

See Annex A for full text of the comments received

Theme	Number responses
Rural location / countryside	72
Community Spirit / good neighbours	44
Facilities / amenities	44
Peace & quiet	42
Friendly or helpful people	31
Village Setting / atmosphere / life / character	23
Picturesque / scenery / views	22
Footpaths / walking / cycling / countryside access	18
Social activities / social life	16
Access to towns / motorways / trains / other areas	15
Small population	10
Open / green space	8
History	6
Well maintained / organised	6
Family connection	5
Green belt	4
No street lights	4
Safe / low crime / No anti-social behaviour	4
Wildlife / nature & conservation	4
Woods	4
Architecture / buildings	3
Clean / no pollution	3
Community open space (allotments / orchard)	3
Communications	3
Facilities within walking distance	3
Quality of life / lovely place to live	3
slower pace of life	3
Park / play area	2
People of similar age / good for older people	2
Privacy	2
Residents concerned over future changes / pro-active	2
Restricted new building	2
Good housing	1
Pets	1

Refuse collection System works well	1
Sense of belonging	1

Q9 Is there anything that you dislike about living in the Parish?

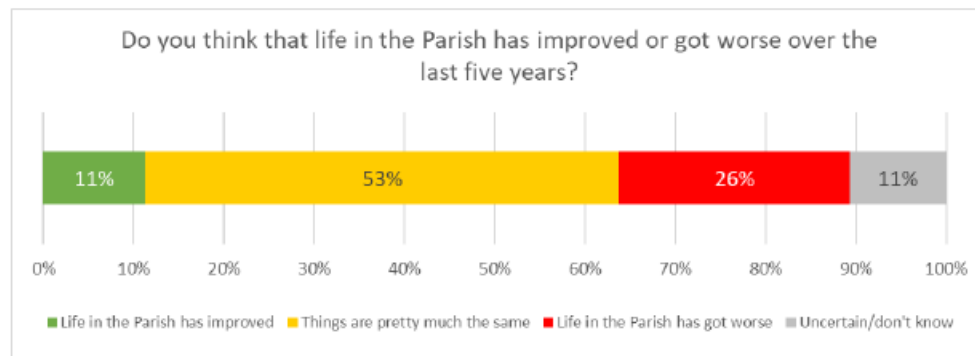
The main themes identified by residents are shown in the table below; most of these centre around traffic, speeding, parking or road maintenance issues. 119 residents commented in this section (excluding those who commented 'no' / 'none' / 'nothing' / 'N/A' etc) and some identified more than one negative aspect (194 comments in all, far less than the 417 positive comments)

Theme	Number responses
Speeding cars / tractors; no traffic calming	42
Congestion / too many cars / driving on verges / rat run	35
Car parking / parking on pavement	23
Poor road maintenance / potholes / mud / grit	9
Not enough public transport	7
Slow broadband	7
Cyclists many abreast, aggressive, shouting, swearing	5
Dog fouling / litter / fly tipping	5
Poor mobile phone coverage	5
Lack affordable housing / cost of housing	4
Lack of facilities / shops / takeaways; overstretched facilities	4
No footpath / pavement to new school / on Woodrow; few cycle paths	4
Restrictive planning	4
The Talbot	4
Unightly properties	4
Closure of businesses	3
Harvington not considered, needs a shop	3
Lack of mains sewerage / gas	3
New houses / influx from outside	3
Other residents	3
Parish council services deteriorated; footpaths overgrown	3
Becoming more urban	2
Post Office moved away from village centre	2
Residents not participating in community	2
Businesses oversized for rural location	1
Council trying to ruin village	1
Distance to work	1
Lack of street lights	1
Lights outside houses	1
People disrespecting the countryside	1
Play area should move to the Green	1
Too many speed limits	1

See Annex A for full text of the comments received

Q10 Do you think that life in the Parish has improved or got worse over the last five years?

Most respondents think that things are pretty much the same. More than twice the number of residents who think life in the parish has improved think that life has got worse.



Respondents were invited to provide reasons for their answer. The themes identified by residents are shown in the tables below, in separate tables according to their response to the question 'Do you think that life in the Parish has improved or got worse over the last five years?'. See Annex B for full text of the comments received.

18 respondents thought life in the parish had improved in the last five years, 12 of these gave reasons for their answers. The most common theme was an improvement of facilities or social activities; in particular the play area for children received 3 comments. Whilst one respondent cited an improvement in traffic as a reason why life in the parish had improved, the same respondent and one other also commented negatively regarding congestion. Additionally, a negative comment was received regarding the loss of a local shop.

Reasons why life in the Parish has improved:

Theme	Number responses
Improvement in facilities / social activities	4
People / individuals	2
Popularity of village and businesses for visitors and attracting residents	2
Village and Parish Council are resilient and proactive regarding change	2
Improvement in traffic	1
Reduced crime	1

84 respondents selected 'things are pretty much the same', 16 of these gave reasons for this answer. A common theme was parking / traffic, with 3 respondents stating that these issues had not changed and one stating that life in the parish was pretty much the same apart from the parking problems.

Reasons why things are pretty much the same:

Theme	Number responses
No need to change / Things have changed but no overall improvement /detriment	5
Parking / traffic	4

Shop/Post Office moving out of village centre	2
The Talbot remaining closed	2
Community	2
Brexit	1

41 respondents think 'Life in the Parish has got worse' in the last five years, and 40 of these chose to comment on the reasons for this. See Annex B for full text of the comments received.

Reasons why life in the Parish has got worse:

Theme	Number responses
Traffic / Congestion / Too many cars	17
Loss of PO / village shop in village centre	11
Lack of community support for events / activities	7
Closure of The Talbot	5
Parking	4
Road / footpath maintenance	4
Speeding	4
Urbanisation	4
School moved	3
New housing; and not bought by locals	2
Orchards / allotments / private gardens not maintained	2
Reduced number of shops / businesses	2
Water pipes work ongoing	2
Fewer activities for children	1

17 respondents selected 'Uncertain/don't know' to the question 'Do you think that life in the Parish has improved or got worse over the last five years?'. Of the 9 who gave reasons for this answer, 8 went on to comment that they had lived in the parish less than five years. See Annex B for full text of the comments received.

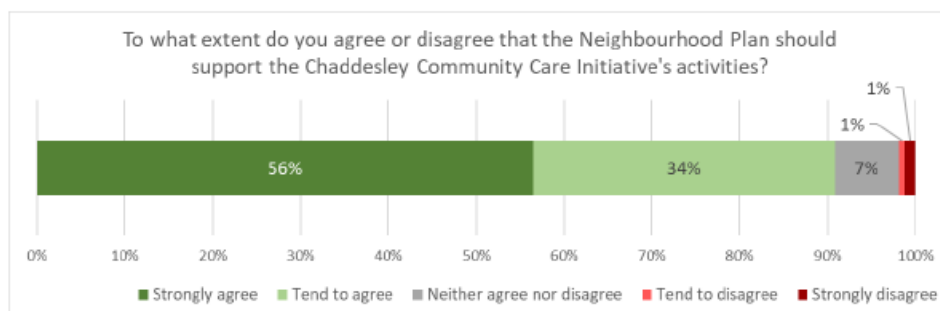
Q11 Chaddesley Community Care Initiative

Residents 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?

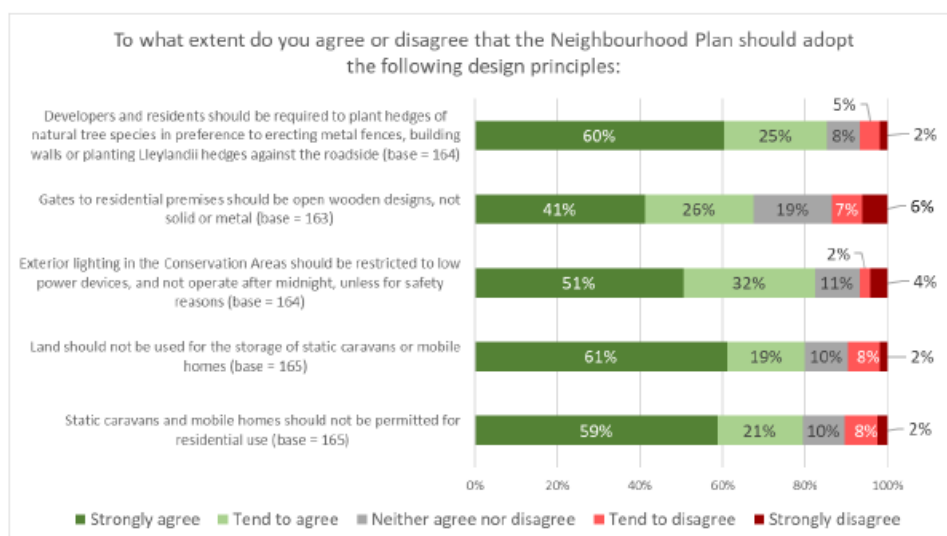
Over 90% of respondents agreed that the Neighbourhood Plan should support the initiative.



HISTORY, ARCHITECTURE AND CONSERVATION

Q12 To what extent do you agree or disagree that the Neighbourhood Plan should adopt the following design principles?

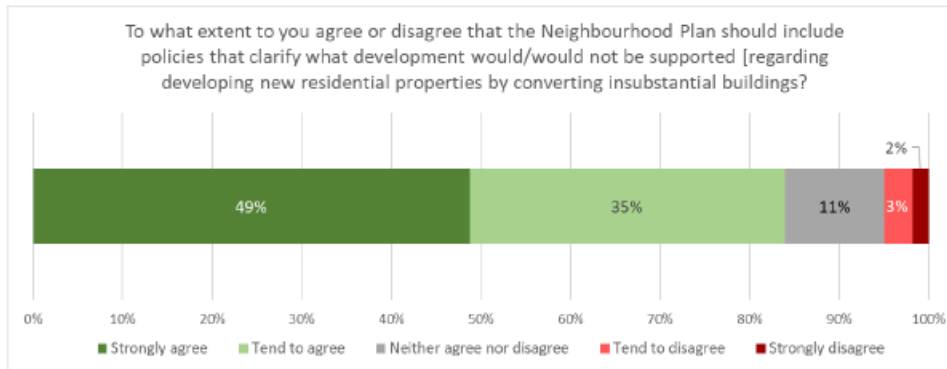
Residents were asked for their views on design principles and the majority agreed with the proposals. The greatest agreement was for adopting the requirement for hedges of natural tree species to form a boundary against the roadside.



Q13 In recent years there have been a number of contentious applications seeking to develop new residential properties by converting insubstantial buildings.

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%) agree that the plan should include policies clarifying what development of insubstantial buildings would be supported.

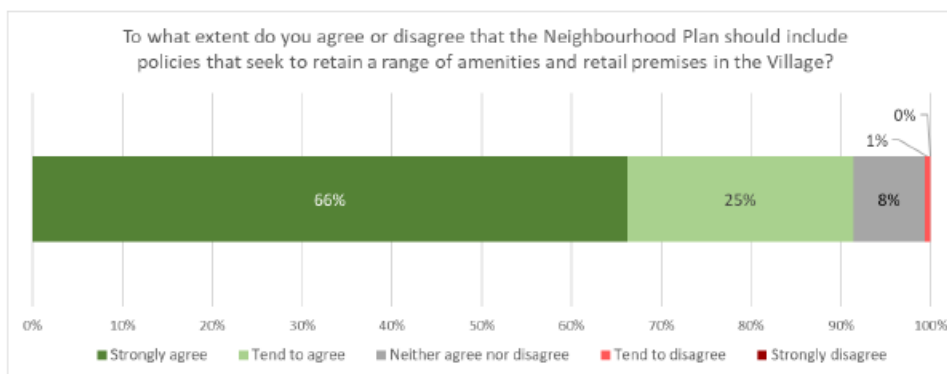


Base: 162 responses

BUSINESS, AGRICULTURE AND COMMERCE

Q14 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 agree that the neighbourhood plan should include policies to retain the wide range of businesses operating within the parish.

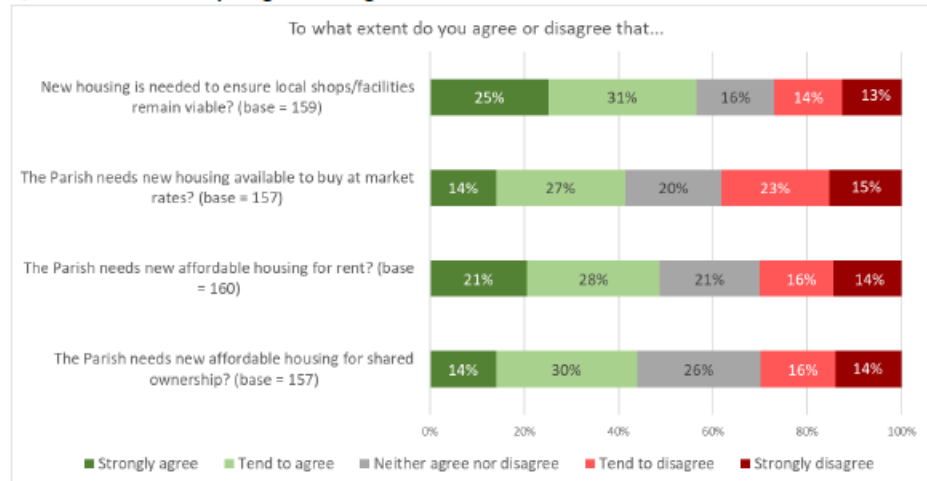


Base: 163 responses

HOUSING AND ENVIRONMENT

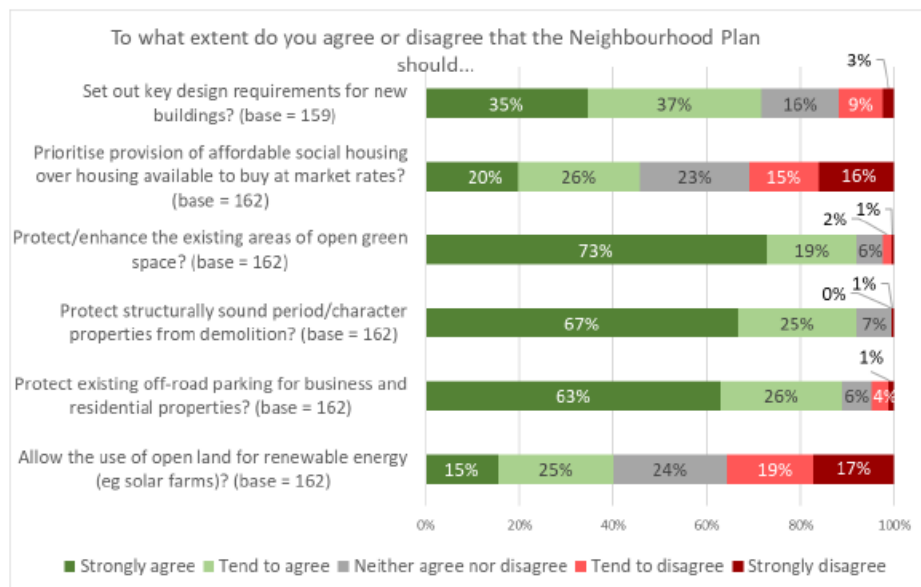
Four questions were asked around provision of housing needs. The question which met with the biggest agreement was that new housing is needed to ensure local shops/facilities remain viable; 57% strongly agree or tend to agree. For each question more respondents agreed than disagreed.

Q15 To what extent do you agree or disagree that...



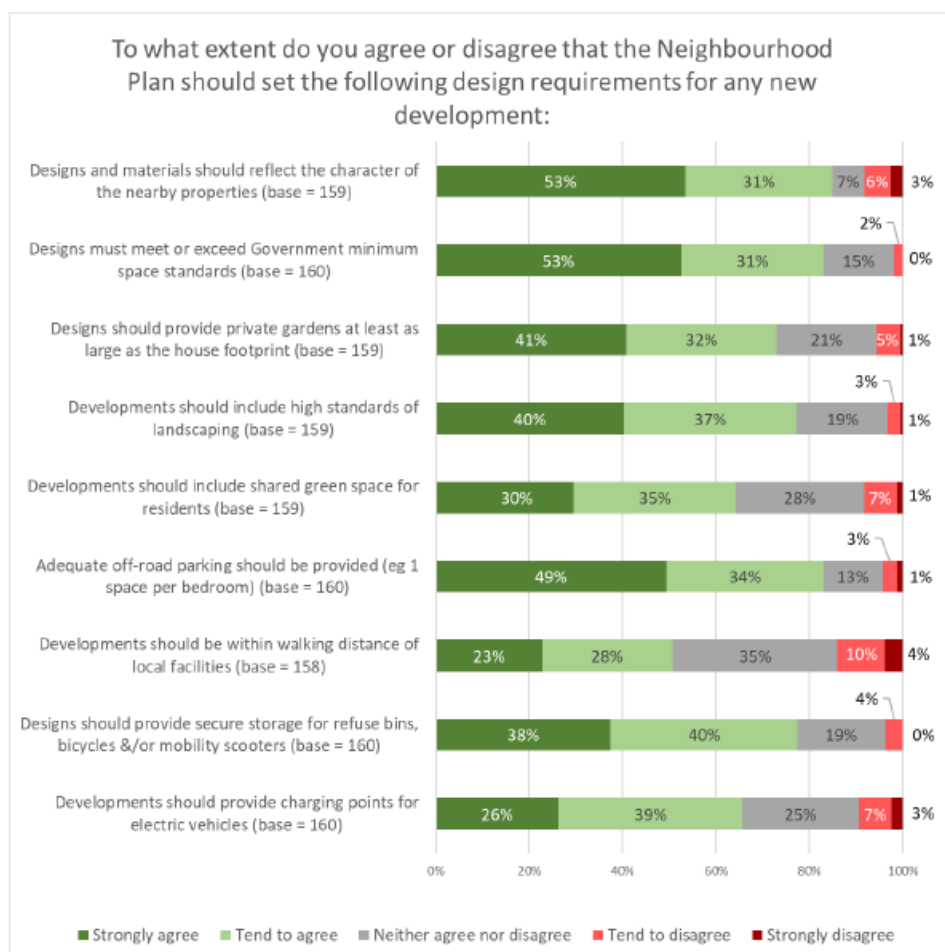
Six questions were asked about protecting existing areas, properties and parking; prioritisation of housing types available; setting design requirements; and renewable energy.

The majority of respondents agreed with four of the six proposals. 92% agreed that the Neighbourhood Plan should Protect/enhance the existing areas of open green space and that it should protect sound period/character properties from demolition. The two proposals with lower agreement percentages were that the Neighbourhood plan should allow the use of open land for renewable energy (e.g. solar farms) and that the plan should prioritise provision of affordable social housing over housing available to buy at market rates. 40% and 46% of respondents agreed with these proposals respectively. For each proposal more respondents agreed than disagreed.

Q16 To what extent do you agree or disagree that the Neighbourhood Plan should...

A further 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.

Q17 To what extent do you agree or disagree that the Neighbourhood Plan should set the following design requirements for any new developments:



HIGHWAYS, TRANSPORT AND PARKING

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 Have recent parking restrictions and passing places helped reduce the congestion problem in the Village?

A very slight majority of residents do think that the congestion problem has been helped by recent measures.

Response	Number	%
Yes	75	51
No	73	49

Base: 148 responses

Space was provided for those answering 'No' to provide additional information. This area was also used by numerous residents to explain that their 'Yes' response suggesting further work may still be required.

Comments made by those answering 'Yes' recent changes have helped reduce congestion

Theme	Number responses
Helped slightly but not enough	5
Works if used correctly	3
Don't travel at rush hour / depends on time of day	2
Lower speed limit needed / Cars too fast to park safely on road	2
Parking / off-road parking needed	2
Bigger passing places needed	1
Clearer 'give way' signs needed	1
Congestion is inevitable	1
Dropped kerbs needed	1
Improvements at Mustow Green Island needed	1

Comments made by those answering 'No' recent changes have not helped reduce congestion

Theme	Number responses
Congestion still a problem / restrictions made worse / too much traffic	22
Car park / parking needed	18
Parking restrictions are ignored / Passing places not used / Inconsiderate driving	11
Parking should be on one side of the road only	10
Speeding an issue	7
Congestion depends on time of day / events	6
Visibility is limited	3
Don't know / unaware of restrictions	2
New residents parking outside property causes issues	2
Now school has moved congestion better / need for restrictions gone	2
Fewer businesses would relieve congestion problem	1

Those that commented but did not answer 'Yes' or 'No' to the initial question, commented that they did not know, yes and no, congestion varied or that speed was the issue not congestion.

See Annex C for full text of the comments received.

HOPES AND FEARS

In the final section of the survey, residents were asked about their hopes and fears for the future of life in the parish. Six headings were provided for respondents to help organise their thoughts: transport and traffic; employment and business; environment and sustainability; housing; social and community wellbeing; and Other.

During analysis, responses have been re-categorised under different headings, where relevant. The following tables identify the main themes. See Annex D for full text of the comments received.

HOPES regarding Transport and Traffic (114 respondents commented)

Theme	Number responses
Reduced traffic speed / reduce speed limit / speed cameras / traffic calming / speed enforcement	50
Car park / off-road parking / more parking / time restricted parking	32
Increase/maintain public transport; Stop at Rowberrys	32
Reduce congestion / more parking restrictions / restrictions enforced / stop being rat run / village bypass / active traffic management / widen village street	32
Mustow Green Island Improvements	9
Road maintenance / repair potholes / clean mud	5
More electric cars / charging points	4
Increase driver courtesy / careful driving	3
No Heavy traffic / lorries	3
Safe path to school	3
Cyclists banned / asked to be quiet	2
Autonomous vehicles	1
More cycle paths	1
Train station	1

HOPES regarding Employment and Business (87 respondents commented)

Theme	Number responses
Existing businesses remain and are supported	44
Increase in retail/leisure/employment. New businesses encouraged, existing expand	24
Talbot reopens	10
Smaller / rural / independent businesses encouraged	9
Improved broadband speed	5
Post office / general shop brought back to village; Footpath to Rowberrys	5
Mobile coverage improves	2
No increase in business / kept to minimum	2
More diversity of shops	1
New businesses do not impact traffic / parking	1

HOPES regarding Environment and Sustainability (74 respondents commented)

Theme	Number responses
Protect/retain green spaces / village character / rural feel / status quo	29
Tree planting / improve habitats / wildlife diversity / conservation	11
Reduce littering / reduce fly-tipping / free garden waste bins	6
Improve footpaths / signage	5
Planning decisions consider environment / sustainable new developments	5
Sustainable energy generation (solar/wind)	5
Gardens maintained / cut down tree in Holloway	4
No building on green belt	4
Reduce plastic use / incentives for 'green' waste and products / everybody 'join in' to help environment	4
Encourage car-sharing / reduce traffic / electric car charge points	3
Reduce air / light pollution	2
Less mowing of community areas	2
Clear brooks and reduce flooding	1
Less interference with farming practices	1
More produce grown locally	1

HOPES regarding Housing and Development (94 respondents commented)

Theme	Number responses
More affordable /social housing / houses 1st time buyers	26
Development should consider impacts on environment (protect green belt) /amenity capacity / traffic	15
More houses for locals	11
More retirement / bungalows /downsizing /smaller properties	10
No new developments	9
Small developments / No large developments	9
Brownfield development / develop redundant buildings e.g. Old School	8
Limited development / only if needed	8
More family homes	8
Developments focussed in larger settlements elsewhere	4
Less development restrictions (extensions / conversions)	4
No affordable / social housing / wrong location - need car	4
Land for self-builders not developers	1
Regulation by Parish	1
Restrict garden development	1

HOPES regarding Social and Community Wellbeing (77 respondents commented)

Theme	Number responses
Doctors Surgery and Care in Community maintained or improved	23
Satisfied with status quo / good / priority / hope improves / grows with pop.	18
Activities / clubs / initiatives / events maintained or improved	14
Community spirit / involvement / volunteering maintained or improved	10
More initiatives / activities / facilities / care for elderly e.g. exercise / to combat loneliness	10
Cross-generational community / encourage inter-generational interactions / support all ages	4
More social opportunities for young people	4
Crime levels maintain / improve; policing increases	3
Facilities / pubs / woods /church / hall maintained	3
Use Old Grammar School for community	3
Another community orchard; benches / play area around The Green	2
School operates at full capacity / pupils integrated more into community	2
Improved wheelchair access	1
Neighbour Plan to support social and community wellbeing	1

'Hope' comments categorised as none of the above five headings, were categorised as 'Other'. See Annex D for these 4 comments.

FEARS regarding Transport and Traffic (102 respondents commented)

Theme	Number responses
Increase congestion / traffic accident / continuation as rat run	60
Increase speeding / limit not reduced / speeding over limit / speed bumps needed	20
Reduction of public transport / isolation if unable to drive	18
No / less / unsafe parking availability. Lack car park. Parking restrictions deter visitors	12
Large / heavy vehicles using main street/lanes	6
Excessive parking in village centre / on roads	6
Development without regard for parking and congestion	4
Mustow Green Roundabout not improved	4
Road / pavement maintenance deteriorates or not improved	3
More cyclists / unnecessary cycle tracks	2
Drink drivers	1
Electric vehicle charging points not provided	1
Front gardens cleared for parking	1
More elderly drivers	1
More younger drivers	1

FEARS regarding Employment and Business (68 respondents commented)

Theme	Number responses
Businesses & banks close / parking causes closure / empty shops an eyesore	48
More shops / over development / retail opening / Industrial / Farm shops / 'wrong' type of businesses / Loss of 'village life' or character	10
Businesses too big for Parish open / large organisations push out local shops / small shops close	9
Talbot remains empty	5
Inadequate broadband / rural exclusion from technology	4
Talbot reopens and causes congestion / is converted to housing	2
Adverse effect of Brexit on agriculture & commerce	1
Impartial planning consideration	1
Loss of young workforce due to house prices	1
No Change	1

FEARS regarding Environment and Sustainability (52 respondents commented)

Theme	Number responses
Development and losing green spaces / habitats / wildlife / hedgerows	25
Increased use of plastics / community does not improve environmental Standards / lack public awareness / take environment for granted	5
Litter / Fly-tipping / commuters disrespecting environment	5
Environment not considered in policies	4
Access to green areas / footpaths not maintained	2
Existing habitats not managed or maintained	2
Private gardens become urbanised / allotments are unused	2
Solar/wind farms NOT built	2
Solar/wind farms ARE built	1
Agri-businesses not sustainable	1
Area loses appeal	1
Ban log burners	1
Flooding increase	1
Traffic increase to environmental detriment	1

FEARS regarding Housing and Development (74 respondents commented)

Theme	Number responses
Excess housing development / large developments / urbanisation	27
Green belt / green field development / no environmental consideration	12
No affordable / social housing built; village children won't be able to buy a house locally	9
Planning decisions / restrictions unfair; Local Plan overridden by county plans	9
No consideration of aesthetics / amenity capacity / infrastructure capacity / traffic consideration when developing	8
Too much affordable / social housing built; gardens of social housing not maintained	8
Community / village 'feel' is lost; newcomers do not participate	6
Properties built too large / attached houses being knocked through to make one bigger property	6
Houses built not for locals	5
Community imbalance due to lack of low cost housing suitable for young families	4
Not enough development and the community stagnates	3
New houses only for parishioners	2
Inappropriate development of Grammar School building	1
Overpriced small houses built	1

FEARS regarding Social and Community Wellbeing (50 respondents commented)

Theme	Number responses
Activities / clubs / initiatives / events / church not used or reduced; pubs close; elderly become lonely; Chaddesley becomes commuter village	13
Loss of sense of community/ village life; outsiders; bad neighbours	9
Doctors Surgery overstretched	7
Social and community wellbeing deteriorates / not a priority / aging population	5
Reduction in Social Welfare funds; local /central government concerns	4
Young people not attracted / no time for activities / generational imbalance	4
Crime increases / reduction in policing	2
Amenity and sport clubs' trusts are not open and transparent	1
Increase in 'care in community' cases	1
Live entertainment disturbs peace	1
Traffic affects welfare	1

'Fear' comments categorised as none of the above five headings, were categorised as 'Other'. See Annex D for these 4 comments.

CHADDESLEY CORBETT PARISH COUNCIL NEIGHBOURHOOD PLAN CONSULTATION

Annexes

December 2019

For more information contact:

Management Information, Analytics and Research Team
Worcestershire County Council

Email: research@worcestershire.gov.uk
Phone: 01905 846800

www.worcestershire.gov.uk

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Please see website for all comments:

<https://www.chaddesleyparishcouncil.gov.uk/wp-content/uploads/2020/11/Chaddesley-Corbett-Neighbourhood-Plan-Survey-Results-ANNEX-1.pdf>

Copy of Summary of Results

NEIGHBOURHOOD PLAN REVIEW

Resident Survey, December 2019
Summary of results



The survey was carried out in December 2019 by Worcestershire County Council's Management Information, Analytics and Research Team, and their full report and Annexes can be viewed on the Neighbourhood Plan website.

The survey was distributed by post to all 677 households in the Parish, with separate online surveys for businesses and children/young people. In total, 167 responses were received (26% response) from households representing all settlements. The highest proportion of responses (36%) was from households with two people aged over 60. No businesses responded, and one response to the young persons' survey was received. Analysis of postcodes shows that the responses are broadly representative of the whole Parish, but with a slightly higher proportion from owner-occupiers. This report summarises the key points from the responses.

Travel to work

A number of households did not answer the questions on work-related travel. Nearly 60% have a workplace more than 5 miles from home, and over 50% travel by car or taxi. In 27% of responses this involved two or more people travelling, possibly separately. No respondents cycled to work or travelled by bus. 13% of respondents work from home.

Our Parish

The top 3 things that respondents said they liked most about living in the Parish were:

- Rural location/countryside
- Community spirit/good neighbours
- Facilities/amenities, Doctor's surgery, pub, church and shops

These themes are consistent with those identified in the 2013 survey.

There were fewer responses to the 'dislike' question, but the top 3 things that people most disliked were:

- Speeding cars/tractors
- Congestion/too many cars/rat run
- Car parking/parking on pavement

Overall, there were many more positive comments (417) than negative (194).

Residents were asked 'Do you think that life in the Parish has improved or got worse over the last five years?'. Most respondents think that things are pretty much the same. Almost twice the number of residents think that life in the parish has improved rather than got worse.

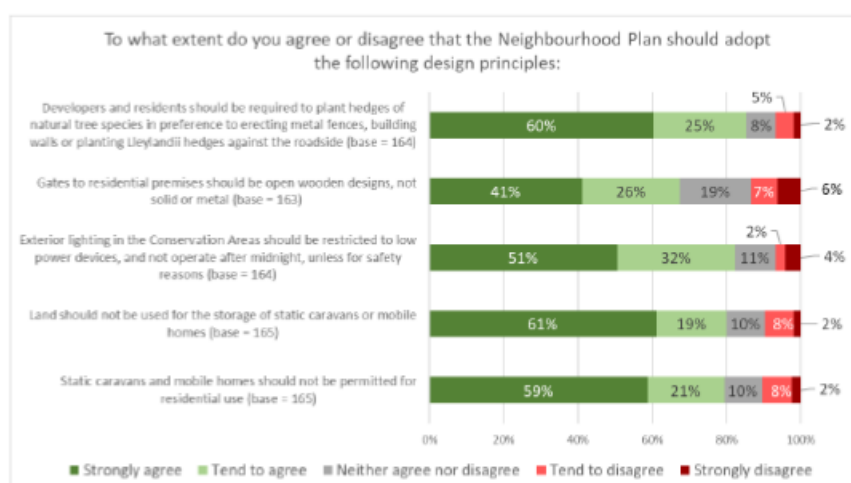
The most common positive theme was an improvement of facilities or social activities; in particular the play area for children. Things mentioned as being 'pretty much the same' included traffic and parking

The main factors mentioned by respondents who thought that life had got worse in the Parish were traffic/congestion and the loss of the Village shop/Post Office.

Over 90% of respondents agreed that the Neighbourhood Plan should support the Chaddesley Community Care Initiative

History, Architecture and Conservation

The survey asked for opinions on a number of design principles about matters such as using native tree species for hedges, use of external lighting and regulating the use of land for static caravans; all were strongly supported, as was the suggestion that the Neighbourhood Plan should clarify the position on the conversion of insubstantial buildings. Typically, some 80% of responses supported these proposals. The responses to the design principle questions are shown below:

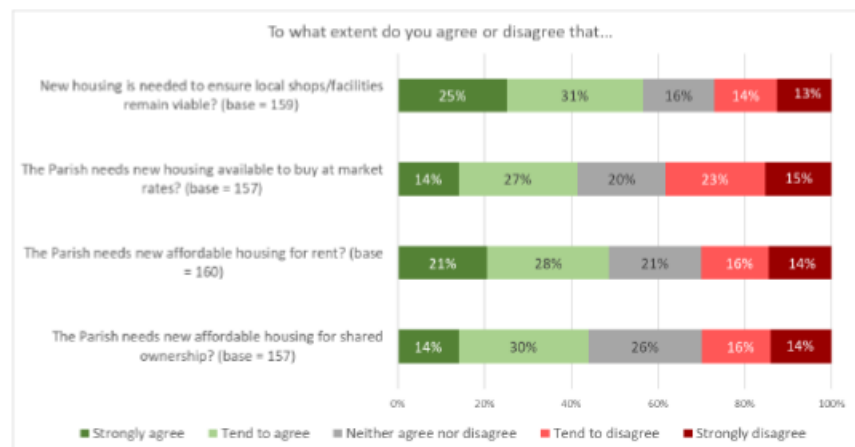


Business, Agriculture and Commerce

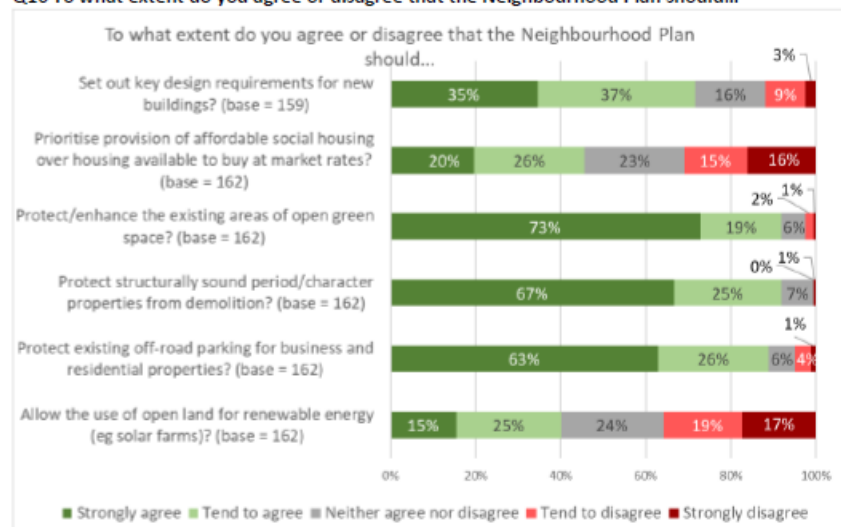
A large majority (91%) of respondents agree that the neighbourhood plan should include policies to retain the wide range of amenities and retail premises operating within the village.

Housing and Environment

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; 57% strongly agree or tend to agree. For each question more respondents agreed than disagreed.

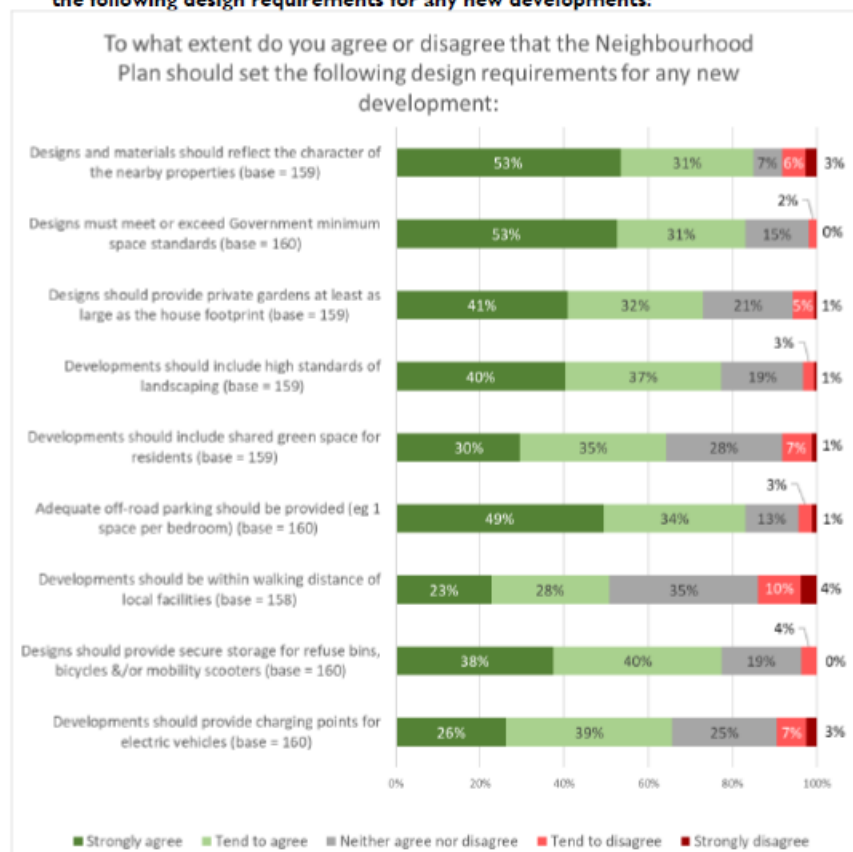
Q15 To what extent do you agree or disagree that...

Six questions were asked about protecting existing areas, properties and parking; prioritisation of housing types available; setting design requirements; and renewable energy. The majority of respondents agreed with the first four proposals. 92% agreed that the Neighbourhood Plan should protect/enhance the existing areas of open green space and that it should protect sound period/character properties from demolition. The possibilities of allowing the use of open land for renewable energy (e.g. solar farms) and prioritising the provision of affordable social housing over housing available to buy at market rates were less favoured. 40% and 46% of respondents agreed with these proposals respectively. For each proposal more respondents agreed than disagreed.

Q16 To what extent do you agree or disagree that the Neighbourhood Plan should...

A further 9 questions were asked about specific design requirements for new developments. For each potential 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.

Q17 To what extent do you agree or disagree that the Neighbourhood Plan should set the following design requirements for any new developments:



Highways, Transport and Parking

Question 18 asked whether the recent parking restrictions and passing places had helped reduce the congestion problem in the Village. Respondents said:

Response	Number	Percentage
Yes	75	51
No	73	49

A slight majority of residents do think that the congestion problem has been helped by recent measures.

Space was provided for those answering 'No' to provide additional information. This area was also used by numerous residents to explain their 'Yes' response, typically suggesting that further work may still be required. The main themes were:

- Helped slightly but not enough
- Works if used correctly
- Parking restrictions are ignored/ Passing places not used/Inconsiderate driving
- Parking should be on only one side of the road
- More parking spaces are needed

Hopes and Fears

In the final section of the survey, residents were asked about their hopes and fears for the future of life in the parish. Six headings were provided for respondents to help organise their thoughts: transport and traffic; employment and business; environment and sustainability; housing; social and community wellbeing; and Other. This section produced over 30 pages of responses; the main themes were:

Hopes

- Reduce traffic speed, congestion; improve Mustow Green/reduce rat-run, enforce restrictions
- Improve public transport; bus stop at Rowberry's
- Existing businesses remain and are supported; new business encouraged; Talbot re-opens
- Protect/retain green spaces/village character/rural feel
- Tree planting/improve habitats/wildlife diversity/conservation
- More affordable/social housing; more houses for locals; smaller downsizing/retirement properties
- Development should consider environmental impact; protect green belt
- Doctors Surgery and Care in Community maintained/improved
- Community spirit/activities/initiatives/volunteering is maintained/improved
- More initiatives/activities/facilities for elderly and to combat loneliness

Fears

- Rat run continues/increased congestion/traffic accidents; more speeding
- Reduction in public transport; isolation if unable to drive
- Businesses may close; empty shops become eyesore
- More/wrong type of shops; over-development; loss of village life/character
- Development/losing green spaces; loss of habitats/wildlife/hedgerows
- Excess/large developments; urbanisation
- Green belt/green field development; environment not considered
- Reduced activities/clubs/initiatives; church not used; pubs close; elderly become lonely
- Chaddesley become commuter village; loss of sense of community

CONCLUSION

The Neighbourhood Plan Review Steering Group would like to thank everyone that completed and returned the survey. The responses provide valuable information to help steer the update of the Neighbourhood Plan, and also a great deal of insight into resident's views that can help shape the Parish Council's wider policies and decision making.

20 December 2020

Appendix 6: Call for Sites Publicity, January 2020

Copy of Notice on Parish Council Noticeboards

Chaddesley Corbett Parish Council Neighbourhood Development Plan (NDP) Review

Call for Sites

Chaddesley Corbett Parish Council wishes to announce its Call for Sites for the proposed Review of the Neighbourhood Development Plan (NDP).

We would like to identify land which has potential for new **affordable housing to meet local needs** up to 2036. Potential sites should be **within or adjacent to the village of Chaddesley Corbett**.

Land must be within our Neighbourhood Area. You can see a plan of the Area on our website at <http://chaddesleyparishcouncil.org.uk/notices.html>

Anyone with land which meets the above description and who would like it to be considered within the Plan is asked to submit an application. Please do so using the Site Submission Form, available on our website:

<http://chaddesleyparishcouncil.org.uk/notices.html>

and providing a clear site plan with the site boundary marked in red. This will give us the information we need to make sure your site is properly assessed. Not all sites will be necessary or acceptable.

If you have a site which has been or is currently the subject of a planning application, we would also like to hear from you so that your site can be assessed and considered along with any other new submitted sites.

The submitted sites will be subjected to a technical assessment and community consultation. We will then consider how best to take the Plan forward in early 2020.

Call for Sites closes on 21 January 2020.

Clerk to the Parish Council

Email: clerk@chaddesleyparishcouncil.org.uk

Screenshots

Chaddesley Corbett Parish Council website

The screenshot shows a web browser displaying the Chaddesley Corbett Parish Council website. The browser's address bar shows the URL chaddesleyparishcouncil.org.uk/notices.html. The website has a green header with a navigation menu containing links: Home, NOTICES, Councillors' Details, Governance, Planning Applications, Community Services, Minutes and Agendas, Contact Us, and leotest. Below the header, a large green banner reads "NEW NOTICES".

Why not visit our new visitors website at:
<https://www.visitchaddesley.co.uk/>
If you want to showcase your business or tell everyone about an exciting new event, visit the website for more information.

CHADDSELEY CORBETT PARISH COUNCIL - NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW
CALL FOR SITES

Chaddesley Corbett Parish Council wishes to announce its Call for Sites for the proposed Review of the Neighbourhood Development Plan (NDP).
We would like to identify land which has potential for new **affordable housing to meet local needs up**

CALL FOR SITES

Chaddesley Corbett Parish Council wishes to announce its Call for Sites for the proposed Review of the Neighbourhood Development Plan (NDP).
We would like to identify land which has potential for new **affordable housing to meet local needs up** to 2036. Potential sites should be **within or adjacent to the village of Chaddesley Corbett**.
Land must be within our Parish/Neighbourhood Plan Area and comply with the description above. You can see a map of the Parish and of the Village location on this link [MAP OF PARISH](#)
Anyone with land which meets the above description and who would like it to be considered for inclusion within the Plan is asked to submit an application. Please do so by using the Site Submission Form, available on this link [APPLICATION FORM](#)
Please provide a clear site plan with the site boundary marked in red. Not all sites will be necessary or acceptable.
If you have a site which has been or is currently the subject of a planning application, we would also like to hear from you so that your site can be assessed and considered along with any other new submitted sites. The submitted sites will be subjected to a technical and environmental assessment, and community consultation. We will then consider how best to take the Plan forward in early 2020.
CALL FOR SITES CLOSES 31 JANUARY 2020

Contact the Parish Clerk Yvonne Scriven
Telephone: 01562 777976 Email: clerk@chaddesleyparishcouncil.org.uk

Wyre Forest District Council website

The screenshot displays the Wyre Forest District Council website. The header includes the council's logo, a 'SIGN UP HERE' button, a search bar, and an 'A-Z of Services' menu. A large yellow banner promotes the 'Big Energy Switch' campaign with the text 'Sign up for the Wyre Forest Big Energy Switch. Find out more at www.wyreforestdc.gov.uk/BigEnergySwitch'. Below the banner is a breadcrumb trail: 'Homepage / Planning and Buildings / Planning Policy / Neighbourhood Planning'. The main heading is 'Neighbourhood Planning'. The first section, 'What are Neighbourhood Plans?', explains the Localism Act 2011 and provides a link to 'Find out more about neighbourhood planning'. The second section, 'Neighbourhood Planning in Wyre Forest District', describes the council's adopted plans and includes a link to 'View a map of the designated Neighbourhood Areas within Wyre Forest District'. The third section, 'Chaddesley Corbett Neighbourhood Plan Review - Call for Sites', mentions the council's review of the 2014 plan and provides a link to 'Further details and an application form' on the Chaddesley Corbett Parish Council website. The Windows taskbar at the bottom shows the date as 08/01/2020 and the time as 13:55.

wyreforestdc.gov.uk/planning-and-buildings/planning-policy/neighbourhood-planning.aspx

Wyre Forest District Council

SIGN UP HERE
To receive updates

Search

A-Z of Services ABCDEFGHIJKLMNOPQRSTUVWXYZ

Sign up for the Wyre Forest Big Energy Switch.
Find out more at www.wyreforestdc.gov.uk/BigEnergySwitch

Homepage / Planning and Buildings / Planning Policy / Neighbourhood Planning

Neighbourhood Planning

NOTICES.html

Type here to search

13:55 08/01/2020

Homepage / Planning and Buildings / Planning Policy / Neighbourhood Planning

Neighbourhood Planning

What are Neighbourhood Plans?

The Localism Act 2011 introduced a new type of planning which allows local people to come together to decide how they want their area to develop. Neighbourhood Development Plans are a significant part of the neighbourhood planning process and can be developed by Town and Parish Councils or by Neighbourhood Forums outside of the Parished areas. Once adopted, Neighbourhood Development Plans form part of the statutory development plan for the area and must be taken into consideration when determining planning applications. [Find out more about neighbourhood planning.](#)

The Government are supporting the delivery of Neighbourhood Planning through a package of grant funding. All communities undertaking Neighbourhood Planning can apply for a grant of up to £8,000. [Find out more about the support programme and how to apply.](#)

Neighbourhood Planning in Wyre Forest District

Wyre Forest District Council has an Adopted Core Strategy, a Site Allocations and Policies Plan and a Kidderminster Central Area Action Plan. Together, these documents make up the Local Plan for the District. Neighbourhood Plans must be in general conformity with the development strategy and policies set out within these documents. Once Neighbourhood Plans are made, planning decisions will be primarily based around the policies in the Neighbourhood Plan and the District's Local Plan. In order for the Local Authority to make the plan it must first undergo an examination and then a local referendum where a minimum of 50% of those people who vote must be in favour of the plan.

[View a map of the designated Neighbourhood Areas within Wyre Forest District.](#)

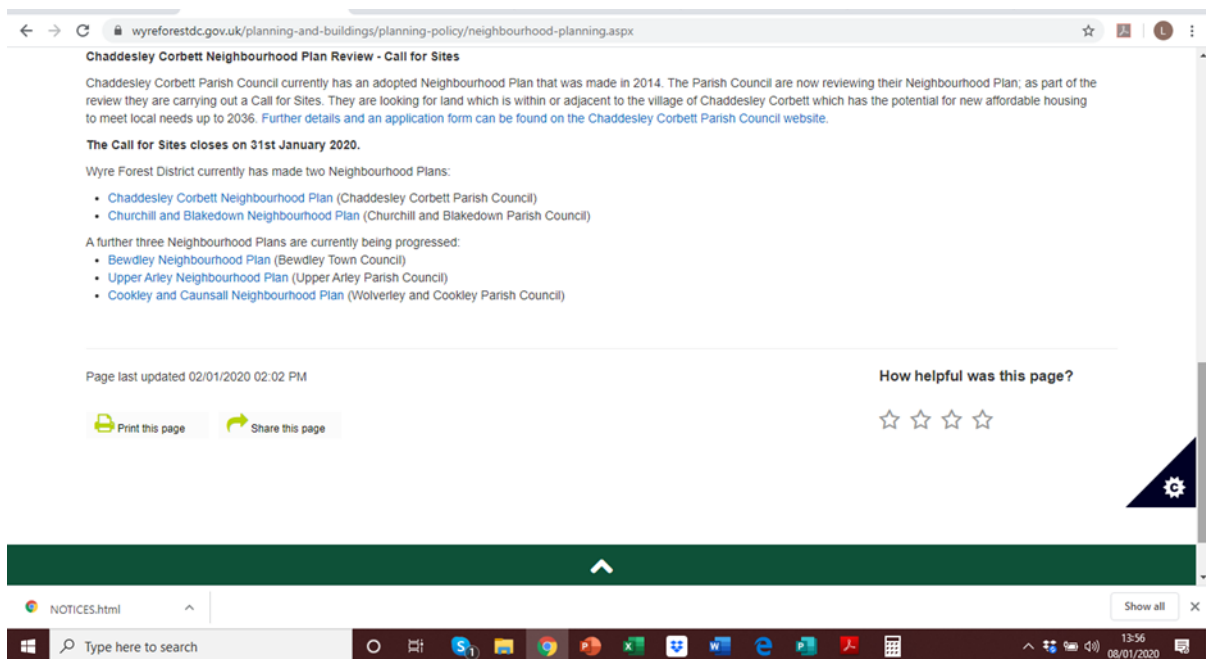
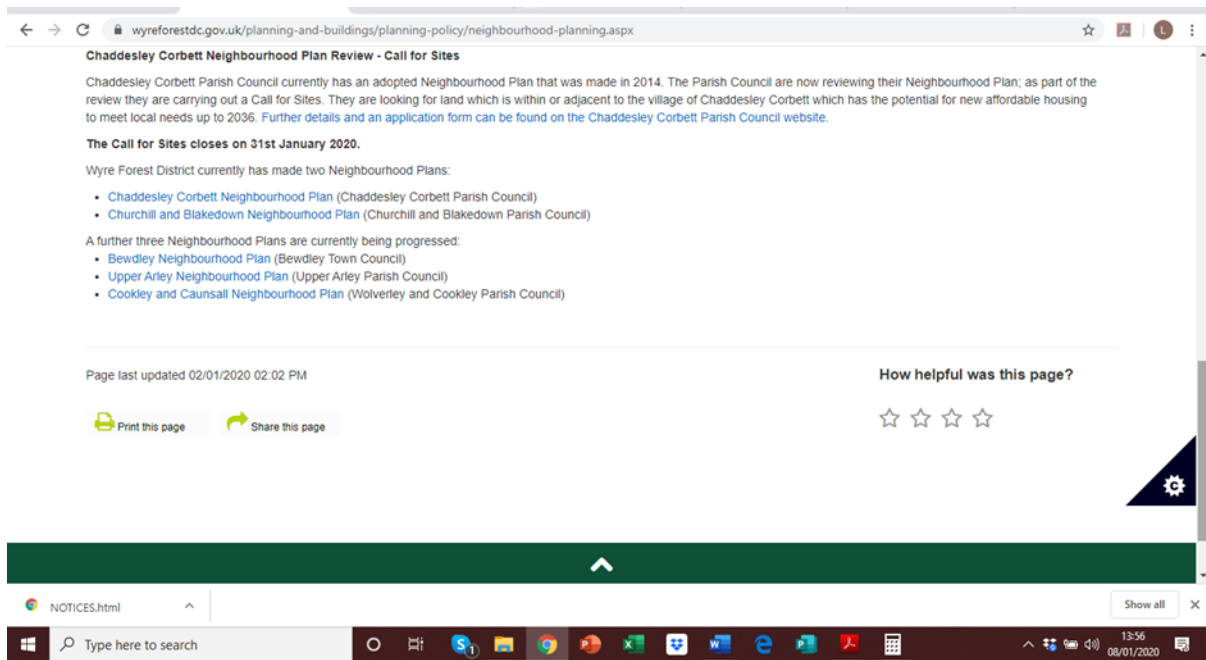
Chaddesley Corbett Neighbourhood Plan Review - Call for Sites

Chaddesley Corbett Parish Council currently has an adopted Neighbourhood Plan that was made in 2014. The Parish Council are now reviewing their Neighbourhood Plan; as part of the review they are carrying out a Call for Sites. They are looking for land which is within or adjacent to the village of Chaddesley Corbett which has the potential for new affordable housing to meet local needs up to 2036. [Further details and an application form can be found on the Chaddesley Corbett Parish Council website.](#)

NOTICES.html

Type here to search

13:56 08/01/2020



Chaddesley Corbett Parish Council Neighbourhood Development Plan (NDP) Review

Re-Opening of Call for Sites

Chaddesley Corbett Parish Council announce a re-opening of the Call for Sites for the proposed Review of the Neighbourhood Development Plan (NDP).

We would like to identify land which has potential for new **affordable housing to meet local needs** up to 2036. Potential sites should be **within or adjacent to the village of Chaddesley Corbett**.

You can see a plan of the Area on our website at
<http://chaddesleyparishcouncil.org.uk/notices.html>

Anyone with land which meets the above description and which they would like to include within the Plan is asked to submit an application. Please use Site Submission Form, available on our website:

<http://chaddesleyparishcouncil.org.uk/notices.html>

and provide a clear site plan with the site boundary marked in red. Not all sites will be necessary or acceptable.

If you have a site which has been or is currently the subject of a planning application, we would also like to hear from you.

The submitted sites will be subjected to a technical assessment and community consultation. We will then consider how best to take the Plan forward in early 2020.

Call for Sites closes on 20 March 2020

Clerk to the Parish Council

Email: clerk@chaddesleyparishcouncil.org.uk

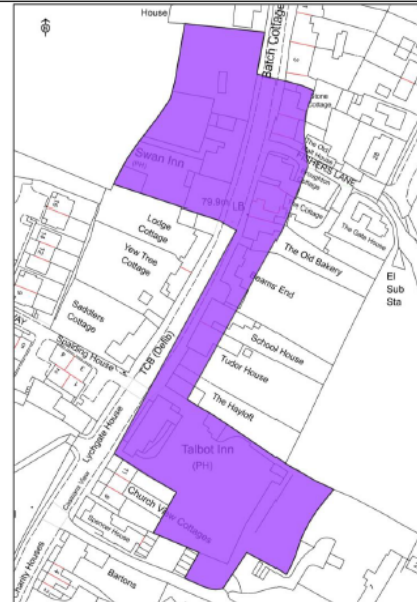
Posters used for the Consultation on sites, March 2020

Protecting Village Facilities

91% of residents that completed our survey agreed that the Neighbourhood Plan should include policies to retain the wide range of amenities and retail premises operating within the village.

Policy CF2 seeks to protect the Local Group of shops and public houses in Chaddesley Corbett village.

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.



0

Protecting Important Views

Policy D4 updates the previous NDP policy on Parish views that should be protected from inappropriate development



Example - view 5



1

Protecting Important Views – View 5



2

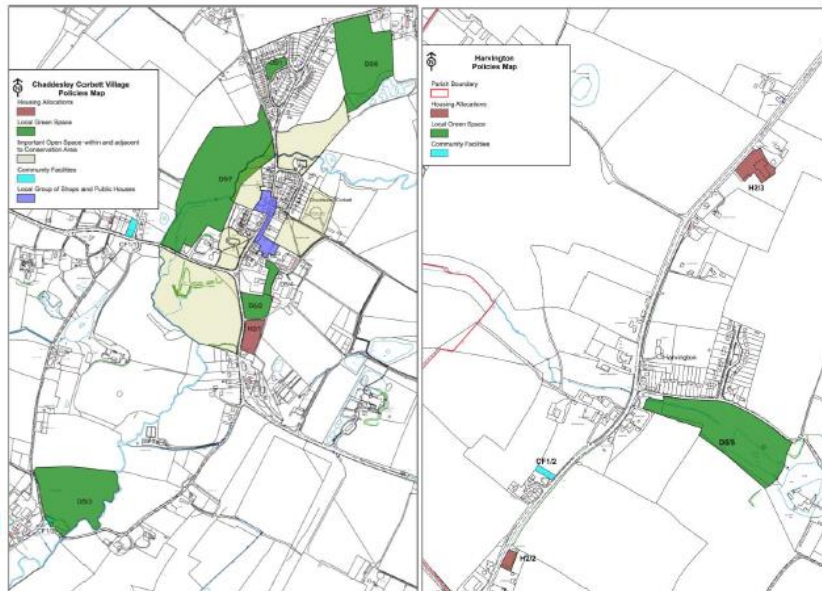
Protecting Important Green Spaces

92% of our survey respondents agreed that the Plan should protect and enhance the existing areas of open green space

The Conservation Area character appraisal already identifies several important open spaces.

Policy D5 designates additional Local Green Spaces of importance to the community.

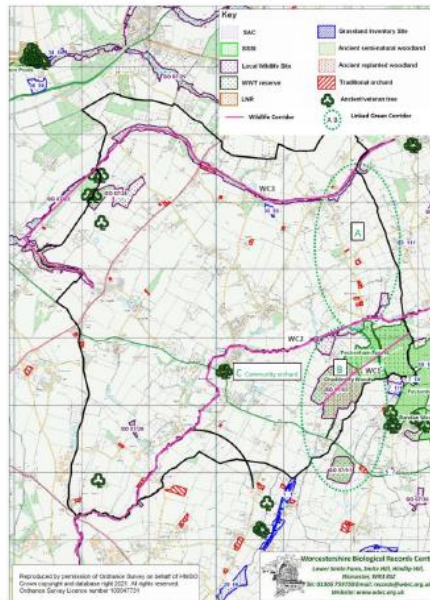
Development of the Local Green Spaces will not be supported except in very special circumstances.



3

Protecting Wildlife Corridors

Policy G11 identifies important habitats and Green Infrastructure Assets, and seeks to protect them from inappropriate development



4

Delivering Affordable Homes

The Housing Needs Survey identified a need for 10 affordable homes over the next 10 years.

The outcome of the Call for Sites exercise identified this site as the best option for Affordable Housing

Policy H2/1 allocates it as a Rural Exception Site, specifically intended to deliver Affordable Housing

Draft Policy H2/1
Land off Bromsgrove Road, Lower Chaddesley



5

Thinking ahead for a problem site

This policy defines the brownfield element of the site that may be suitable for a future mixed development.

Policy C1 requires that the remainder of the site should revert to open land or uses appropriate to the Green Belt

Draft Policy H2/3
Former Garden Centre (Hewitts) , A 450, Harvington



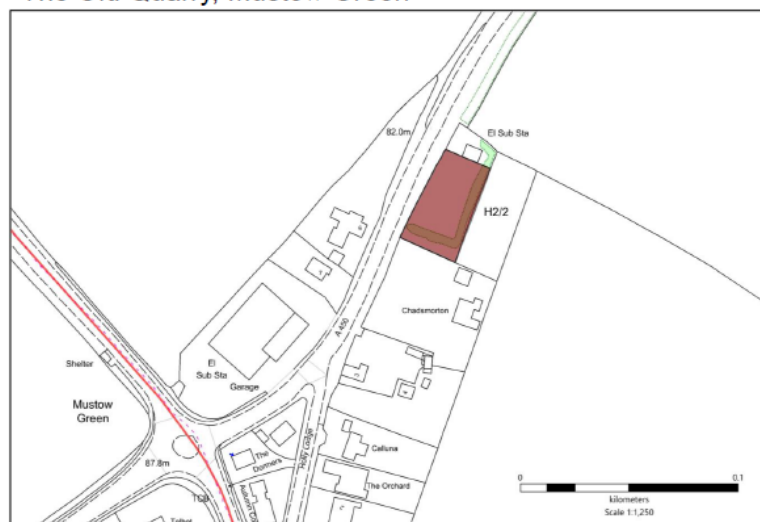
6

What to do with an old quarry?

This small former quarry site would not qualify as infill, nor fully meet the sustainability requirements for a rural exception site.

If a number of constraints for the site can be met, this policy supports its use for a small development of affordable homes

Draft Policy H2/2
The Old Quarry, Mustow Green



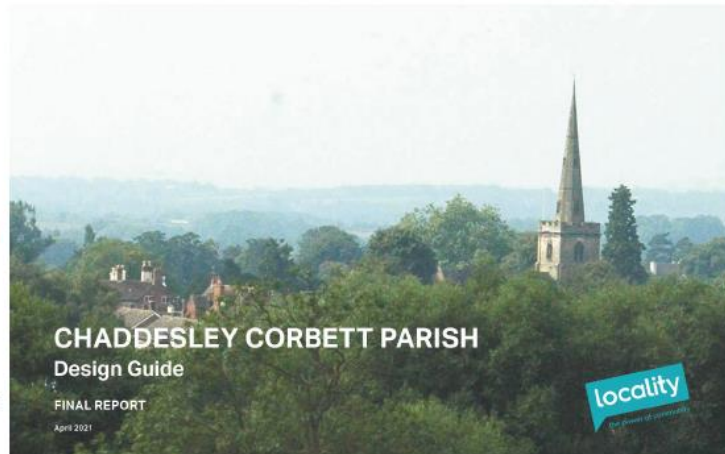
7

What is Good Design?

When we review Planning Applications, the main thing we can comment on is design
But what standards should we apply?

Policies D1 and D2 promote high quality design in any new development. They require designs to take account of the Chaddesley Corbett Parish Design Guide

Policy D3 requires impact assessments for any development in or adjacent to a Heritage Asset



8

What Policies are New or Improved?

We've learnt a few things from the first NDP.

The revised NDP contains both new and importantly modified policies:

- **B1 Small Scale Employment/Conversions for Business Use**
- **B2 Working From Home**
- **CF1 Supporting Health & Wellbeing**
- **CF2 Protecting Local Shops, Public House and Local Facilities**
- **D1 Promoting High Quality Design**
- **D2 Architectural Details & Materials**
- **D3 Protecting/Enhancing Heritage Assets & Archaeology**
- **D4 Protected Views & Landmarks**
- **D5 Local Green Spaces**
- **GI1 Local Green Infrastructure Network & Biodiversity**
- **H2 Site allocations for Affordable Housing**
- **H4 Backland & Rear/Side Garden Development & Extensions**
- **T1 Parking in the Village**
- **App3 Proposed Extension to Harvington Conservation Area (Map 7)**

9

Appendix 7: Public Consultation on Potential Housing Site Allocations

Copy of Letter to residents / households



Yvonne L Scriven
7 Hemming Way
Chaddesley Corbett
Worcs
DY10 4SF
Telephone: 01562 777976
Mobile: 07432 231866

e-mail: clerk@chaddesleyparishcouncil.org.uk

DEAR RESIDENT

AUGUST 2020

CHADDSELEY CORBETT NEIGHBOURHOOD PLAN REVIEW SELECTION OF SITES FOR AFFORDABLE HOUSING

The Parish Council have appointed AECOM Consultants to carry out an assessment of available land around the parish as possible Rural Exception Sites to build affordable housing, in perpetuity, for households with a strong local connection. We now have a shortlist of 9 sites under consideration, with the aim of finding enough land for 10 affordable houses, but not necessarily in one place. It is recognised that to make the project viable it may be necessary to include a small number of market houses in the development.

A Public Consultation on the 9 sites will commence on-line on Friday 14 August 2020 and will close on Friday 25 September 2020. You can access the questionnaire by visiting the Parish Council website <https://www.chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/> and completing the on-line survey.

In addition, the Parish Council will be holding a Consultation in a marquee on the Orchard on Saturday 5 September 2020 from 12:00 am to 6:00 pm. You will be able to view the sites under consideration and complete a paper copy of the survey or take it away for posting in the box provided in by the Village Store. Parish Councillors will be available to answer your questions on the day. Social distancing will be observed at all times.

This is your opportunity to have your say on the choice of a site or sites for affordable housing in the Parish, the need for which was identified in our most recent Housing Needs Survey.

The final selection of site or sites will be published on our website in October.

We look forward to getting your views in the Consultation.

Yours sincerely

William Mack

Copy of Notice in Parish Magazine

CHADDESLEY CORBETT PARISH COUNCIL
NEIGHBOURHOOD PLAN REVIEW
PUBLIC CONSULTATION
ON SITES FOR AFFORDABLE HOUSING



As many of you will already be aware, the Parish Council is conducting a consultation exercise about possible sites for affordable housing. This is part of the Neighbourhood Plan Review, and is based on an examination of potential sites across the Parish, carried out by consultants on behalf of the Parish Council. Based on the consultant's report, 8 sites have been shortlisted, and all parishioners have been invited to express their views in an online survey.

The consultation was communicated in a letter to all households in the Parish, and is running from 1 September to 12 October. To access the details of the shortlisted sites and the on-line survey, please log onto:

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

and complete the questionnaire.

If you would like to look at printed versions of all the site information then come along to the Public Consultation on the Village Orchard on Saturday 12 September from 11:00 am to 6:00 p.m. where you can see the displays and read comments made by Consultants and the District Council. Paper copies of the consultation survey will be available to fill in there and then, or to drop off later at the Village Store. Social distancing will apply at all times.

This is your opportunity to have your say on the choice of a site or sites for affordable housing in the Parish, the need for which was identified in our most recent Housing Needs Survey.

The final selection of site or sites will be published on our website later in the year.

We look forward to receiving your views.



Notice of Consultation



Chaddesley Corbett NDP Review

Public Consultation on Preferred Sites for Affordable Housing Autumn 2020



The Parish Council will be holding a public consultation on the preferred sites for small scale affordable housing development in Chaddesley Corbett Parish. This consultation forms a very important part of our Neighbourhood Development Plan Review, as we would like to include one or more suitable housing sites for affordable housing in the updated Plan.

In total 18 sites were subjected to a technical assessment by consultants AECOM. These sites were submitted by landowners and agents following the Parish Council's Call for Sites in early 2020, and to Wyre Forest District Council's Housing and Economic Land Availability Assessment (HELAA). Many of these sites have been excluded for various reasons and we are left with a shortlist of 8 possible sites situated throughout the Parish.

The next stage in site selection is public consultation with local residents and stakeholders on the shortlisted, 'preferred' sites. The results will be used to help inform the Parish Council's decisions about whether to include a proposed site or sites for affordable housing in the Draft NDP Review. Following consideration of all responses to this informal consultation, the Draft NDP Review will be published for at 6 weeks formal consultation starting on Friday 14 August and closing on Friday 25 September 2020. The Consultation Form is available to download from our website at :

If you prefer, we have also set up an on line Survey using Survey Monkey. The link to this survey is.....

We will also hold an outdoor Drop In event on Saturday 12th September from 10:00 am to 6:00 pm on the Orchard, off Fishers Lane. All are welcome to come along and find out more. Social Distancing procedures will be observed

Screenshots

The first screenshot shows the top of the Chaddesley Corbett Parish Council website. The header includes navigation links: Upcoming Events, Report a problem, Council News, and a Search Council button. The main banner features a field of red poppies with the text 'Neighbourhood Plan Consultations'. Below this, the title 'Chaddesley Corbett NDP Review' is followed by 'Public Consultation on Preferred Sites for Affordable Housing' and the dates '1 September 2020 to 12 October 2020'. A 'Quick Links' sidebar on the right contains links to 'Agendas and Minutes' and 'Parish Councillors'. The browser's taskbar at the bottom shows several open files, including 'Survey-form-print...pdf' and 'npconsultationonsi...zip'.

The second screenshot shows the same page but with a large image of a village street. Below the image is the heading 'Introduction and Background'. The text explains the purpose of the consultation: 'Welcome to the public consultation on the preferred sites for small scale affordable housing development in Chaddesley Corbett Parish. This consultation forms a very important part of our Neighbourhood Development Plan (NDP) Review, as we would like to include one or more suitable housing sites for affordable housing in the updated Plan.' It also mentions that based on the most recent Housing Needs Survey, they are looking for potential Rural Exception Sites to provide approximately 10 units of affordable housing.

The third screenshot shows the 'Contact the Council' section. It provides contact information for the Parish Clerk, Yvonne Scriven, including her telephone number (01562 777976) and email address (clerk@chaddesleyparishcouncil.org.uk). It also includes a 'Next Parish Council Meetings' section, stating that the Parish Council Meeting on 5th October 2020 will be held on Monday 5th October, 2020 at 7:00pm at Chaddesley Corbett Village Hall.

← → ↻ chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/ ☆ Paused


Upcoming Events | Report a problem | Council News Search Council

Chaddesley Corbett Parish Council

Home Parish Council Neighbourhood Plan Notices Governance Planning Applications Community Services Events Contact Us

The map below shows the location of all shortlisted sites.

Possible Sites for Affordable Housing



Survey-form-print...pdf Survey-form-print...pdf npconsultationonsi...zip Consultation Res...docx Consultation Res...docx Show all

Type here to search


10:23 28/09/2020

← → ↻ chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/ ☆ Paused

Upcoming Events | Report a problem | Council News Search Council

Chaddesley Corbett Parish Council

Home Parish Council Neighbourhood Plan Notices Governance Planning Applications Community Services Events Contact Us



Please note that for large sites, only part of the site will be allocated or identified as suitable for a small housing scheme (approx. 10 properties).

Scroll down to see more detailed maps of each site, with extracts from the full AECOM report, then return here and click the link below to complete the short survey.

<https://www.surveymonkey.co.uk/ZXPIFRE>

Your views are very important to us!

If you prefer, you can come along to our Public Consultation Event to be held on Saturday 12 September on the Orchard, off Fishers Lane, from 11:00 am to 6:00 pm when Councillors will be available to answer your questions. You can then complete the survey form and leave it in the box provided, or drop it in later in the box in the General Store/Butchers in the Village.

All responses should be returned by Monday 12 October 2020

If you need to print an extra copy of the survey form mailed to households, or would like to view the full 94

Survey-form-print...pdf Survey-form-print...pdf npconsultationonsi...zip Consultation Res...docx Consultation Res...docx Show all

Type here to search

10:24 28/09/2020

← → ↻ chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/ ☆ Paused

Upcoming Events | Report a problem | Council News Search Council

Chaddesley Corbett Parish Council

Home Parish Council Neighbourhood Plan Notices Governance Planning Applications Community Services Events Contact Us


All responses should be returned by Monday 12 October 2020

If you need to print an extra copy of the survey form mailed to households, or would like to view the full 94 page AECOM report, scroll down to the download section towards the bottom of this page.

Thank you for your time and interest.

Site maps and AECOM Report summaries

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



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Extract from AECOM Report Dated July 2020

NP02a supports long range rural views to the west as the landform falls gradually westwards. This contributes to the site's rural character and although it is adjacent to existing development immediately to the south at The Green, this development plus the busy road at Briar Hill are not notably intrusive features given the presence of dense planted screening at the site's perimeter. The site shares an access point with NP02b. The site is in productive arable use. The site as submitted is of a scale that would be in conflict with current planning policy and not therefore be suitable as an allocation in the neighbourhood plan. It would have an unacceptable impact on the landscape and would constitute ribbon development. It would also be an incursion into open countryside into an area with no natural defensible boundaries. It would change the nature of the development at Briar Hill and as a result also have an impact on Chaddesley Corbett itself. Access would not be easy though could potentially be achieved through Malvern view or possibly Briar Hill. The site is relatively well located in proximity to the services at Chaddesley Corbett.

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

Site Plan - NPO2c - Land at Bluntington Farm

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Site Plan - NPO2c - Land at Bluntington Farm

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Extract from AECOM Report Dated July 2020

NP02c lies on the opposite side of Briar Hill from NP02a/b and consequently faces south rather than west. Planted screening means there is no intervisibility between NP02a/b and NP02c. The site's location on high ground gives it sweeping views towards the Chaddesley Corbett conservation area to the south over the intervening attractive rural landscape, giving it prominence and sensitivity within the landscape. Although there are a handful of nearby dwellings, the character of the site is rural and development would likely substantially alter this prevailing rurality as well as urbanising medium range views out from Chaddesley Corbett CA. The site is in productive arable use. The site boundary as submitted would have an unacceptable impact on the landscape. It would also change the nature of the development at Briar Hill and would constitute ribbon development and lead to coalescence between Briar Hill and Bluntington. The ridgeline and the site are visible from the northern end of Chaddesley Corbett Conservation Area and would have an impact on the setting of the historic part of Chaddesley Corbett. It is possible a small amount of development is possible here if it could be limited to a scale that would not lead to coalescence of settlements.

NP03 - LAND AT END OF MORTON ROAD, HARVINGTON

Site Plan - NPO3 - Land at end of Morton Road

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NP03 – LAND AT END OF MORTON ROAD, HARVINGTON

Site Plan - NPO3 - Land at end of Morton Road



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NP04 – THE OLD QUARRY, MUSTOW GREEN

Extract from AECOM Report Dated July 2020

NP03 forms a small corner of a very large arable field, though its location immediately north of Morton Road provides a natural access point and could help ensure that development relates well to the existing built form and in respect of the rural landscape beyond.

Therefore, although there is potential for adverse effects in relation to landscape, there could be good potential to achieve mitigation through sensitive design, layout and landscaping. Unlikely to be any impact on the Harvington Hall conservation area as there are no sightlines between the site and the CA and existing development at Morton Road falls between the site and the CA. Harvington is a small settlement with few facilities and, while the site would fit into the existing settlement pattern of Harvington, the new dwellings would be relatively isolated from facilities. Small number of houses proposed which would not be out of character with the existing settlement at Harvington.

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

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NP04 – THE OLD QUARRY, MUSTOW GREEN



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Extract from AECOM Report Dated July 2020

Mustow Green is a small settlement with no services and facilities and the nearest services at Chaddesley Corbett are likely to be beyond reasonable walking distance. However, there is a bus stop within a reasonable distance from the site.

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Extract from AECOM Report Dated July 2020

Mustow Green is a small settlement with no services and facilities and the nearest services at Chaddesley Corbett are likely to be beyond reasonable walking distance. However, there is a bus stop within a reasonable distance from the site.

Worcester Road has a 40mph limit as it runs past the site, though southbound traffic is naturally slowing on the approach to the nearby roundabout and it is considered likely that vehicle movements into and out of the site could be achieved safely. There is an existing access point and dropped kerb. The site relates well to the surrounding built form and appears suitable for development in terms of townscape character and access. The Call for Sites submission notes that the site was refused planning permission due to Green Belt but that it could be acceptable for affordable housing in the neighbourhood plan. Furthermore, a full ground conditions assessment should be carried out prior to development to investigate any potential issues associated with the site's former use as a quarry, including stability and contaminated land. Any remediation works necessary could affect the viability of the site.

WFR/CC/2 – LAND ADJACENT WOODTHORNE HOUSE, TANWOOD LANE, BLUNTINGTON



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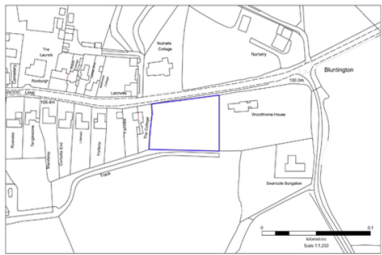
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WFR/CC/2 – LAND ADJACENT WOODTHORNE HOUSE, TANWOOD LANE, BLUNTINGTON



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Extract from AECOM Report Dated July 2020

The site is entirely overgrown and when viewed in isolation has an abandoned character. However, it nestles within a cluster of development at Bluntington which has a regular settlement pattern and an orderly residential character. There is no prevailing era or architectural style to this existing development – much of it is mixed c.20th, though there are individual older buildings interspersed between newer infills. Development at the site could be of a design and layout which relates well to this prevailing residential character and pattern of development. The current poor quality, albeit natural, condition of the site at the moment could make a more positive contribution to the street scene through limited development on site. The site has no sensitivity within the landscape and development would be unlikely to interrupt views in or out of Bluntington or change how the settlement is perceived within the landscape. Unclear why HELAA considers development would not be achievable. Appropriate for consideration in Neighbourhood Plan for a very limited number of homes if affordable housing use was acceptable to the landowner and if access was confirmed possible by Highways Authority.

WFR/CC/7 LAND OFF BROMSGROVE ROAD, CHADDLESLEY CORBETT



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WFR/CC/7 LAND OFF BROMSGROVE ROAD, CHADDESLEY CORBETT



Extract from AECOM Report Dated July 2020

Both sites 7a and 7b are served by the existing access track/driveway to Fold Farm from the A448. Despite their proximity to the village, neither site offers direct sightlines through to the built area (aside from the far north east corner of 7a) by virtue of thick planted screening at the south of the village. Instead, the sites face away from the village core towards the open countryside to the west, and their current openness contributes to the rural setting and character of the village as a whole and the conservation area specifically. Development

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Extract from AECOM Report Dated July 2020

Both sites 7a and 7b are served by the existing access track/driveway to Fold Farm from the A448. Despite their proximity to the village, neither site offers direct sightlines through to the built area (aside from the far north east corner of 7a) by virtue of thick planted screening at the south of the village. Instead, the sites face away from the village core towards the open countryside to the west, and their current openness contributes to the rural setting and character of the village as a whole and the conservation area specifically. Development would likely urbanise the south of the village and erode the characterful gap between the south of the village and an existing cluster of development around the Fox Inn which is currently perceptually separate and distinct from the village core. It would also create ribbon development.

Development at the southern end would be contiguous with the existing built settlement but would not relate well to the settlement. The northern part is also adjacent to conservation areas and in proximity to Grade I Church and a number of other Grade II listed buildings. Access from the A448 is likely to be difficult and may need to come from the existing access to the farm north east of the site if a shared access arrangement was agreed. If access to the site was to be from Fold Lane, this unadopted lane does not have a footpath and is reported by the neighbourhood plan group to be an approved walking route to Chaddesley Corbett school. (Public Right of Way, Footpath 647) There would be an increase in the number of vehicles using this lane which could present safety issues for pedestrians. Potentially suitable for a reduced site area for affordable housing at the southern end of the site if the landowner confirmed the site was available for this use and if access was confirmed.

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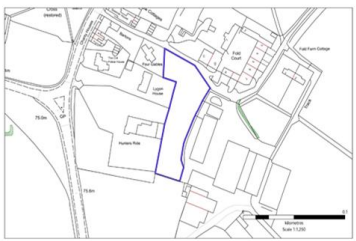
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WFR/CC/8 LAND OFF FOLD LANE, CHADDESLEY CORBETT



Extract from AECOM Report Dated July 2020

The site has been allocated in the emerging Local Plan for 6 dwellings. It is therefore not necessary to duplicate this allocation in the neighbourhood plan. If it was removed from the Local Plan at any point before adoption it could be considered for allocation in the Neighbourhood Plan (depending on the respective timing of the two plans). The site relates well to the existing built form of the village and has no significant sensitivity

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The screenshot displays the Chaddesley Corbett Parish Council website. The browser address bar shows the URL: chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/. The website header includes navigation links: Upcoming Events, Report a problem, Council News, and a Search Council button. The main navigation menu lists: Home, Parish Council, Neighbourhood Plan (active), Notices, Governance, Planning Applications, Community Services, Events, and Contact Us.

A prominent message box states: "Don't forget to complete the short survey: Your views are very important to us!" with a "Complete the survey" button.

The "Attachments" section lists two files:

- Chaddesley Corbett Site Assessment Final Report (File size: 3 MB)
- Survey form printable download (File size: 162 KB)

The footer contains copyright information: © Copyright - Chaddesley Corbett Parish Council - Parish Council Websites, and links to Privacy Policy and Accessibility Statement.

The Windows taskbar at the bottom shows the search bar and several open applications, including Microsoft Edge, File Explorer, and various Office applications. The system clock indicates the time is 10:25 on 28/09/2020.

Copy of Notice

**CHADDESLEY CORBETT PARISH COUNCIL
AFFORDABLE HOUSING PUBLIC CONSULTATION**

A Public Consultation will take place from the
14 August 2020 until **25 September 2020**
on a selection of sites around the Parish.

You can access the survey online at:
www.chaddesleyparishcouncil.org.uk/neighbourhood-plan-review/Consultation???

Or visit our marquee on the Orchard on
SATURDAY 5 SEPTEMBER 2020
From 12:00 noon to 6:00 pm

**CHADDESLEY CORBETT PARISH COUNCIL
SITES FOR AFFORDABLE HOUSING**

A **PUBLIC CONSULTATION** will take place on
1 September - 12 October 2020
on a selection of sites around the Parish.

You can access the survey online at:
www.chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/

Or visit our marquee on the Orchard on
SATURDAY 12 SEPTEMBER 2020
From 11:00 am to 6:00 pm

Copy of A Board

CHADDESLEY CORBETT PARISH COUNCIL
CONSULTATION ON AFFORDABLE HOUSING

A PUBLIC CONSULTATION will be held on the Orchard,
Fishers Lane, on Saturday 12 September 2020

From 11:00 to 6:00 pm

COME ALONG AND HAVE YOUR SAY ON
POTENTIAL SITES FOR AFFORDABLE HOUSING
AROUND THE PARISH

Reminder Notice

CHADDESLEY CORBETT PARISH COUNCIL
SITES FOR AFFORDABLE HOUSING

PUBLIC CONSULTATION 1 September – 12 October 2020


If you have not already sent in your survey form

You can access the survey online at:

www.chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/

Consultation closes on 12 October 2020.

Copy of Letter to Local Businesses

CHADDESLEY CORBETT PARISH COUNCIL NEIGHBOURHOOD PLAN REVIEW POSSIBLE SITES FOR AFFORDABLE HOUSING 1 September – 12 October 2020	 Chaddesley Corbett Parish Council
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To: Businesses in the Parish of Chaddesley Corbett

September 2020

As part of the review of our Neighbourhood Plan, we have been searching for sites with the potential to support a small development of affordable housing. The Parish Council appointed AECOM Consultants to carry out an assessment of available land around the Parish to identify possible Rural Exception Sites. By definition, such a site would be allocated primarily to provide affordable housing, in perpetuity, for households with a strong local connection. By exception, a limited proportion of market housing (up to 20%) might be necessary to make the project viable.

We now have a shortlist of 8 sites under consideration, with the aim of finding enough land for 10 affordable houses, but not necessarily in one place. The location of the sites is shown on the map overleaf and a summary of AECOM's findings is also enclosed.

As you may be aware, a Public Consultation on the 8 sites commenced on Tuesday 1 September 2020 and will close on Monday 12 October 2020. All businesses in the parish are invited to submit their views, using the enclosed survey form. More details about the sites can be viewed on our website (please do not use the online survey for residents):

www.chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations

Please mail your completed form to:

Mrs Y Scriven
7 Hemming Way
Chaddesley Corbett
Worcs
DY10 4SF

If you prefer you could come to the Consultation event in a marquee on the Village Orchard on **Saturday 12 September 2020 from 11:00 am to 6:00 pm**, where you will be able to view details of the sites under consideration and complete a paper copy of the survey, or take it away for posting in the box provided by the Village Store. Parish Councillors will be available to answer your questions on the day. Social distancing will be observed at all times.

This is your opportunity to have your say on the choice of a site or sites for affordable housing in the Parish, the need for which was identified in our most recent Housing Needs Survey.

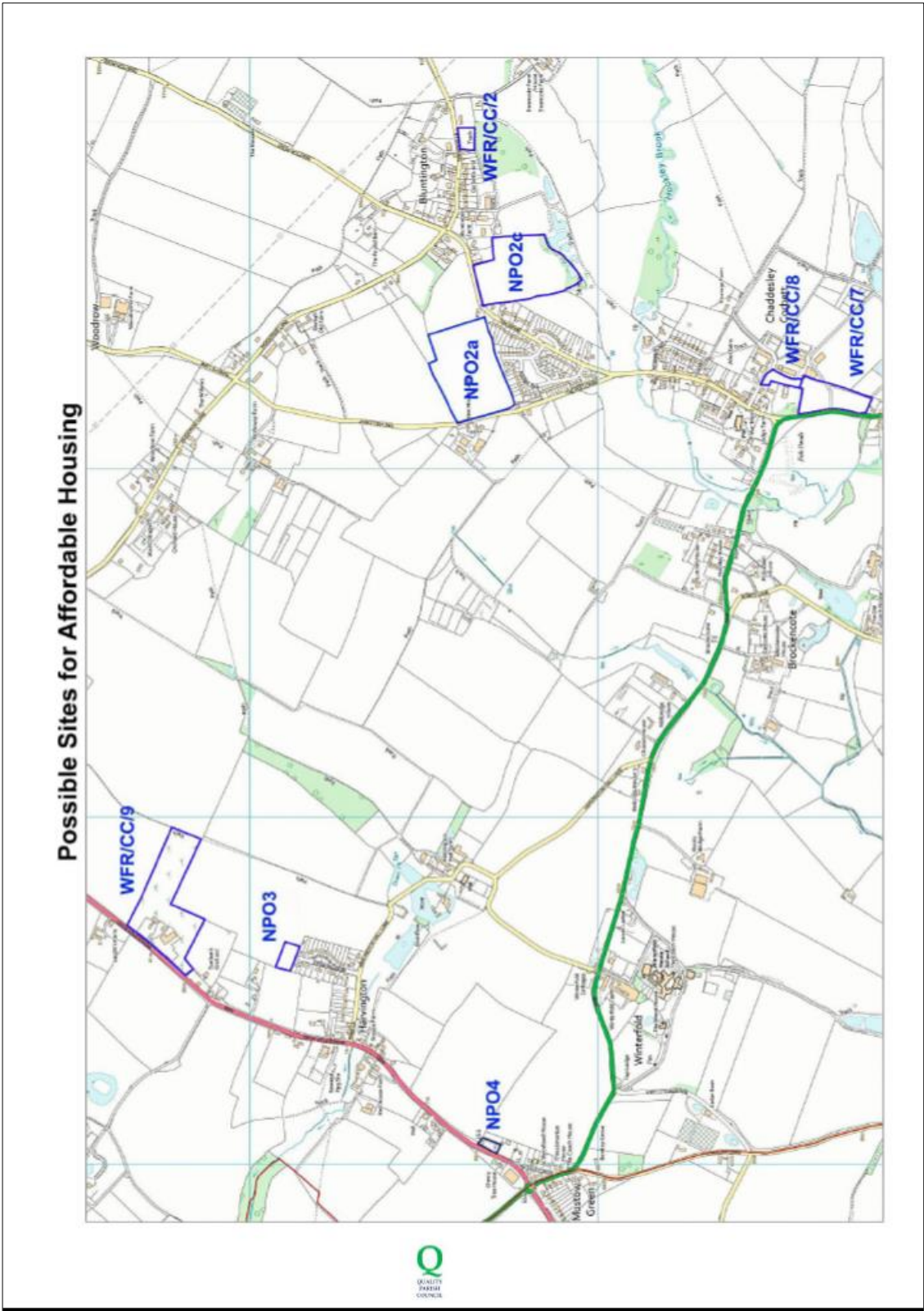
The final selection of site or sites will be published on our website later in the year.

We look forward to getting your views in this Consultation.

Yours sincerely

William Mack
Chairman





CHADDESLEY CORBETT PARISH COUNCIL
NEIGHBOURHOOD PLAN REVIEW
POSSIBLE SITES FOR AFFORDABLE HOUSING
BUSINESS SURVEY RESPONSE FORM



Please complete the survey below to let us know your views on these sites, and return it by 12 October 2020. It is important that you provide your details in the final section, to validate your submission.

For more information about the sites and, if you prefer, to complete the survey online, visit:
www.chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/

Please indicate below whether you support or oppose a development on these sites:

SITE NP02a - behind Malvern View, off The Green

Strongly Support ☐ Somewhat Support ☐ Unsure ☐ Somewhat oppose ☐ Strongly oppose ☐

Please use the box below for any comments about your choice:

SITE NP02c - facing Chaddesley Woods, from the top of Briar Hill

Strongly Support ☐ Somewhat Support ☐ Unsure ☐ Somewhat oppose ☐ Strongly oppose ☐

Please use the box below for any comments about your choice:

SITE NP03 – at the end of Morton Road, Harvington

Strongly Support ☐ Somewhat Support ☐ Unsure ☐ Somewhat oppose ☐ Strongly oppose ☐

Please use the box below for any comments about your choice:

SITE NP04 – The Old Quarry, Mustow Green

Strongly Support ☐ Somewhat Support ☐ Unsure ☐ Somewhat oppose ☐ Strongly oppose ☐

Please use the box below for any comments about your choice:



SITE WFR/CC/2 – off Tanwood Lane, Bluntington

Strongly Support

☐

Somewhat Support

☐

Unsure

☐

Somewhat oppose

☐

Strongly oppose

☐

Please use the box below for any comments about your choice:

SITE WFR/CC/7 – off Bromsgrove Road, between The Village and Lower Chaddesley

Strongly Support

☐

Somewhat Support

☐

Unsure

☐

Somewhat oppose

☐

Strongly oppose

☐

Please use the box below for any comments about your choice:

SITE WFR/CC/8 – land at Fold Farm, The Village

Strongly Support

☐

Somewhat Support

☐

Unsure

☐

Somewhat oppose

☐

Strongly oppose

☐

Please use the box below for any comments about your choice:

SITE WFR/CC/9 – former garden centre (currently Adam Hewitt), Worcester Road, Harvington

Strongly Support

☐

Somewhat Support

☐

Unsure

☐

Somewhat oppose

☐

Strongly oppose

☐

Please use the box below for any comments about your choice:

Please give your details to validate this questionnaire:

Name:

Address

Postcode

By completing this survey form you confirm that you are happy that the personal information you provide on this form will be processed in accordance with the requirements of the General Data Protection Regulations. It will be used only for the preparation of the Neighbourhood Development Plan. See the Council's Privacy Policy for further information

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY.
THE RESULTS WILL BE PUBLISHED ON THE PARISH COUNCIL WEBSITE LATER THIS YEAR



Appendix 8: Questionnaire for Housing Sites

Chaddesley Corbett NDP Review



Public Consultation on Preferred Sites for Affordable Housing Autumn 2020



Introduction and Background

Welcome to the public consultation on the preferred sites for small scale affordable housing development in Chaddesley Corbett Parish. This consultation forms a very important part of our Neighbourhood Development Plan (NDP) Review, as we would like to include one or more suitable housing sites for affordable housing in the updated Plan.

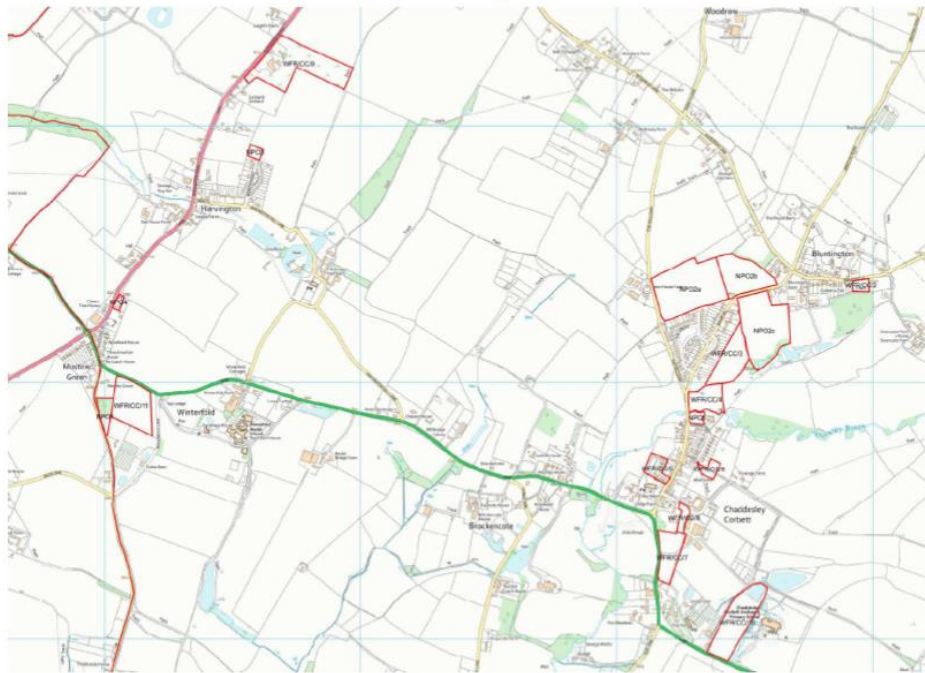
Based on our most recent Housing Needs Survey, we are looking for potential Rural Exception Sites to provide approximately 10 units of affordable housing, in perpetuity, for households with a strong local connection.

Any sites selected should comply with National Planning Policy, which states that "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services."

In total 18 sites were subjected to a technical assessment by AECOM consultants. These sites were submitted by landowners and agents following the Parish Council's Call for Sites in early 2020, and to Wyre Forest District Council's Housing and Economic Land Availability Assessment (HELAA). For a range of reasons, some sites have been rejected, leaving a shortlist of 9 possible sites from which to select areas for affordable housing, if it can be established that the sites are viable for this use.

The next stage in site selection is public consultation with local residents and stakeholders on the shortlisted sites. The results will help inform the Parish Council's decisions about whether to include a proposed site or sites for affordable housing in the updated NDP. Following consideration of all responses to this informal consultation, the draft revised NDP will be published, around the turn of the year, for at least 6 weeks formal consultation.

This map shows the location of all shortlisted sites. Please refer to the individual site maps and comments from AECOM and Wyre Forest District Council for more detailed information about the issues and constraints related to each site.



Please note that for large sites, only part of the site will be allocated or identified as suitable for a small housing scheme (approx. 10 properties), in consultation with landowners/developers.

Please look at the details of each site which includes extracts from the full AECOM report (which is available on the Parish Council Website) and comments from Wyre Forest District Council and Worcestershire County Council.

Now complete the short survey. Your views are very important to us!

If you prefer, you can come along to our Public Consultation Event to be held on Saturday 5 September on the Orchard, off Fishers Lane, from 12:00 noon to 6:00 pm when Councillors will be available to answer your questions. You can then complete the questionnaire and leave it in the box provided, or drop it in later in the box in the General Store/Butchers in the Village.

All responses should be returned by Friday 25 September 2020

Thank you for your time and interest.

Extract from AECOM Technical Site Assessment Report for Residents

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ¹
NPO2a	Land at Bluntington Farm, Chaddesley Corbett	4.8	Call for Sites	N/A	N/A	NPO2a supports long range rural views to the west as the landform falls gradually westwards. This contributes to the site's rural character and although it is adjacent to existing development immediately to the south at The Green, this development plus the busy road at Briar Hill are not notably intrusive features given the presence of dense planted screening at the site's perimeter. The site shares an access point with NPO2b. The site is in productive arable use. The site as submitted is of a scale that would be in conflict with current planning policy and not therefore be suitable as an allocation in the neighbourhood plan. It would have an unacceptable impact on the landscape and would constitute ribbon development. It would also be an incursion into open countryside into an area with no natural defensible boundaries. It would change the nature of the development at Briar Hill and as a result also have an impact on Chaddesley Corbett itself. Access would not be easy though could potentially be achieved through Malvern view or possibly Briar Hill. The site is relatively well located in proximity to the services at Chaddesley Corbett. Considered unsuitable for inclusion on the basis of landscape sensitivity.	

¹ Red indicates the site is not appropriate for allocation in the neighbourhood plan. Amber indicates the site may be appropriate for allocation in the neighbourhood plan, if identified issues can be resolved or constraints mitigated. Green indicates the site is appropriate for allocation in the neighbourhood plan

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ¹
NPO2c	Land at Bluntington Farm, Chaddesley Corbett	4.1	Call for Sites	N/A	Up to approx. 10 units	NPO2c lies on the opposite side of Briar Hill from NPO2a/b and consequently faces south rather than west. Planted screening means there is no intervisibility between NPO2a/b and NPO2c. The site's location on high ground gives it sweeping views towards the Chaddesley Corbett conservation area to the south over the intervening attractive rural landscape, giving it prominence and sensitivity within the landscape. Although there are a handful of nearby dwellings, the character of the site is rural and development would likely substantially alter this prevailing rurality as well as urbanising medium range views out from Chaddesley Corbett CA. The site is in productive arable use. The site boundary as submitted would have an unacceptable impact on the landscape. It would also change the nature of the development at Briar Hill and would constitute ribbon development and lead to coalescence between Briar Hill and Bluntington. The ridgeline and the site are visible from the northern end of Chaddesley Corbett Conservation Area and would have an impact on the setting of the historic part of Chaddesley Corbett. It is possible a small amount of development is possible here if it could be limited to a scale that not lead to coalescence of settlements. Potentially appropriate for inclusion in the neighbourhood plan for small scale development	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ¹
NPO3	Land at end of Morton Road, Harvington	0.35	Call for Sites	N/A	8 put forward by the landowner.	<p>NP03 forms a small corner of a very large arable field, though its location immediately north of Morton Road provides a natural access point and could help ensure that development relates well to the existing built form and in respect of the rural landscape beyond.</p> <p>Therefore, although there is potential for adverse effects in relation to landscape, there could be good potential to achieve mitigation through sensitive design, layout and landscaping. Unlikely to be any impact on the Harvington Hall conservation area as there are no sightlines between the site and the CA and existing development at Morton Road falls between the site and the CA. Harvington is a small settlement with few facilities and, while the site would fit into the existing settlement pattern of Harvington, the new dwellings would be relatively isolated from facilities. Small number of houses proposed which would not be out of character with the existing settlement at Harvington. An access would need to be created via Morton Road, which would need consultation with the Highways Authority. Potentially appropriate for inclusion in the neighbourhood plan, if access was confirmed as feasible.</p>	
NPO4	Old Quarry, Mustow Green	0.12	Call for Sites	N/A	Small scale, approx. 3	Mustow Green is a small settlement with no services and facilities and the nearest services at Chaddesley Corbett are likely to be beyond	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ¹
						<p>reasonable walking distance. However, there is a bus stop within a reasonable distance from the site.</p> <p>Worcester Road has a 40mph limit as it runs past the site, though southbound traffic is naturally slowing on the approach to the nearby roundabout and it is considered likely that vehicle movements into and out of the site could be achieved safely. There is an existing access point and dropped kerb. The site relates well to the surrounding built form and appears suitable for development in terms of townscape character and access. The Call for Sites submission notes that the site was refused planning permission due to Green Belt but that it could be acceptable for affordable housing in the neighbourhood plan. Furthermore, a full ground conditions assessment should be carried out prior to development to investigate any potential issues associated with the site's former use as a quarry, including stability and contaminated land. Any remediation works necessary could affect the viability of the site, Appropriate for inclusion in the neighbourhood plan.</p>	
WFR/CC/2	Land adjacent Woodthorne House, Tanwood Lane, Blunton	0.29	2019 HELAA	Access via lane which is very narrow at this point. Chaddesley Corbett village facilities within 15 minutes' walk. 2 buses a day each way between Kidderminster and Droitwich. Residential uses adjacent but poor highways access. Development is not considered to be ae	Small scale, up to approx. 6	The site is entirely overgrown and when viewed in isolation has an abandoned character. However, it nestles within a cluster of development at Blunton which has a regular settlement pattern and an orderly residential character. There is no prevailing era or architectural style to this	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ¹
				achievable at this location. Available.		existing development - much of it is mixed c.20 th , though there are individual older buildings interspersed between newer infills. Development at the site could be of a design and layout which relates well to this prevailing residential character and pattern of development. The current poor quality, albeit natural, condition of the site at the moment could make a more positive contribution to the street scene through limited development on site. The site has no sensitivity within the landscape and development would be unlikely to interrupt views in or out of Bluntington or change how the settlement is perceived within the landscape. Unclear why HELAA considers development would not be achievable. Appropriate for consideration in Neighbourhood Plan for a very limited number of homes if affordable housing use was acceptable to the landowner and if access was confirmed possible by Highways Authority. Potentially appropriate for inclusion in the neighbourhood plan	
WFR/CC/7	Land off Bromsgrove Road, Chaddesley Corbett	1.31	2019 HELAA	Good vehicular access with frontage to A448. Good access to local facilities with 10 minutes' walk of village centre. Currently, undeveloped site. Provides an important gap in built development between the historic village and Lower Chaddesley and also contributes to setting of the village itself. This site is located at the entrance to the village with the newly developed primary	Small scale, up to approx. 10	Both sites 7a and 7b are served by the existing access track/driveway to Fold Farm from the A448. Despite their proximity to the village, neither site offers direct sightlines through to the built area (aside from the far north east corner of 7a) by virtue of thick planted screening at the south of the village. Instead, the sites face away from the village core towards the open countryside to the west, and their current openness	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ¹
				school to the south. Development is achievable subject to land being removed from the Green Belt. Potential capacity of up to 20 dwellings. Potential timescale beyond 10 years.		<p>contributes to the rural setting and character of the village as a whole and the conservation area specifically. Development would likely urbanise the south of the village and erode the characterful gap between the south of the village and an existing cluster of development around the Fox Inn which is currently perceptually separate and distinct from the village core. It would also create ribbon development.</p> <p>Development at the southern end would be contiguous with the existing built settlement but would not relate well to the settlement. The northern part is also adjacent to conservation areas and in proximity to Grade I Church and a number of other Grade II listed buildings. Access from the A448 is likely to be difficult and may need to come from the existing access to the farm north east of the site if a shared access arrangement was agreed. If access to the site was to be from Fold Lane, this unadopted lane does not have a footpath and is reported by the neighbourhood plan group to be an approved walking route to Chaddesley Corbett school. (Public Right of Way, Footpath 647)</p> <p>There would be an increase in the number of vehicles using this lane which could present safety issues for pedestrians. . Potentially suitable for a reduced site area for affordable housing at the southern end of the site if the landowner confirmed the site was available for this use and if access was confirmed.</p> <p>Potentially appropriate for</p>	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ¹
inclusion in the Neighbourhood Plan.							
WFR/CC/8	Land at Fold Farm, Chaddesley Corbett	0.31	2019 HELAA	Reasonable vehicular access, with track access off main village street – currently unadopted. Good access to local facilities – local shops and public houses within short walk. Buses between Kidderminster and Bromsgrove run from village entrance, also 3 buses each way through the village between Droitwich and Kidderminster. Small development would have minimal impact on setting of Conservation Area. Suggest single storey buildings, potentially for elderly dwellings. Modern farm buildings abut site (outside of Conservation Area). Site is considered suitable for limited housing development and available. Development is considered achievable and could be brought forward as an affordable housing site. Potential capacity of up to 6 dwellings. Potential timescale post 2021.	Approx. 6 (Local Plan allocation)	The site has been allocated in the emerging Local Plan for 6 dwellings. It is therefore not necessary to duplicate this allocation in the neighbourhood plan. If it was removed from the Local Plan at any point before adoption it could be considered for allocation in the Neighbourhood Plan (depending on the respective timing of the two plans). The site relates well to the existing built form of the village and has no significant sensitivity within the landscape as its character is very strongly influenced by adjacent development. However, the site is within the conservation area and surrounding development has an attractive historic character. Sympathetic design, massing and layout would be necessary at any future scheme. However, it is not clear how access would be achieved from the narrow unadopted road, as it already serves a number of residential properties. Also, if access to the site was to be from Fold Lane, this unadopted lane does not have a footpath and is reported by the neighbourhood plan group to be an approved walking route to Chaddesley Corbett school. (Public Right of Way, Footpath 647) The increase in vehicles using this lane could present safety issues for pedestrians. Before this was allocated, access should be discussed with the Highways Authority to confirm it would be acceptable. Potentially appropriate to consider for inclusion in the	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ¹
						Neighbourhood Plan if affordable housing was acceptable to the landowner, but only if not already allocated in the Local Plan.	
WFR/CC/9	Former garden centre, Worcester Road, Harvington	4.41	2019 HELAA	Good vehicular access. Reasonable access to local facilities. Village served by 3 buses each way between Kidderminster/Droitwich. Much of the site is well screen from main road by high hedge. Potential adverse impact on views from footpath running to rear of site. Only the brownfield element is considered suitable for development. Available.	Small scale, up to approx. 10	<p>The brownfield area of the site is well screened both from the road and from most of the greenfield area of the site. The brownfield area functions as a natural sub-area within the overall site given the notable contrast in character and physical screening between the two. The greenfield area of the site protrudes into open fields of notably rural character and has much greater sensitivity within the landscape.</p> <p>The site is separate from, and perceptually distant from, development at nearby Harvington despite its relative proximity. Partly this is because the site is so densely screened that it has no visual relationship with the settlement and functions as an entirely discrete and inward-facing site, though the absence of any pedestrian connectivity further enhances the sense of separation. It is considered that development of the site would present as isolated and dislocated from Harvington.</p> <p>It is possible that this would be acceptable for small scale development under the current and adopted policy so should be considered in the Neighbourhood Plan as a potential site for allocation, if new housing could be designed to integrated well with the existing settlement pattern. Viability could be an issue due to contaminated land and demolition. Potentially</p>	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ¹
						<p>suitable for development if affordable housing use was acceptable to the landowner and identified constraints could be resolved or mitigated.</p> <p>Potentially appropriate to consider for inclusion in the Neighbourhood Plan.</p>	

Appendix 9: Report on Outcome of Call for Sites for Affordable Housing November 2020

NEIGHBOURHOOD PLAN REVIEW REPORT ON OUTCOME OF CALL FOR SITES FOR AFFORDABLE HOUSING NOVEMBER 2020



BACKGROUND

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

AECOM were commissioned to undertake an independent site appraisal of potential Rural Exception Sites; the work undertaken was agreed with CCPC and the Ministry of Housing, Communities and Local Government (MHCLG) in March 2020. The appraisal was prepared in the context of the Wyre Forest Local Plan (pre-submission version and subsequent amendments) and the 'made' Chaddesley Corbett Neighbourhood Plan. A total of 18 sites were assessed, comprising those that were identified by the Chaddesley Corbett Call for Sites and also sites within the Parish submitted through the Wyre Forest District Council Housing and Economic Land Availability Assessment (HELAA). A copy of AECOM's full report is available on the Parish Council website, www.chaddesleyparishcouncil.org.uk/neighbourhoodplan

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

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

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

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

APPENDIX 1**CALL FOR SITES APPRAISAL AND CONSULTATION SUMMARY****NP02a LAND AT BLUNTINGTON FARM (OFF BRIAR HILL/MALVERN VIEW/HOLLOWAY)****Extract from AECOM Report Dated July 2020**

NP02a supports long range rural views to the west as the landform falls gradually westwards. This contributes to the site's rural character and although it is adjacent to existing development immediately to the south at The Green, this development plus the busy road at Briar Hill are not notably intrusive features given the presence of dense planted screening at the site's perimeter. The site shares an access point with NP02b. The site is in productive arable use. The site as submitted is of a scale that would be in conflict with current planning policy and not therefore be suitable as an allocation in the neighbourhood plan. It would have an unacceptable impact on the landscape and would constitute ribbon development. It would also be an incursion into open countryside into an area with no natural defensible boundaries. It would change the nature of the development at Briar Hill and as a result also have an impact on Chaddesley Corbett itself. Access would not be easy though could potentially be achieved through Malvern view or possibly Briar Hill. The site is relatively well located in proximity to the services at Chaddesley Corbett.

Wyre Forest District Council Comments

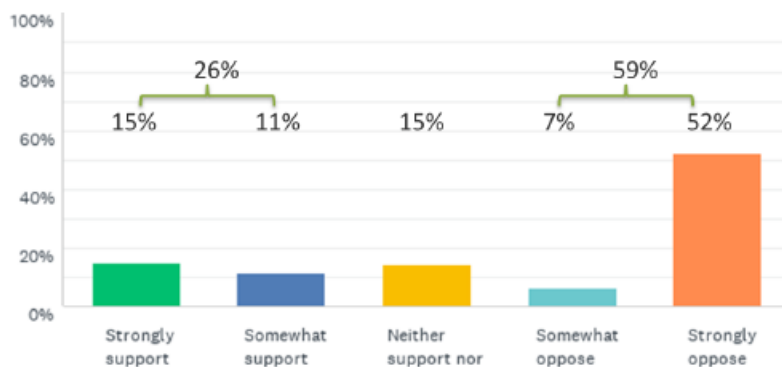
The site is large, currently a field. Development would push beyond the line of the settlement into open countryside which would be detrimental to the Green Belt. Development would have an unacceptable impact on the landscape. A listed building is situated 10 metres from the site so development of the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

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

County Council Comments

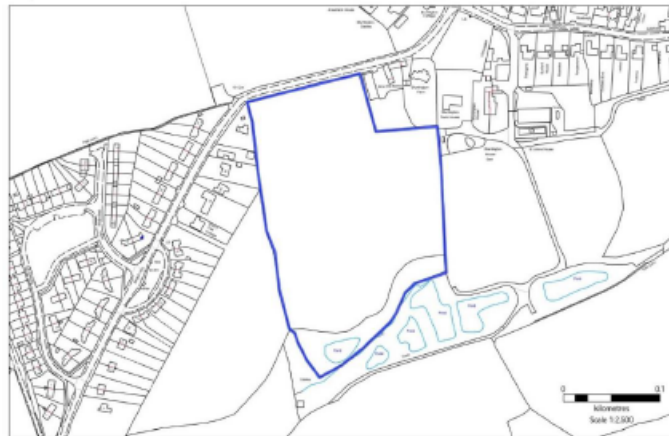
The Holloway is narrow and not suitable for additional traffic associated with new development. Consideration should be to take access for this site through the existing road Malvern View. It is worth noting there may be a ransom situation with land at the end of the existing turning head as this does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

Resident Survey Responses
NP02(a) - behind Malvern View



Recurring themes from responses:

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

NP02c LAND AT BLUNTINGTON FARM (OFF BRIAR HILL, FACING THE WOODS)**Extract from AECOM Report Dated July 2020**

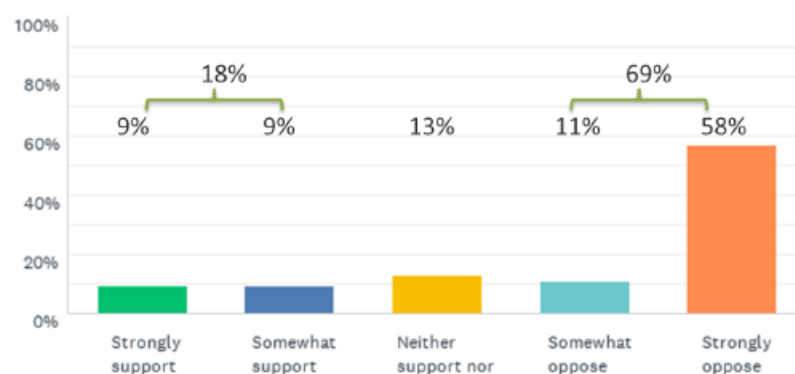
NP02c lies on the opposite side of Briar Hill from NP02a/b and consequently faces south rather than west. Planted screening means there is no intervisibility between NP02a/b and NP02c. The site's location on high ground gives it sweeping views towards the Chaddesley Corbett conservation area to the south over the intervening attractive rural landscape, giving it prominence and sensitivity within the landscape. Although there are a handful of nearby dwellings, the character of the site is rural and development would likely substantially alter this prevailing rurality as well as urbanising medium range views out from Chaddesley Corbett CA. The site is in productive arable use. The site boundary as submitted would have an unacceptable impact on the landscape. It would also change the nature of the development at Briar Hill and would constitute ribbon development and lead to coalescence between Briar Hill and Bluntington. The ridgeline and the site are visible from the northern end of Chaddesley Corbett Conservation Area and would have an impact on the setting of the historic part of Chaddesley Corbett. It is possible a small amount of development is possible here if it could be limited to a scale that would not lead to coalescence of settlements.

Wyre Forest District Council Comments

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

County Council Comments

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

Resident Survey Responses**NP02(c) - facing Chaddesley Woods, from the top of Briar Hill****Recurring themes from responses:**

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

NP03 - LAND AT END OF MORTON ROAD, HARVINGTON**Extract from AECOM Report Dated July 2020**

NP03 forms a small corner of a very large arable field, though its location immediately north of Morton Road provides a natural access point and could help ensure that development relates well to the existing built form and in respect of the rural landscape beyond.

Therefore, although there is potential for adverse effects in relation to landscape, there could be good potential to achieve mitigation through sensitive design, layout and landscaping. Unlikely to be any impact on the Harvington Hall conservation area as there are no sightlines between the site and the CA and existing development at Morton Road falls between the site and the CA. Harvington is a small settlement with few facilities and, while the site would fit into the existing settlement pattern of Harvington, the new dwellings would be relatively isolated from facilities. Small number of houses proposed which would not be out of character with the existing settlement at Harvington.

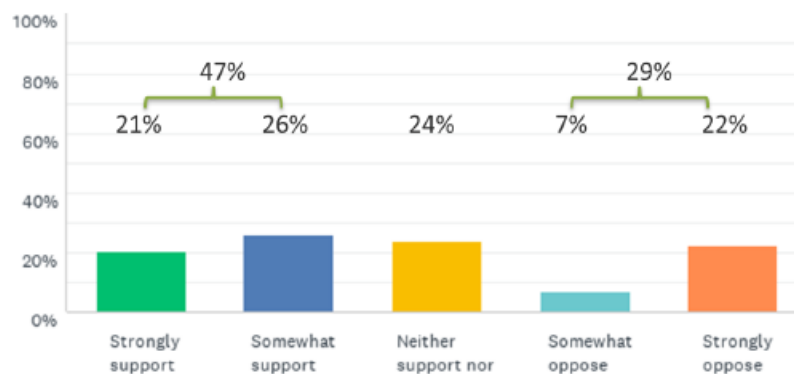
An access would need to be created via Morton Road, which would need consultation with the Highways Authority.

Wyre Forest District Council Comments

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

County Council Comments

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

Resident Survey Responses**NP03 - at the end of Morton Road, Harvington****Recurring themes from responses:**

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

NP04 – THE OLD QUARRY, MUSTOW GREEN**Extract from AECOM Report Dated July 2020**

Mustow Green is a small settlement with no services and facilities and the nearest services at Chaddesley Corbett are likely to be beyond reasonable walking distance. However, there is a bus stop within a reasonable distance from the site.

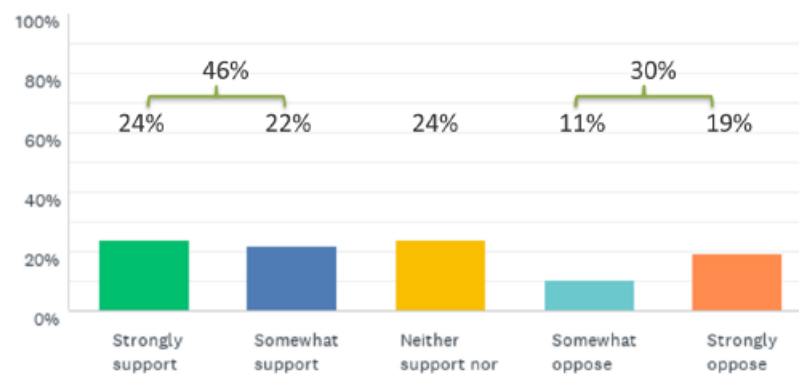
Worcester Road has a 40mph limit as it runs past the site, though southbound traffic is naturally slowing on the approach to the nearby roundabout and it is considered likely that vehicle movements into and out of the site could be achieved safely. There is an existing access point and dropped kerb. The site relates well to the surrounding built form and appears suitable for development in terms of townscape character and access. The Call for Sites submission notes that the site was refused planning permission due to Green Belt but that it could be acceptable for affordable housing in the neighbourhood plan. Furthermore, a full ground conditions assessment should be carried out prior to development to investigate any potential issues associated with the site's former use as a quarry, including stability and contaminated land. Any remediation works necessary could affect the viability of the site.

Wyre Forest District Council Comments

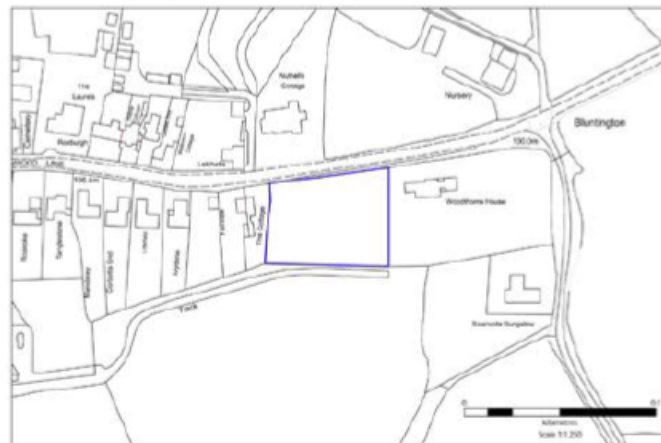
Mustow Green is situated at the junction of the A450 and the A448. The settlement has no services or facilities but is close to the Kidderminster to Bromsgrove bus route. The nearest services and facilities are situated in Chaddesley Corbett. It is understood that the site was a former sandstone quarry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

County Council Comments

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

Resident Survey Responses**NP04 - the Old Quarry, Mustow Green****Recurring themes from responses:**

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

WFR/CC/2 – LAND ADJACENT WOODTHORNE HOUSE, TANWOOD LANE, BLUNTINGTON**Extract from AECOM Report Dated July 2020**

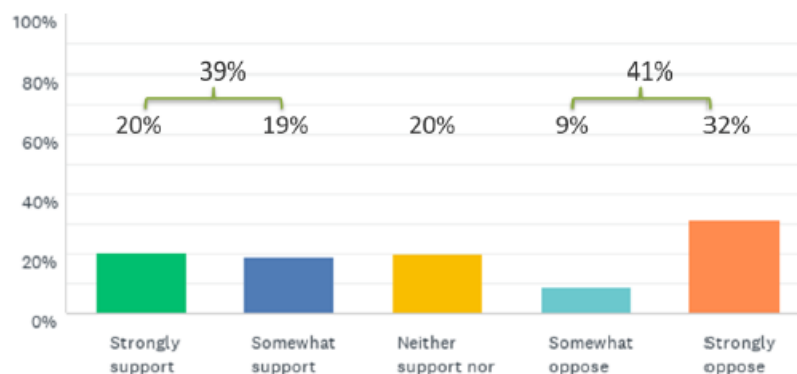
The site is entirely overgrown and when viewed in isolation has an abandoned character. However, it nestles within a cluster of development at Bluntington which has a regular settlement pattern and an orderly residential character. There is no prevailing era or architectural style to this existing development - much of it is mixed c.20th, though there are individual older buildings interspersed between newer infills. Development at the site could be of a design and layout which relates well to this prevailing residential character and pattern of development. The current poor quality, albeit natural, condition of the site at the moment could make a more positive contribution to the street scene through limited development on site. The site has no sensitivity within the landscape and development would be unlikely to interrupt views in or out of Bluntington or change how the settlement is perceived within the landscape. Unclear why HELAA considers development would not be achievable. Appropriate for consideration in Neighbourhood Plan for a very limited number of homes if affordable housing use was acceptable to the landowner and if access was confirmed possible by Highways Authority.

Wyre Forest District Council Comments

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

County Council Comments

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

Resident Survey Responses**WFR/CC/2 - off Tanwood Lane, Blunton****Recurring themes from responses:**

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

WFR/CC/7 LAND OFF BROMSGROVE ROAD, CHADDESLEY CORBETT**Extract from AECOM Report Dated July 2020**

Both sites 7a and 7b are served by the existing access track/driveway to Fold Farm from the A448. Despite their proximity to the village, neither site offers direct sightlines through to the built area (aside from the far north east corner of 7a) by virtue of thick planted screening at the south of the village. Instead, the sites face away from the village core towards the open countryside to the west, and their current openness contributes to the rural setting and character of the village as a whole and the conservation area specifically. Development would likely urbanise the south of the village and erode the characterful gap between the south of the village and an existing cluster of development around the Fox Inn which is currently perceptually separate and distinct from the village core. It would also create ribbon development.

Development at the southern end would be contiguous with the existing built settlement but would not relate well to the settlement. The northern part is also adjacent to conservation areas and in proximity to Grade I Church and a number of other Grade II listed buildings. Access from the A448 is likely to be difficult and may need to come from the existing access to the farm north east of the site if a shared access arrangement was agreed. If access to the site was to be from Fold Lane, this unadopted lane does not have a footpath and is reported by the neighbourhood plan group to be an approved walking route to Chaddesley Corbett school. (Public Right of Way, Footpath 647) There would be an increase in the number of vehicles using this lane which could present safety issues for pedestrians. Potentially suitable for a reduced site area for affordable housing at the southern end of the site if the landowner confirmed the site was available for this use and if access was confirmed.

Wyre Forest District Council Comments

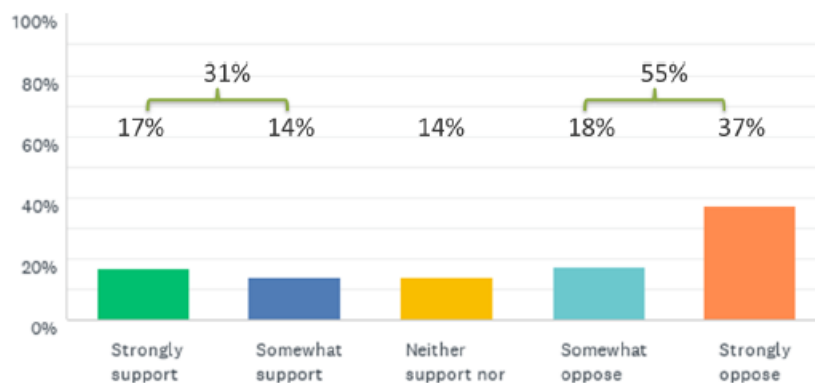
This site is sustainable as it is close to facilities and services including the GP surgery, church, public houses and within walking distance of the school, post office and farm shop, an existing access track from the A448 serves the site. However the site provides an important gap in the built development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

County Council Comments

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

Resident Survey Responses

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

**Recurring themes from responses:**

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

WFR/CC/8 LAND OFF FOLD LANE, CHADDSELEY CORBETT**Extract from AECOM Report Dated July 2020**

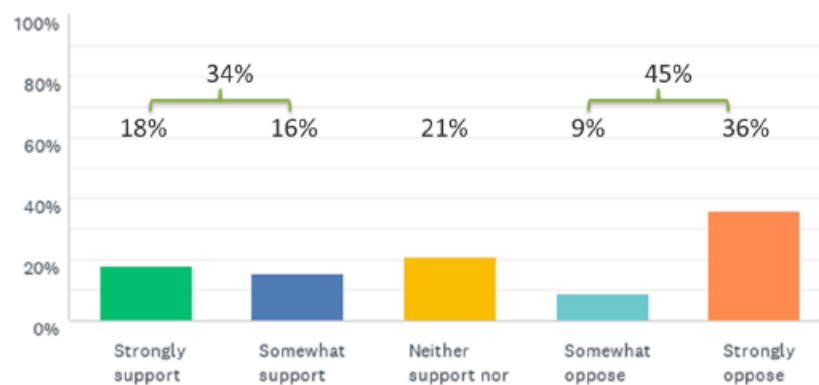
The site has been allocated in the emerging Local Plan for 6 dwellings. It is therefore not necessary to duplicate this allocation in the neighbourhood plan. If it was removed from the Local Plan at any point before adoption it could be considered for allocation in the Neighbourhood Plan (depending on the respective timing of the two plans). The site relates well to the existing built form of the village and has no significant sensitivity within the landscape as its character is very strongly influenced by adjacent development. However, the site is within the conservation area and surrounding development has an attractive historic character. Sympathetic design, massing and layout would be necessary at any future scheme. However, it is not clear how access would be achieved from the narrow unadopted road, as it already serves a number of residential properties. Also, if access to the site was to be from Fold Lane, this unadopted lane does not have a footpath and is reported by the neighbourhood plan group to be an approved walking route to Chaddesley Corbett school. (Public Right of Way, Footpath 647) The increase in vehicles using this lane could present safety issues for pedestrians. Before this was allocated, access should be discussed with the Highways Authority to confirm it would be acceptable.

Wyre Forest District Council Comments

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

County Council Comments

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

Resident Survey Responses**WFR/CC/8 - Land at Fold Farm, The Village****Recurring themes from responses:**

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

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



Extract from AECOM Report Dated July 2020

The brownfield area of the site is well screened both from the road and from most of the greenfield area of the site. The brownfield area functions as a natural sub-area within the overall site given the notable contrast in character and physical screening between the two. The greenfield area of the site protrudes into open fields of notably rural character and has much greater sensitivity within the landscape.

The site is separate from, and perceptually distant from, development at nearby Harvington despite its relative proximity. Partly this is because the site is so densely screened that it has no visual relationship with the settlement and functions as an entirely discrete and inward-facing site, though the absence of any pedestrian connectivity further enhances the sense of separation. It is considered that development of the site would present as isolated and dislocated from Harvington.

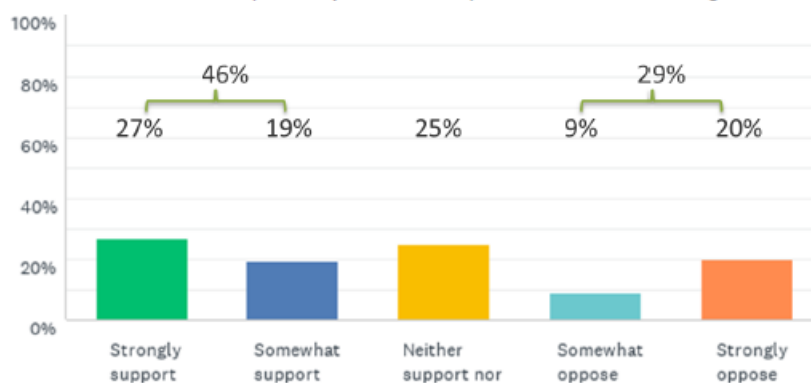
It is possible that this would be acceptable for small scale development under the current and adopted policy so should be considered in the Neighbourhood Plan as a potential site for allocation, if new housing could be designed to integrated well with the existing settlement pattern. Viability could be an issue due to contaminated land and demolition. Potentially suitable for development if affordable housing use was acceptable to the landowner and identified constraints could be resolved or mitigated.

Wyre Forest District Council Comments

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

County Council Comments

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

Resident Survey Responses**WFR/CC/9 - Former Garden Centre (currently Adam Hewitt), Worcester Road, Harvington****Recurring themes from responses:**

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

APPENDIX 2

SITE EVALUATION MATRIX

CHADDISLEY CORBETT PARISH COUNCIL																					
REVIEW OF NEIGHBOURHOOD PLAN - ASSESSMENT OF SITES FOR AFFORDABLE HOUSING																					
NPfP Para 78 "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities																					
Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services"																					
Reference	Site	Weighting	Access ability			Land Characteristics					Practicality			What people think				Summary		Conclusion	
			Highway a report	5	3	1	2	3	4	5	6	7	8	9	10	11	12	13			
NP02(a)	Salter Makers View	4	4	4	3	1	3	3	1	3	3	3	3	3	3	3	3	25	84	N	Not supported; unacceptable impact on landscape and tourism into countryside. Potential for substantial public amenity to be lost.
NP02(c)	Along Chaddesley Woods	5	4	4	3	1	3	3	1	3	3	3	3	3	3	3	3	28	95	N	Not supported; would compromise landscape setting of Rectory. Potential for loss of historic buildings and setting of historic village. Substantial impact on landscape.
NP03	Merton Road	2	1	1	1	1	3	3	1	3	3	3	3	3	3	3	3	26.5	86.5	N	Not supported; new facilities in the village; extensive visual impact on landscape; concerns over road access.
NP04	Old Quarry	4	2	1	3	3	3	3	3	3	4	4	4	4	4	4	4	47	148	P	Potentially supportable, though distant from village and low facilities. Small site; possibly suitable for development, but with social impact.
WFR002	Tanwood Lane	1	1	1	1	3	1	4	3	4	3	4	3	4	3	4	3		97	N	Not supported; somewhat distant from village; potential for loss of landscape; limited access to village (eg main drainage).
WFR007	Barnsgrove Road	5	5	5	3	1	3	3	3	3	5	2	3	5	3	3	3	42.5	138.5	Y	Considered supportable, subject to detailed proposals. Close to facilities. Preference for Lower Chaddesley and, not encroaching on conservation area.
WFR008	Fold Farm	1	5	5	3	1	1	1	1	5	3	3	3	3	3	3	3	35	108	N	Not supported; high potential for loss of landscape; impact on conservation, heritage assets and view.
WFR009	Former Garden Centre	4	1	1	1	4	3	3	3	3	3	3	3	3	3	3	3	41	130	P	Potentially supportable. Both greenfield and brownfield; potential adverse impact on view; brownfield part may be acceptable

Appendix 10: Local Green Spaces

Copy of Parish Council Letter / Email to landowners



Yvonne L Scriven
7 Hemming Way
Chaddesley Corbett
Worcs
DY10 4SF
Telephone: 01562 777976
Mobile: 07432 231866

e-mail: clerk@chaddesleyparishcouncil.gov.uk

Dear

24 January 2022

As you may be aware, Chaddesley Corbett Parish Council is reviewing the former Made Neighbourhood Development Plan (NDP). The review is now at an advanced stage of preparation and the Draft Modified Plan will be published for formal Consultation on 1 March to 22 April 2022.

The Modified Plan will be a statutory planning document and, once Made (adopted), will be used in the determination of planning applications by Wyre Forest District Council. The Draft Modified Plan includes a number of updated and new planning policies and proposals covering a wide range of planning themes and has a strong focus on protecting and enhancing the natural and built environment of the Parish.

As part of this work, the Steering Group, on behalf of the Parish Council has assessed and identified a number of sites which could be protected as 'Local Green Space.'

The National Planning Policy Framework (NPPF) July 2021 allows local communities to protect from development important small scale open spaces which have a particular significance. These are called 'Local Green Spaces'.

In order to qualify for such protection, Local Green Spaces have to comply with a set of criteria set out in the NPPF. Paragraph 102 of the NPPF explains the criteria which have to be met:

'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.'

This will not affect ownership or use of this land.

Paragraph 103 goes on to say 'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'

The identified Local Green Spaces are shown in the attached document, which is also available from our website, including other documents used in preparing the NDP.

www.chaddesleyparishcouncil.gov.uk

As a landowner of one or more of these areas, the Parish Council is inviting you to respond with any comments, before the list is finalised in the Draft Modified Plan.

Please respond with any comments by Friday 18 February 2022.

Yours sincerely

Yvonne Scriven
Clerk to the Parish Council

www.chaddesleyparishcouncil.gov.uk


Copies of Landowners Responses

D5/6 Field adjacent to Briar Hill, Bluntington

Dear Ms Scriven,

I attach a letter on behalf of 'The King Henry VIII Endowed Trust'.

Kind regards,



4 The Courtyard, Timothy's Bridge Road, Stratford-upon-Avon, CV37 9NP
T: 01789 414097 F: 01789 414608 E: mail@stansgate.co.uk W: www.stansgate.co.uk

Our Ref: ADM/9986

7th February 2022

7 Hemming Way
Chaddesley Corbett
Worc
DY10 4SF

Dear Ms Scriven,


**CHADDLESLEY NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW 2022-2036
DRAFT MODIFIED PLAN FOR CONSULTATION
JANUARY 2022**

**PROPOSED LOCAL GREEN SPACE DESIGNATION
BRIAR HILL, BLUNTINGTON**

Introduction

I represent the landowner 'The King Henry VIII Endowed Trust' in respect of "D5/6 Field adjacent to Briar Hill, Bluntington". I refer to:

1. Your letter to Mr A Goldie of Margetts (representing the Trust) dated 24th January 2022.
2. Chaddesley Neighbourhood Development Plan Review 2022-2036, Draft Modified Plan for Consultation (January 2022)



StansgatePlanning Chartered Town Planners Planning and Development Consultants

Directors: **Keith Williams** DipTP DipPro/Man MRTPI MRICS **Andrew D Murphy** BA(Hons) MSc MRTPI **Elizabeth Nicholson** BSc(Hons) MSc DipTP MRTPI Stansgate Planning is the trading name of Stansgate Planning Consultants Ltd registered in England & Wales Registration No. 08010392

The Trust objects to the identification of the field as a Local Green Space (LGS) in a review of the Chaddesley Corbett NDP.

First I provide the planning policy context and then I provide a LGS analysis of the field

Planning policy context

NPPF paragraph 102

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.

Relevant Planning Practice Guidance

Paragraph: 007 Reference ID: 37-007-20140306 Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

Paragraph: 009 Reference ID: 37-009-20140306. Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

Paragraph: 014 Reference ID: 37-014-20140306 The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

Paragraph: 015 Reference ID: 37-015-20140306 Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. ...blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.

Paragraph: 017 Reference ID: 37-017-20140306 Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty).

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

Field adjacent to Briar Hill An extensive tract of land?

The field measures 3.7 hectares. This is a large area of open countryside and "an extensive tract of land." Its designation as Local Green Space fails for reason of extensiveness alone.

There are several examples of Neighbourhood Plan Examiners rejecting Local Green Spaces on grounds of size, involving land similar in size to this field at Bluntington. For example:

Alrewas Neighbourhood Plan - Examiner's Report dated August 2015. The Examiner removed the proposed LGS designations affecting two sites of 2.5 and 3.9 hectares respectively, having found these to constitute extensive tracts of land by virtue of their size and there being no compelling evidence to demonstrate why the sites were demonstrably special to the local community.

Sedlescombe Neighbourhood Plan - Examiner's Report dated January 2015. The Examiner found a proposed LGS of 4.6 hectares at Street Farm to be extensive in size and therefore contrary to national planning policy.

Tatenhill Neighbourhood Plan - Examiner's Report dated November 2015. The Examiner considered that at 9.2 and 4.3 hectares respectively, LGS sites to the north and south of Branston Road constituted extensive tracts of land and instructed their removal from the draft NP.

Oakley and Deane Neighbourhood Plan - Examiner's Report dated December 2015. The Examiner considered a LGS site of just over 5 hectares: "I note that B5 is some considerable distance from, rather than within reasonably close proximity to, the community it serves. Furthermore, it comprises an extensive tract of land. On further assessment of B5, I note that large areas of farmland are included in the proposed designation, as well as a cricket ground..... The designation of B5 as Local Green Space does not meet the basic conditions."

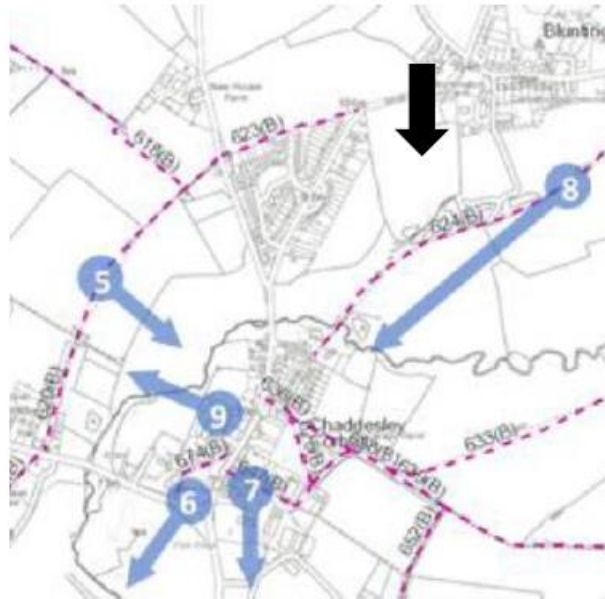
Beauty

The field is ordinary cultivated agricultural land and it lacks landscape features other than its boundary hedgerows. It has "intrinsic character and beauty" of the type recognised by NPPF paragraph 174b. However, it is not a "valued landscape" (NPPF para 174a) recognised by the Local Plan and nor does it sit within a designated landscape area, such as a National Park or AONB. Its beauty does not have a particular local significance, different to other fields around the local villages. Regardless of views from a nearby public footpath, the field itself is not particularly attractive.

There is no Landscape and Visual Impact Assessment to demonstrate that this field has exceptional beauty in its own terms or in comparison with other fields within the NDP designated area.

Appendix III Map 5 of the Made NDP shows "protected views" within the NDP designated area. The field is not located within a "view/vista to be protected".

Map 6 of the Draft Modified NDP has "protected views". An extract is below, with the centre of the field identified with a black arrow. The field is not located in a protected view (draft).



History

It has no historic significance.

Recreational value (including as a playing field)

Its recreational value is nil. The land lacks playing fields or other facilities that might provide recreation. There is no public access to the land. Although lack of public access does not preclude its designation as LGS, it serves to weaken its alleged role as a space valuable to the local community.

To the south of the field is public footpath F624, located 60m away at its closest point. The landowner recognises the public footpath is popular, although there is no evidence it is more popular than other footpaths in the NDP designated area. Moreover, the footpath is separated from the field by a copse of trees. There are limited views of the field from this footpath.

One public footpath located +60m outside of the field does not confer special significance or high recreational value on the field. In this respect, the field is no different to many other fields in the NDP designated area that have public footpaths crossing their land (not the case here) or located nearby (+60m away).

Tranquillity

There is no evidence the field is more or less tranquil than other fields within the NDP designated area.

Richness of its wildlife

There is no evidence the field has particular importance in terms of its ecology. The land does not have a national or local ecological or habitat designation. For example, it is not a SSSI, a Local Nature Reserve or a Local Wildlife Site. Given the field is used for cultivation, its biodiversity value is likely to be low. Draft Modified NDP Map 4 "wildlife sites and corridors" is below.



NPPF paragraph 102 – other matters

The Draft Modified NDP states *"This 3.7 hectare green space provides protection from ribbon development between properties on Briar Hill and the start of Bluntington. The land currently serves as an important rural break between these developments."*

LGS designation should not be used as a strategic policy tool to prevent the merging of settlements, akin to a "green wedge" or "green gap". The parameters for LGS designation set out in the NPPF and PPG do not take into account any strategic role performed by the land in question.

Conclusion

In conclusion, D5/6 Field adjacent to Briar Hill, Bluntington:

1. is an extensive tract of land, and
2. does not meet the NPPF and PPG requirements that a LGS must be "demonstrably special to a local community and holds a particular local significance".

Therefore the field should not become a Local Green Space in the reviewed Chaddesley Corbett Neighbourhood Development Plan.

Yours sincerely,

A D Murphy

Andrew Murphy BA (Hons) MSc MRTPI
Director

Email: andy@stansgate.co.uk

Re: Chaddesley NDP - sports club as LGS

Dear Yvonne,

Thank you for your letter of 24 January informing me of the proposal to identify the land at Longmore, Lower Chaddesley as Local Green Space.

The Trustees have no objection in principle to the proposed identification. However, the plan identifying the land includes the car park and club house on the southern part of the site which we do not think it appropriate to include. Please consider a slight re-drawing of the plan.

We look forward to commenting on the NDP in due course, but we would hope to see policies supportive of the improvement of facilities at the Sports Club.

Yours sincerely

Hugh Richards
Chairman, Chaddesley Corbett Educational Foundation.

Land Adjacent to Woodthorne House, Tanwood Lane (D5/8)

Site D5/8 does not provide any opportunity for sport or physical activity. It is not available for public recreation, and the owner has no intention of making it available for public use. It is private open space, small in size, and fenced.

Policy D5, which allocates eight Local Green Spaces, is not based upon an up-to-date assessment of the need for open space, sport and recreation. There is no evidence to support the policy. It therefore fails the statutory test of soundness (see NPPF Paragraphs 35-37). Whilst my client makes no comment on the appropriateness to allocate the other seven Local Green Spaces, the allocation of Site D5/8 is clearly not merited.

In respect of the wildlife value of the site, there is only a single reference to the Worcestershire Biological Records Centre Records. There have been no expert ecological surveys undertaken to support the assertion that the site contains invertebrates and mammals. Again, the lack of evidence fails to meet the statutory test of soundness that is required to support the policy.

CONCLUSION

In conclusion, the site at Tanwood Lane (Policy Area D5/8) should be omitted as a Local Green Space allocation in the NDP Review.

Our detailed representations will be submitted in the period of formal public consultation.

Peter Atfield B.TP MRTPI MTCPA FRGS

Field Adjacent to Hunters Rise

Fisher German LLP
Global House
Hindlip Lane
Worcester
WR3 8SB

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fishergerman.co.uk

Our Ref: SH/pl/

17 February 2022

Mrs Yvonne Scriven
Chaddesley Corbett Parish Council
7 Hemming Way
Chaddesley Corbett
Worcestershire
DY10 4SF

By email: clerk@chaddesleyparishcouncil.gov.uk

Dear Mrs Scriven

Neighbourhood Plan: Field adjacent to Hunters Rise

Fisher German LLP have been instructed by the Diocese of Worcester to make formal representation to the Chaddesley Corbett Neighbourhood Development Plan (NDP) review and specifically the letter received on the 25th January 2022. The representation is not to be seen as a wider consideration of the pre-submission plan and is only focused on matters of material interest to the Diocese of Worcester.

As such this letter will provide considered response to the proposed Local Green Space designation for the field adjacent to Hunter Rise

For clarity it is outlined at this point that the Diocese of Worcester object to the proposed green space designation for the field adjacent to Hunter Rise. The justification for which is provided below.

Justification for objection

As stated within the letter received the justification for allocation of green space is guided within paragraphs 101 to 103 of the National Planning Policy Framework (NPPF).

These paragraphs state –

Para 101

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.



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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 reviewed and be capable of enduring beyond the end of the plan period.

Para 102

The Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves
- demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value, (including as a playing field), tranquility or richness of its wildlife; and
- local in character and is not an extensive tract of land

Para 103

Policies for managing development within a Local Green Space should be consistent with those for Green Belts

Further to the above the National Planning Practice Guidance (NPPG) also provide important guidance on the use and allocation of such local green space. Important to consideration of the field adjacent to Hunters Rise is paragraph 010 (Ref ID:37-010-20140306) which states ...'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'...

In consideration of the above, it is noted that the field in question is already protected by designation as Green Belt and therefore should only be considered for protection as Local Green Space if additional local benefit would be gained.

Within NPPF paragraph 102, it is clear that new green space designations need to accord with the 3 criteria outlined as well as confirming that the Green Space is capable of enduring beyond the end of the plan period in accordance with paragraph 101 of the NPPF. These matters should be demonstrated through the compilation and submission of robust the justified evidence in the review process.



The letter provided to the Diocese of Worcester includes a table of consideration for paragraph 102 as follows –

Compliance with NPPF Criteria		
Is the site in close proximity to the community it serves?	✓	It is within easy walking distance of the village.
The site is local in character and not an extensive track of land.	✓	The field provides a green link between Chaddesley Village and Lower Chaddesley.
Is it beautiful?	✓	It is an area of green close to the Village.
Does it have historic significance?	✓	The site is adjacent to the Chaddesley Conservation Area.
Is it tranquil?	✓	It extends the area of green space linked to the Conservation Area.

In review of the above there is no disagreement with the conclusions made in regard to the proposed green space being adjacent the settlement edge or the site being local in character. The proposed designation would therefore meet the requirement of criteria 1 and 3 of paragraph 102

In consideration of criterion 2, the table breaks criteria 2 of paragraph 102 into 3 separate areas. The remainder of this letter will consider the validity of the claims made.

In relation to the consideration of beauty, the table simply highlights that the field is an 'area of green close to the village'. This comment lacks any clarity and implies the field is permanently left as an open grassed area and therefore green area.

It should be highlighted that the field is not managed in such a way and a simply review of historic aerial photography will highlighted that the field comes in and out of rotation for farming purposes. It is not therefore left 'green' at all times and as such the singular reason provided for the beauty of the site is incorrect and misleading.

In relation to historic significance the table highlights that the site is adjacent the Conservation Area boundary but there is no evidence base within the review for considered justification to why the field forms part of the historic significance of the village.

Having reviewed the Chaddesley Corbett Conservation Area Appraisal Map, it is interesting to note that important space is a mapped constraint for consideration. This includes areas outside of the conservation area boundary that help to form the setting of the conservation area.



I attach this mapping with this letter. As can be seen the field in question is not included as an important open space unlike the fields to the north and west.

It is therefore unclear as to how the review has come to conclude the site has historic significance as this is not supported in the most recent conservation area appraisal.

In relation to the tranquility, the conservation area appraisal also reviews this matter within section 3.19. The appraisal defines tranquility as ...'the peace of a place where the noises and views of human mechanical activity do not intrude to a noticeable degree'...

As highlighted previously the field is maintained within a rotation for farming purposes and is also adjacent an active farm yard. The field would therefore not meet the definition of tranquil set out within the conservation area appraisal.

The appraisal actually defines the southern entrance to the village as an active area stating that ...'The entrance from the south is one of the most active parts of the village. This is predominantly due to the presence of the A448, and that most traffic coming into and through the village come from this entrance'...

Based on the above is considered to be completely implausible to define the field as tranquil with the justification given completely failing to account for the matters outlined.

Overall, it is considered that the 3 matters linked to criteria 2 of NPPF paragraph 102 have not been robustly justified and the compliance with Local Green Space allocation policy is not met.

It should also be highlighted that the review table fails to consider if the field has any recreational value as per the guidance of paragraph 102. In consideration of this point the field is within private ownership and has no public right of way within or around it. The field therefore has no recreational value which further adds to the conflict with NPPF paragraph 102, criteria 2.

The proposed local green space designation is therefore in conflict with paragraph 102 of the NPPF and should not be progressed.

For the reasons outlined the Diocese of the Worcester formally object to the proposed green space designation and request its removal from the Neighbourhood Development Plan (NDP) review moving forward. Notwithstanding this objection, the Diocese of Worcester would



welcome further engagement with the NDP group to assist with the progression of the Chaddesley Corbett NDP review.

Should there be any questions regarding the above consultation response please do contact me on the details below.

Kind Regards

A handwritten signature in black ink, appearing to be 'S. Holloway', with a horizontal line extending from the end.

Stephen Holloway MRTPI
For and on behalf of Fisher German LLP

D: 01905 677349

M: 07557 038697

E: Stephen.holloway@fishergerman.co.uk

Field Adjacent to Lodge Farm

Our Ref: GC/pl/

18 February 2022

Mrs Yvonne Scriven
Chaddesley Corbett Parish Council
7 Hemming Way
Chaddesley Corbett
Worcestershire
DY10 4SF

Fisher German LLP
Global House
Hindlip Lane
Worcester
WR3 8SB

01905 728 444
worcsrural@fishergerman.co.uk
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By email: clerk@chaddesleyparishcouncil.gov.uk

Dear Mrs Scriven

Neighbourhood Plan: Field adjacent to Lodge Farm looking North towards the Holloway

Fisher German LLP have been instructed by Mr M. Meredith to make formal representations to the Chaddesley Corbett Neighbourhood Development Plan (NDP) review and specifically in relation to the correspondence from Chaddesley Corbett Parish Council, dated the 24th January 2022. The representation is not to be seen as a wider consideration of the pre-submission plan and is only focused on matters of material interest to our client, Mr M. Meredith.

As such this letter will provide a considered response to the proposed Local Green Space designation for the field adjacent to Lodge Farm, looking North towards the Holloway.

For clarity, it is outlined at this point that our client objects to the proposed green space designation for the field adjacent to Lodge Farm looking North towards the Holloway. The justification for which is provided below.

Justification for objection

As stated within the letter received, the justification for allocation of green space is guided within Paragraphs 101 to 103 of the National Planning Policy Framework (NPPF).

These paragraphs state –

Para 101

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.



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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 reviewed and be capable of enduring beyond the end of the plan period.

Para 102

The Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves
- demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value, (including as a playing field), tranquility or richness of its wildlife; and
- local in character and is not an extensive tract of land

Para 103

Policies for managing development within a Local Green Space should be consistent with those for Green Belts

Further to the above the National Planning Practice Guidance (NPPG) also provide important guidance on the use and allocation of such local green space. Important to the consideration of the field adjacent to Lodge Farm is paragraph 010 (Ref ID:37-010-20140306) which states ... '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 (e.g. 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'...

In consideration of the above, it is noted that the field in question is already protected by designation as Green Belt and therefore should only be considered for protection as Local Green Space if additional local benefit would be gained.

Within NPPF paragraph 102, it is clear that new green space designations need to accord with the 3 criteria outlined, as well as, confirming that the Green Space is capable of enduring beyond the end of the plan period in accordance with paragraph 101 of the NPPF. These matters should be demonstrated through the compilation and submission of robust and justified evidence in the review process.



The letter provided to the Client includes a table of consideration for paragraph 102 as follows –

Compliance with NPPF Criteria		
Is the site in close proximity to the community it serves?	✓	It is a green space between Brockencote and Chaddesley Village.
Does it have local significance?	✓	The site is visible from the A448, The Village and the Holloway. It borders the Conservation Area and joins an area of previously designated important space.
The site is local in character and not an extensive track of land.	✓	It is a familiar feature of the Parish landscape and cushions the conservation Area on the West side of the village.
Is it beautiful?	✓	Its natural undulations and mature trees add to its attractiveness. The trees largely follow the watercourse.
Does it have historic significance?	✓	It is an ancient rural landscape with evidence of medieval earthworks including fishponds and water meadows.
Is it tranquil?	✓	It is a peaceful setting and a very pleasant rural landscape.
Does the site have wildlife value?	✓	Hockley Brook runs through the site providing a habitat for small mammals and insects including yellow meadow ants. It sits within Wildlife Corridor 2.

In review of the above there is no disagreement with the conclusions made in regard to the proposed green space being between Brockencote and Chaddesley Village or the site being local in character. The proposed designation would therefore meet the requirement of criteria 1 and 3 of paragraph 102

In consideration of criterion 2, the table breaks criteria 2 of paragraph 102 into 4 separate areas. The remainder of this letter will consider the validity of the claims made.

In relation to the consideration of beauty, the table simply highlights that the field has 'natural undulations and mature trees that add to its attractiveness. The trees largely follow the watercourse'.

This lacks clarity and does not detail the attractiveness of which these undulations and trees add to, or the significance of the watercourse to the site and surrounding area. The table of consideration does not confirm the sites use as pasture for livestock.

In relation to historic significance, the table highlights that the site is within an ancient rural landscape with evidence of medieval earthworks including fishponds and water meadows. The table also outlines the site borders the Conservation Area.

Having reviewed the Chaddesley Corbett Conservation Area Appraisal Map, it is interesting to note that only a small portion of the site is included within the 'important space' constraint mapping for consideration. This is the area located adjacent to the existing residential area and



brook. The majority of the field is not designated or included within the Conservation area setting for consideration.

I attach this mapping with this letter. As can be seen the majority of the field in question is not included as an important open space. It is therefore unclear as to how the review has come to conclude the entirety of the site has historic significance as this is not supported in the most recent conservation area appraisal.

In relation to the tranquility, the conservation area appraisal also reviews this matter within section 3.19. The appraisal defines tranquility as ...'the peace of a place where the noises and views of human mechanical activity do not intrude to a noticeable degree'...

As highlighted previously, the field is used for pasture for livestock, it also lies adjacent to existing residential development and the A448 (the main road through Chaddesley Corbett and Brockencote).

Within the appraisal it highlights the social focal points of Chaddesley Corbett (the school, the church, the pubs, and the village shops) create the main movement patterns. The land lies adjacent to the church, a public house and the village hall and will therefore be central to the main movement and traffic running through the village. The field would therefore not meet the definition of tranquility as set out within the conservation area appraisal.

Based on the above, it is considered to be completely implausible to define the field as tranquil with the justification given completely failing to account for the matters outlined.

The table further outlines the wildlife value for the site, it is noted the site adjacent is raised for its variety of species; however, further details for the land in question is not provided. The brook, which runs through part of the site, is a Wildlife Corridor. However, there are no further Wildlife or landscape designations across the site.

Overall, it is considered that the 4 matters linked to criteria 2 of NPPF paragraph 102 have not been robustly justified and the compliance with Local Green Space allocation policy is not met.

It should also be highlighted that the review table fails to consider if the field has any recreational value as per the guidance of paragraph 102. In consideration of this point, the field is within private ownership and has no public right of way within it. The field also is located mostly within Flood Zone



3, with a high probability of flooding. The field therefore has no recreational value which further adds to the conflict with NPPF paragraph 102, criteria 2.

The proposed local green space designation is therefore in conflict with paragraph 102 of the NPPF and should not be progressed.

For the reasons outlined our client formally objects to the proposed green space designation and requests its removal from the Neighbourhood Development Plan (NDP) review moving forward. Notwithstanding this objection, the Client would welcome further engagement with the NDP group to assist with the progression of the Chaddesley Corbett NDP review.

Should there be any questions regarding the above consultation response please do not hesitate to contact me on the details below.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'G. Collings', with a stylized flourish at the end.

Greg Collings BA (Hons) PG Dip, MRTPI
Senior Associate Planner
For and on behalf of Fisher German LLP

Mobile: 07551 155535
Email: greg.collings@fishergerman.co.uk

Fold Lane

FAO Ms Scriven
Chaddesley Corbett Parish Council
c/o 7 Hemming Way
Chaddesley Corbett
Worcestershire
DY10 4SF

Your ref:
Our ref: LN1175
E-mail: daniel@lovattandnott.co.uk
Mobile: 07920 221012

17th February 2022

Dear Ms Scriven

Re: Neighbourhood Development Plan – Field Adjacent to Fold Lane

We write in our capacity as the retained Land Agent on behalf of Mr Christopher Rowberry and in response to your letter dated 24th January 2022.

Our client has asked for us to strongly object and resist any designation of his land as Local Green Space or other such status.

We object on the following basis:

- A designation as Local Green Space must be supported by clear evidence that the land is demonstrably special to the local community. The dictionary defines "special" as meaning "better, greater, or otherwise different from what is usual". This means that evidence must be produced to prove that proposed Local Green Space land is better, greater, or otherwise different from what is usual in the specific context of the site. We have not seen any evidence to this effect in relation to the subject site.
- There are no public rights of way across the land which is in active agricultural use. Accordingly, it is of no recreational value
- Although there are views over part of the land, the land is of no particular beauty or landscape value
- The view from private property is not a planning justification for designation as Local Green Space
- The land is in active agricultural use and is not of ecological value or rich in wildlife
- The allocation of the subject site as Local Green Space is not consistent with the Local Plan and is not supportive of sustainable development and does not complement investment in sufficient homes and other essential services

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- It is not appropriate to further designate space which is already protected by existing designations

In conclusion Local Green Space is an exceptional designation not suitable for most green spaces. Blanket designation of all/most green areas or open space within an area is not appropriate. Therefore, the number of Local Green Space designations should be reduced and additional justification provided.

We reserve the right to seek compensation for diminution in value and in respect of professional fees incurred as a result.

Yours sincerely
For and on behalf of Lovatt & Nott Limited

Lovatt & Nott

Lovatt & Nott Limited

Harvington Ponds

Dear Yvonne Scrivens

Lower Heath,
Stourport-on Severn.
Worcestershire
DY13 9PG
Dated 06/02/2022

Thank you for your letter dated 24th January

Harvington Trout pool and grassland

I am writing to say I do not want my site property, pool and grassland included in your Neighbourhood development plan, or turned into 'Local Green Space.

This is a privately owed field with no connection to the council.

I have private fly-fishing syndicate fishing the pool; nobody from the local community has approached the syndicate to become a member.

The site does not serve the local community.

The site is under Harvington parish council so please find and purchase a local green space site in your own parish.

I submitted a planning application to reinstate the historic pools at great expense, the community objected to this with the result of having to withdraw the application. I was not aware of any correspondents in favour of the application from Chaddesley Corbett parish council. This planning application would have protected the site and reinstated the pools as far as possible, with half of the one historic pool now within the boundary of forge cottage garden. Filled in a few years ago with a huge amount of soil 2 meters above the existing ground level. Please state why support was upheld on the reinstatement planning application received by Chaddesley Corbett Parish Council, you now talk about the historic succession of ponds linked by the moat but did not support the planning application. Harvington Parish Council at Harvington gave planning support of the application of reinstatement of the pools.

The site is not `tranquil it is adjacent to the road, this road is used as a rat run most of the day with up to 300 cars an hour, the council have done nothing to improve this situation, but are aware of the situation. I have planted a hedge along the roadside to improve the site by encouraging wildlife to feed on the berries and seeds. This also stops some of the noise from the roadside in time the hedge will help to stop the wind across the field, make the site not visible from the roadside or vehicles from the pool improving the fishing experience.

I had an ecological survey carried out on the site there were no voles come up on the survey please state were this information has originated from and what are the other number of animals on the site. There are a lot of domestic cats on the site from the houses across the road if voles or other mammals were present they are not now the cats would have been predatory on any mammals.

The ecological survey results showed the stream to be contaminated with sewage and high amounts of nitrates from farming practices carried out further up stream. This was killing fish stocks with restocking getting to expensive making the pool unviable for fishing, myself and syndicate paid about £1800.00 for the pool and water source to be tested, the environment agency was involved with the water testing results but had not got the resources or time to

rectify the contamination problem. The only option, available at great cost to myself was to install a borehole for clean water, supplying the pool keeping the fish healthy. The stream from Havington Hall moat is diverted away from the trout pool. The fishing at Harvington Hall moat is in decline with few fish being caught. The trout pool condition is due to intervention with the borehole. If the syndicate goes so does the nature and beautiful setting and fishing pool. Without the funds the syndicate pay for running the borehole and oxygenating the water the eco system would collapse bringing an end to the pleasant site.

The stream is so polluted there is very little life or eco system within the stream a very fine net was used to identify what inhabited the stream with very poor results due to the pollution. It's just an open sewer running through the site. In previous years many frogs and tadpoles were seen at the site but these have long gone.

A lot of the information you have sent is incorrect, it has been brought to our attention that footpath 615 is on the wrong side of the wire fencing. The footpath should be on the other side of the fence running along the ploughed field. The kissing gate closest to Harvington Hall is in the wrong position and should be in the ploughed field margin; please see on the footpath maps.

We are now looking into removing the path from passing over the grass field and having it put in correct designated line of the path as per the map. This will eliminate public access from the site, and rectifies the problem with dogs, dog excrement, litter, and the public getting caught up by the fly fishermen casting.

This is farmland used for sheep we are having a lot of trouble from walkers using the site with dogs off the lead, chasing in lamb ewes into the pools, the resulting outcome sheep are drowned. We know we have the right to shoot these dogs some of the owners come from the local area. When asked to keep the dogs on the lead you end up with a torrent of abuse and shooting the dogs only exasperate the situation. The sheep are our lawn mowers keeping the site manicured, if they have to go the site will become very unloved.

As to date we have received no money or input from the council or any other body for maintenance or repairs to the site. It would appear the council want to claim a free ride, glory and praises without bringing anything to the table. All the work carried out by the syndicate and myself make this place the beautiful place you say it is, without continuing investment from myself the site would very quickly become an eyesore.

Is it the intension of the council to take over the farmland and Trout pool? Are you looking at purchasing the site, taking over the vast maintenance work on site, opening the site up to the public for the use of all? Please respond on this question.

Best Regards

S Knight

Parish Council's Consideration of the Landowners' Responses

Local Green Space	Landowner's Response	Parish Council Response	Decision
D5/1 The Green, off Briar Hill 1.	No response.	Noted.	Retain D5/1 in Regulation 14 Draft Plan.
D5/2 Adjacent to Hunters Ride 2.1	<p>Neighbourhood Plan: Field adjacent to Hunters Rise</p> <p>Fisher German LLP have been instructed by the Diocese of Worcester to make formal representation to the Chaddesley Corbett Neighbourhood Development Plan (NDP) review and specifically the letter received on the 25th January 2022. The representation is not to be seen as a wider consideration of the pre-submission plan and is only focused on matters of material interest to the Diocese of Worcester.</p> <p>As such this letter will provide considered response to the proposed Local Green Space designation for the field adjacent to Hunter Rise</p> <p>For clarity it is outlined at this point that the Diocese of Worcester object to the proposed green space designation for the field adjacent to Hunter Rise. The justification for which is provided below.</p>	Noted.	<p>Retain D5/2 in Regulation 14 Draft Plan for further public consultation with local community and stakeholders.</p> <p>Review again prior to submission.</p>
2.2	Justification for objection	Noted.	As above.

	<p>As stated within the letter received the justification for allocation of green space is guided within paragraphs 101 to 103 of the National Planning Policy Framework (NPPF). These paragraphs state –</p> <p>Para 101 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.</p> <p>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 reviewed and be capable of enduring beyond the end of the plan period.</p>	Paragraph 101 of the NPPF is included in the Draft Plan – see para 5.4.42.	
2.3	<p>Para 102 The Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none"> - in reasonably close proximity to the community it serves - demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value, (including as a playing field), tranquility or richness of its wildlife; and - local in character and is not an extensive tract of land 	<p>Noted.</p> <p>Paragraph 102 of the NPPF is included in the Draft Plan – see para 5.4.43.</p>	As above.
2.4	<p>Para 103 Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	<p>Noted.</p> <p>Paragraph 5.4.44 refers to the fact that Chaddesley Corbett is protected by Green Belt.</p>	As above.

2.5	<p>Further to the above the National Planning Practice Guidance (NPPG) also provide important guidance on the use and allocation of such local green space. Important to consideration of the field adjacent to Hunters Rise is paragraph 010 (Ref ID:37-010-20140306) which states ...'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'...</p>	<p>Noted.</p> <p>Paragraph 5.4.44 refers to the fact that Chaddesley Corbett is protected by Green Belt and references the relevant paragraph of National planning Practice Guidance which advises that 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. This is the case with the identified LGS D5/2.</p>	As above.
2.6	<p>In consideration of the above, it is noted that the field in question is already protected by designation as Green Belt and therefore should only be considered for protection as Local Green Space if additional local benefit would be gained.</p> <p>Within NPPF paragraph 102, it is clear that new green space designations need to accord with the 3 criteria outlined as well as confirming that the Green Space is capable of enduring beyond the end of the plan period in accordance with paragraph 101 of the NPPF. These matters should be</p>	<p>Noted.</p> <p>The justification for identifying site D5/2 as a Local Green Space is provided in Appendix 4 p114.</p>	As above.

	demonstrated through the compilation and submission of robust the justified evidence in the review process.																				
2.7	<p>The letter provided to the Diocese of Worcester includes a table of consideration for paragraph 102 as follows –</p> <table border="1"><thead><tr><th colspan="3">Compliance with NPPF Criteria</th></tr></thead><tbody><tr><td>Is the site in close proximity to the community it serves?</td><td>✓</td><td>It is within easy walking distance of the village.</td></tr><tr><td>The site is local in character and not an extensive track of land.</td><td>✓</td><td>The field provides a green link between Chaddesley Village and Lower Chaddesley.</td></tr><tr><td>Is it beautiful?</td><td>✓</td><td>It is an area of green close to the Village.</td></tr><tr><td>Does it have historic significance?</td><td>✓</td><td>The site is adjacent to the Chaddesley Conservation Area.</td></tr><tr><td>Is it tranquil?</td><td>✓</td><td>It extends the area of green space linked to the Conservation Area.</td></tr></tbody></table>	Compliance with NPPF Criteria			Is the site in close proximity to the community it serves?	✓	It is within easy walking distance of the village.	The site is local in character and not an extensive track of land.	✓	The field provides a green link between Chaddesley Village and Lower Chaddesley.	Is it beautiful?	✓	It is an area of green close to the Village.	Does it have historic significance?	✓	The site is adjacent to the Chaddesley Conservation Area.	Is it tranquil?	✓	It extends the area of green space linked to the Conservation Area.	Noted.	As above.
Compliance with NPPF Criteria																					
Is the site in close proximity to the community it serves?	✓	It is within easy walking distance of the village.																			
The site is local in character and not an extensive track of land.	✓	The field provides a green link between Chaddesley Village and Lower Chaddesley.																			
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Does it have historic significance?	✓	The site is adjacent to the Chaddesley Conservation Area.																			
Is it tranquil?	✓	It extends the area of green space linked to the Conservation Area.																			
2.8	<p>In review of the above there is no disagreement with the conclusions made in regard to the proposed green space being adjacent the settlement edge or the site being local in character.</p> <p>The proposed designation would therefore meet the requirement of criteria 1 and 3 of paragraph 102.</p>	Noted.	As above.																		
2.9	In consideration of criterion 2, the table breaks criteria 2 of paragraph 102 into 3 separate areas. The remainder of this letter will consider the validity of the claims made.	The Parish Council does not accept this. The site is a very attractive area of green space close to the village and could be described as beautiful, as it	As above.																		

	<p>In relation to the consideration of beauty, the table simply highlights that the field is an 'area of green close to the village'. This comment lacks any clarity and implies the field is permanently left as an open grassed area and therefore green area.</p> <p>It should be highlighted that the field is not managed in such a way and a simply review of historic aerial photography will highlighted that the field comes in and out of rotation for farming purposes. It is not therefore left 'green' at all times and as such the singular reason provided for the beauty of the site is incorrect and misleading.</p>	<p>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 (see NDP para 3.6).</p> <p>Refer also to the identified Protected Views in Appendix 2. View 7 is a view from public footpath 647 across LGS 5/2 and affords glimpsed views towards the Malvern Hills. This view contributes to the beauty of the area.</p>	
2.10	<p>In relation to historic significance the table highlights that the site is adjacent the Conservation Area boundary but there is no evidence base within the review for considered justification to why the field forms part of the historic significance of the village.</p> <p>Having reviewed the Chaddesley Corbett Conservation Area Appraisal Map, it is interesting to note that important space is a mapped constraint for consideration. This includes areas outside of the conservation area boundary that help to form the setting of the conservation area.</p>	<p>The site is outside the conservation area boundary but as it adjoins the conservation area boundary it makes a contribution to the setting of the conservation area.</p>	As above.

	<p>I attach this mapping with this letter. As can be seen the field in question is not included as an important open space unlike the fields to the north and west.</p> <p>It is therefore unclear as to how the review has come to conclude the site has historic significance as this is not supported in the most recent conservation area appraisal.</p>		
2.11	<p>In relation to the tranquility, the conservation area appraisal also reviews this matter within section 3.19. The appraisal defines tranquility as ...'the peace of a place where the noises and views of human mechanical activity do not intrude to a noticeable degree'...</p> <p>As highlighted previously the field is maintained within a rotation for farming purposes and is also adjacent an active farm yard. The field would therefore not meet the definition of tranquil set out within the conservation area appraisal.</p> <p>The appraisal actually defines the southern entrance to the village as an active area stating that ...'The entrance from the south is one of the most active parts of the village. This is predominantly due to the presence of the A448, and that most traffic coming into and through the village come from this entrance'...</p> <p>Based on the above is considered to be completely implausible to define the field as tranquil with the</p>	<p>The Parish Council does not accept that a field in agricultural use cannot be tranquil.</p> <p>The field is under grass and is generally used for grazing animals, a very tranquil, rural land use.</p>	As above.

	justification given completely failing to account for the matters outlined.		
2.12	<p>Overall, it is considered that the 3 matters linked to criteria 2 of NPPF paragraph 102 have not been robustly justified and the compliance with Local Green Space allocation policy is not met.</p> <p>It should also be highlighted that the review table fails to consider if the field has any recreational value as per the guidance of paragraph 102. In consideration of this point the field is within private ownership and has no public right of way within or around it. The field therefore has no recreational value which further adds to the conflict with NPPF paragraph 102, criteria 2.</p> <p>The proposed local green space designation is therefore in conflict with paragraph 102 of the NPPF and should not be progressed.</p> <p>For the reasons outlined the Diocese of the Worcester formally object to the proposed green space designation and request its removal from the Neighbourhood Development Plan (NDP) review moving forward. Notwithstanding this objection, the Diocese of Worcester would welcome further engagement with the NDP group to assist with the progression of the Chaddesley Corbett NDP review.</p> <p>Should there be any questions regarding the above consultation response please do contact me</p>	<p>Not accepted.</p> <p>Local Green Spaces do not have to have a recreational value. This is simply noted as one of the examples of local significance / demonstrably special.</p> <p>Local Green Spaces are not required to be publicly accessible.</p> <p>PPG notes:</p> <p>What about public access? Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).</p>	As above.

	on the details below.	<p>Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.</p> <p>(Paragraph: 017 Reference ID: 37-017-20140306 Revision date: 06 03 2014)</p>	
<p>D5/3 The Sports Field, Longmore, Lower Chaddesley</p> <p>3.</p>	<p>Thank you for your letter of 24 January informing me of the proposal to identify the land at Longmore, Lower Chaddesley as Local Green Space.</p> <p>The Trustees have no objection in principle to the proposed identification. However, the plan identifying the land includes the car park and club house on the southern part of the site which we do not think it appropriate to include. Please consider a slight re-drawing of the plan.</p> <p>We look forward to commenting on the NDP in due course, but we would hope to see policies supportive of the improvement of facilities at the Sports Club.</p>	Noted.	<p>Retain D5/3 in Regulation 14 Draft Plan for further consultation with local community and stakeholders.</p> <p>Review again prior to submission.</p> <p>Amend Policies Map and Map on p115 in line with recommendations /</p>

			comments if retained in submission plan.
<p>D5/4 Field adjacent to Fold Lane, Chaddesley Village Conservation Area</p> <p>4.1</p>	<p>(Lovatt and Knott on behalf of landowner)</p> <p>Re: Neighbourhood Development Plan – Field Adjacent to Fold Lane</p> <p>We write in our capacity as the retained Land Agent on behalf of Mr Christopher Rowberry and in response to your letter dated 24th January 2022.</p> <p>Our client has asked for us to strongly object and resist any designation of his land as Local Green Space or other such status.</p> <p>We object on the following basis:</p>	<p>Noted.</p>	<p>Retain D5/4 in Regulation 14 Draft Plan for further consultation with local community and stakeholders.</p> <p>Review again prior to submission.</p>
<p>4.2</p>	<p>A designation as Local Green Space must be supported by clear evidence that the land is demonstrably special to the local community. The dictionary defines “special” as meaning “better, greater, or otherwise different from what is usual”. This means that evidence must be produced to prove that proposed Local Green Space land is better, greater, or otherwise different from what is usual in the specific context of the site. We have not seen any evidence to this effect in relation to the subject site.</p>	<p>Noted.</p> <p>The dictionary definition of special is interesting but is not really relevant as NPPF paragraph 102 b) provides more detail:</p> <p>‘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</p>	<p>As above.</p>

		<p>field), tranquillity or richness of its wildlife;'</p> <p>These are addressed in the table in Appendix 4 (p115).</p>	
4.3	There are no public rights of way across the land which is in active agricultural use. Accordingly, it is of no recreational value	<p>Local Green Spaces are not required to have public access.</p> <p>PPG advises:</p> <p>What about public access? Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).</p> <p>Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a</p>	As above.

		<p>matter for separate negotiation with land owners, whose legal rights must be respected.</p> <p>(Paragraph: 017 Reference ID: 37-017-20140306 Revision date: 06 03 2014)</p> <p>Local Green Spaces do not have to have a recreational value.</p> <p>This is simply noted as one of the examples of local significance.</p>	
4.4	Although there are views over part of the land, the land is of no particular beauty or landscape value.	<p>The site is considered to be a very attractive green open space and it contributes to the conservation area.</p> <p>There is a beautiful view across the site which includes a mature chestnut tree and the distinctive high peaks of the Malvern Hills on a clear day. This view is listed in the Neighbourhood Development Plan (View 7 Appendix 2 p106).</p>	As above.
4.5	The view from private property is not a planning justification for designation as Local Green Space.	The view across the site contributes towards its inherent beauty.	As above.

4.6	The land is in active agricultural use and is not of ecological value or rich in wildlife	The site includes a mature chestnut tree.	As above.
4.7	The allocation of the subject site as Local Green Space is not consistent with the Local Plan and is not supportive of sustainable development and does not complement investment in sufficient homes and other essential services.	<p>Not accepted.</p> <p>Paragraph 8 of the NPPF sets out that 'achieving sustainable development means that the planning system has three overarching objectives.' These include:</p> <p>'c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'</p>	As above.
4.8	It is not appropriate to further designate space which is already protected by existing designations.	<p>Not accepted.</p> <p>Planning Practice Guidance advises:</p> <p>What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?</p>	As above.

		<p>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.</p> <p>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.</p> <p>Paragraph: 010 Reference ID: 37-010-20140306 Revision date: 06 03 2014</p> <p>This site is of particular importance to the local community.</p>	
4.9	In conclusion Local Green Space is an exceptional designation not suitable for most green spaces. Blanket	Note accepted.	As above.


	<p>designation of all/most green areas or open space within an area is not appropriate. Therefore, the number of Local Green Space designations should be reduced and additional justification provided.</p> <p>We reserve the right to seek compensation for diminution in value and in respect of professional fees incurred as a result.</p>	D5/4 is within the Conservation Area and is highly valued as an open space within the village offering attractive views towards the church and Malvern Hills from a public footpath.	
<p>D5/5 Field adjacent to Park Lane, Harvington Hall Lane and Harvington Hall, Harvington</p> <p>5.1</p>	<p>Thank you for your letter dated 24th January Harvington Trout pool and grassland</p>	Noted.	<p>Retain D5/5 in Regulation 14 Draft Plan for further consultation with local community and stakeholders.</p> <p>Review again prior to submission.</p> <p>The PC to check the footpath information with WFDC / WCC.</p>
5.2	<p>I am writing to say I do not want my site property, pool and grassland included in your Neighbourhood development plan, or turned into 'Local Green Space.</p> <p>This is a privately owed field with no connection to the council.</p>	<p>Noted.</p> <p>Land ownership is not a planning consideration.</p> <p>Planning Practice Guidance advises:</p>	As above.

	<p>I have private fly-fishing syndicate fishing the pool; nobody from the local community has approached the syndicate to become a member.</p> <p>The site does not serve the local community.</p> <p>The site is under Harvington parish council so please find and purchase a local green space site in your own parish.</p>	<p>Does land need to be in public ownership?</p> <p>A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.</p> <p>Paragraph: 019 Reference ID: 37-019-20140306 Revision date: 06 03 2014</p>	
5.3	<p>I submitted a planning application to reinstate the historic pools at great expense, the community objected to this with the result of having to withdraw the application. I was not aware of any correspondents in favour of the application from Chaddesley Corbett parish council.</p> <p>This planning application would have protected the site and reinstated the pools as far as possible, with half of the one historic pool now within the boundary of forge cottage</p>	<p>Noted.</p> <p>Planning applications are determined by Wyre Forest DC and the PC is a consultee.</p>	As above.

	<p>garden. Filled in a few years ago with a huge amount of soil 2 meters above the existing ground level. Please state why support was upheld on the reinstatement planning application received by Chaddesley Corbett Parish Council, you now talk about the historic succession of ponds linked by the moat but did not support the planning application. Harvington Parish Council at Harvington gave planning support of the application of reinstatement of the pools.</p>		
5.4	<p>I had an ecological survey carried out on the site there were no voles come up on the survey please state were this information has originated from and what are the other number of animals on the site. There are a lot of domestic cats on the site from the houses across the road if voles or other mammals were present they are not now the cats would have been predatory on any mammals.</p> <p>The ecological survey results showed the stream to be contaminated with sewage and high amounts of nitrates from farming practices carried out further up stream. This was killing fish stocks with restocking getting to expensive making the pool unviable for fishing, myself and syndicate paid about £1800.00 for the pool and water source to be tested, the environment agency was involved with the water testing results but had not got the resources or time to rectify the contamination problem. The only option, available at great cost to myself was to install a borehole for clean water, supplying the pool keeping the fish healthy. The stream from Harvington Hall moat is diverted away from the trout pool. The fishing at Harvington Hall moat is in decline with few fish being caught. The trout pool condition</p>	<p>The site is adjacent to a wildlife corridor (No. 3) and includes a large body of water and a running stream.</p> <p>NDP para 5.1.43 explains the significance of this corridor:</p> <p>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</p>	As above.

	<p>is due to intervention with the borehole. If the syndicate goes so does the nature and beautiful setting and fishing pool. Without the funds the syndicate pay for running the borehole and oxygenating the water the eco system would collapse bringing an end to the pleasant site.</p> <p>The stream is so polluted there is very little life or eco system within the stream a very fine net was used to identify what inhabited the stream with very poor results due to the pollution. It's just an open sewer running though the site. In previous years many frogs and tadpoles were seen at the site but these have long gone.</p>	<p>to Corridor 1 by the inclusion of Area A).</p> <p>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. The Wildlife Trust noted the presence of voles in the area.</p>	
5.6	<p>A lot of the information you have sent is incorrect, it has been brought to our attention that footpath 615 is on the wrong side of the wire fencing. The footpath should be on the other side of the fence running along the ploughed field. The kissing gate closest to Harvington Hall is in the wrong position and should be in the ploughed field margin; please see on the footpath maps.</p>	<p>The NDP uses an OS Base.</p> <p>The PC will check the footpath information with WFDC / WCC.</p>	As above.
5.7	<p>We are now looking into removing the path from passing over the grass field and having it put in correct designated line of the path as per the map. This will eliminate public access from the site, and rectifies the problem with dogs, dog excrement, litter, and the public getting caught up by the fly fishermen casting.</p>	Noted.	As above.
5.8	<p>This is farmland used for sheep we are having a lot of trouble from walkers using the site with dogs off the lead, chasing in lamb ewes into the pools, the resulting outcome sheep are drowned. We know we have the right to shoot these dogs some of the owners come from the local area.</p>	<p>Noted.</p> <p>The PC cannot police the public but will continue to work with WFDC and other bodies to</p>	As above.

	When asked to keep the dogs on the lead you end up with a torrent of abuse and shooting the dogs only exasperate the situation. The sheep are our lawn mowers keeping the site manicured, if they have to go the site will become very unloved.	encourage responsible behaviour.	
5.9	<p>As to date we have received no money or input from the council or any other body for maintenance or repairs to the site. It would appear the council want to claim a free ride, glory and praises without bringing anything to the table. All the work carried out by the syndicate and myself make this place the beautiful place you say it is, without continuing investment from myself the site would very quickly become an eyesore.</p> <p>Is it the intension of the council to take over the farmland and Trout pool? Are you looking at purchasing the site, taking over the vast maintenance work on site, opening the site up to the public for the use of all? Please respond on this question.</p>	<p>Noted.</p> <p>The PC's budgets are limited but other grants may be available to the landowners for improving the area.</p> <p>The PC has no intention of taking over the site from the landowners.</p>	As above.
<p>D5/6 Field adjacent to Briar Hill</p> <p>6.1</p>	<p>(STANS_GATE PLANNING)</p> <p>PROPOSED LOCAL GREEN SPACE DESIGNATION BRIAR HILL, BLUNTINGTON</p> <p>Introduction</p> <p>I represent the landowner 'The King Henry VIII Endowed Trust' in respect of "D5/6 Field adjacent to Briar Hill, Bluntington". I refer to:</p>	Noted.	<p>Retain D5/6 in Regulation 14 Draft Plan for further consultation with local community and stakeholders.</p> <p>Review again prior to submission.</p>


	<p>1. Your letter to Mr A Goldie of Margetts (representing the Trust) dated 24th January 2022.</p> <p>2. Chaddesley Neighbourhood Development Plan Review 2022-2036, Draft Modified Plan for Consultation (January 2022)</p>  <p>The Trust objects to the identification of the field as a Local Green Space (LGS) in a review of the Chaddesley Corbett NDP.</p> <p>First I provide the planning policy context and then I provide a LGS analysis of the field</p>		If retained in submission plan add historic interest to the justification table.
6.2	<p>Planning policy context</p> <p>NPPF paragraph 102</p> <p>Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none"> 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. 	<p>Noted.</p> <p>Paragraph 102 of the NPPF is included in the Draft Plan – see para 5.4.43.</p>	As above.

6.3	<p>Relevant Planning Practice Guidance Paragraph: 007 Reference ID: 37-007-20140306</p> <p>Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.</p> <p>Paragraph: 009 Reference ID: 37-009-20140306. Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.</p> <p>Paragraph: 014 Reference ID: 37-014-20140306 The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.</p>	<p>Noted.</p> <p>The justification for including the site as a LGS is provided in Appendix 4 of the NDP p118.</p> <p>1. The NDP is in general conformity with the Local Plan. The Parish is in the Green Belt but the NDP includes site allocations including for exception housing development to meet local needs.</p> <p>The area is demonstrably special to the local community. It affords fine views of the village and contributes to the attractive local landscape character.</p> <p>A well-used public footpath runs along the site boundary and the site is within easy walking distance of local residents.</p>	As above.
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	<p>Paragraph: 015 Reference ID: 37-015-20140306 Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. ...blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.</p> <p>Paragraph: 017 Reference ID: 37-017-20140306 Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.</p>	<p>The site does cover a large area but it is defined by field boundaries and is local in character.</p> <p>It is accepted that designation as a LGS does not confer rights of public access.</p>	
6.4	<p>Field adjacent to Briar Hill An extensive tract of land?</p> <p>The field measures 3.7 hectares. This is a large area of open countryside and "an extensive tract of land." Its designation as Local Green Space fails for reason of extensiveness alone.</p> <p>There are several examples of Neighbourhood Plan Examiners rejecting Local Green Spaces on grounds of size,</p>	<p>The PC would prefer to leave this to the Examiner's judgement.</p> <p>PPG sets out: How big can a Local Green Space be? There are no hard and fast rules about how big a Local Green Space can be because places are</p>	As above.

	<p>involving land similar in size to this field at Bluntington. For example:</p> <p>Alrewas Neighbourhood Plan - Examiner's Report dated August 2015. The Examiner removed the proposed LGS designations affecting two sites of 2.5 and 3.9 hectares respectively, having found these to constitute extensive tracts of land by virtue of their size and there being no compelling evidence to demonstrate why the sites were demonstrably special to the local community.</p> <p>Sedlescombe Neighbourhood Plan - Examiner's Report dated January 2015. The Examiner found a proposed LGS of 4.6 hectares at Street Farm to be extensive in size and therefore contrary to national planning policy.</p> <p>Tatenhill Neighbourhood Plan - Examiner's Report dated November 2015. The Examiner considered that at 9.2 and 4.3 hectares respectively, LGS sites to the north and south of Branston Road constituted extensive tracts of land and instructed their removal from the draft NP.</p> <p>Oakley and Deane Neighbourhood Plan - Examiner's Report dated December 2015. The Examiner considered a LGS site of just over 5 hectares: "I note that B5 is some considerable distance from, rather than within reasonably close proximity to, the community it serves. Furthermore, it comprises an extensive tract of land. On further assessment of B5, I note that large areas of farmland are included in the proposed designation, as well as a cricket ground..... The</p>	<p>different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.</p> <p>Paragraph: 015 Reference ID: 37-015-20140306 Revision date: 06 03 2014</p>	
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	designation of B5 as Local Green Space does not meet the basic conditions.”		
6.5	<p>Beauty</p> <p>The field is ordinary cultivated agricultural land and it lacks landscape features other than its boundary hedgerows. It has “intrinsic character and beauty” of the type recognised by NPPF paragraph 174b. However, it is not a “valued landscape” (NPPF para 174a) recognised by the Local Plan and nor does it sit within a designated landscape area, such as a National Park or AONB. Its beauty does not have a particular local significance, different to other fields around the local villages. Regardless of views from a nearby public footpath, the field itself is not particularly attractive. There is no Landscape and Visual Impact Assessment to demonstrate that this field has exceptional beauty in its own terms or in comparison with other fields within the NDP designated area.</p> <p>Appendix III Map 5 of the Made NDP shows “protected views” within the NDP designated area. The field is not located within a “view/vista to be protected”.</p> <p>Map 6 of the Draft Modified NDP has “protected views”. An extract is below, with the centre of the field identified with a black arrow. The field is not located in a protected view (draft).</p>	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.	As above.

			
6.6	<p>History</p> <p>It has no historic significance.</p>	<p>Not accepted.</p> <p>The site wraps the west and south of around BLUNTINGTON FARMHOUSE which is Listed Grade: II.</p> <p>It therefore contributes to the setting of a heritage asset.</p>	As above.
6.7	<p>Recreational value (including as a playing field)</p> <p>Its recreational value is nil. The land lacks playing fields or other facilities that might provide recreation. There is no public access to the land. Although lack of public access does not preclude its designation as LGS, it serves to weaken its alleged role as a space valuable to the local community.</p>	<p>Local Green Spaces do not have to have a recreational value.</p> <p>This is simply noted as one of the examples of local significance / demonstrably special.</p>	As above.

	<p>To the south of the field is public footpath F624, located 60m away at its closest point. The landowner recognises the public footpath is popular, although there is no evidence it is more popular than other footpaths in the NDP designated area. Moreover, the footpath is separated from the field by a copse of trees. There are limited views of the field from this footpath.</p> <p>One public footpath located +60m outside of the field does not confer special significance or high recreational value on the field. In this respect, the field is no different to many other fields in the NDP designated area that have public footpaths crossing their land (not the case here) or located nearby (+60m away).</p>	The well-used public footpaths provide evidence that the area is demonstrably special to the local community.	
6.8	<p>Tranquillity</p> <p>There is no evidence the field is more or less tranquil than other fields within the NDP designated area.</p>	The area provides tranquillity for local walkers and visitors.	As above.
6.9	<p>Richness of its wildlife</p> <p>There is no evidence the field has particular importance in terms of its ecology. The land does not have a national or local ecological or habitat designation. For example, it is not a SSSI, a Local Nature Reserve or a Local Wildlife Site. Given the field is used for cultivation, its biodiversity value is likely to be low. Draft Modified NDP Map 4 “wildlife sites and corridors” is below.</p>	<p>Local Green Spaces are not required to have wildlife significance – this is just one of several examples of what ‘demonstrably special’ and ‘local significance’ might mean.</p> <p>(However there are several water ponds to the south of the site so the site could offer opportunities for supporting</p>	As above.

		wildlife linked to the water bodies.)	
6.10	<p>NPPF paragraph 102 – other matters</p> <p>The Draft Modified NDP states “This 3.7 hectare green space provides protection from ribbon development between properties on Briar Hill and the start of Bluntington. The land currently serves as an important rural break between these developments.”</p> <p>LGS designation should not be used as a strategic policy tool to prevent the merging of settlements, akin to a “green wedge” or “green gap”. The parameters for LGS designation set out in the NPPF and PPG do not take into account any strategic role performed by the land in question.</p>	The PC would prefer to leave this to the Examiner’s judgement.	As above.
6.11	<p>Conclusion</p> <p>In conclusion, D5/6 Field adjacent to Briar Hill, Bluntington:</p> <p>1. is an extensive tract of land, and</p>	<p>Noted.</p> <p>The PC would prefer to leave this to the Examiner’s judgement.</p>	As above.

	<p>2. does not meet the NPPF and PPG requirements that a LGS must be “demonstrably special to a local community and holds a particular local significance”.</p> <p>Therefore the field should not become a Local Green Space in the reviewed Chaddesley Corbett Neighbourhood Development Plan.</p> <p>Yours sincerely,</p>		
<p>D5/7 Field adjacent to Lodge Farm looking North towards the Holloway, Brockencote / Chaddesley</p> <p>7.1</p>	<p>(Fisher German on behalf of landowner)</p> <p>Neighbourhood Plan: Field adjacent to Lodge Farm looking North towards the Holloway</p> <p>Fisher German LLP have been instructed by Mr M. Meredith to make formal representations to the Chaddesley Corbett Neighbourhood Development Plan (NDP) review and specifically in relation to the correspondence from Chaddesley Corbett Parish Council, dated the 24th January 2022. The representation is not to be seen as a wider consideration of the pre-submission plan and is only focused on matters of material interest to our client, Mr M. Meredith.</p> <p>As such this letter will provide a considered response to the proposed Local Green Space designation for the field adjacent to Lodge Farm, looking North towards the Holloway.</p> <p>For clarity, it is outlined at this point that our client objects to the proposed green space designation for the field</p>	Noted.	<p>Retain D5/7 in Regulation 14 Draft Plan for further consultation with local community and stakeholders.</p> <p>Review again prior to submission.</p>

	adjacent to Lodge Farm looking North towards the Holloway. The justification for which is provided below.		
7.2	<p>Justification for objection</p> <p>As stated within the letter received, the justification for allocation of green space is guided within Paragraphs 101 to 103 of the National Planning Policy Framework (NPPF). These paragraphs state –</p> <p>Para 101</p> <p>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 reviewed and be capable of enduring beyond the end of the plan period.</p>	<p>Noted.</p> <p>Paragraph 101 of the NPPF is included in the Draft Plan – see para 5.4.42.</p>	As above.
7.3	<p>Para 102</p> <p>The Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none"> - in reasonably close proximity to the community it serves - demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value, (including as a playing field), tranquility or richness of its wildlife; and - local in character and is not an extensive tract of land 	<p>Noted.</p> <p>Paragraph 102 of the NPPF is included in the Draft Plan – see para 5.4.43.</p>	As above.
7.4	Para 103	Noted.	As above.

	<p>Policies for managing development within a Local Green Space should be consistent with those for Green Belts. Further to the above, the National Planning Practice Guidance (NPPG) also provides important guidance on the use and allocation of such local green space. Important to the consideration of the field adjacent to Lodge Farm is paragraph 010 (Ref ID:37-010-20140306) which states ... '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 (e.g. 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'...</p> <p>In consideration of the above, it is noted that the field in question is already protected by designation as Green Belt and therefore should only be considered for protection as Local Green Space if additional local benefit would be gained.</p> <p>Within NPPF paragraph 102, it is clear that new green space designations need to accord with the 3 criteria outlined, as well as, confirming that the Green Space is capable of enduring beyond the end of the plan period in accordance with paragraph 101 of the NPPF. These matters should be demonstrated through the compilation and submission of robust and justified evidence in the review process.</p>	<p>The advice in PPG is referred to in para 5.4.44.</p> <p>The justification for including the site as LGS with regard to the criteria in the NPPF is provided in Appendix 4 p119.</p>	
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7.5	<p>The letter provided to the Client includes a table of consideration for paragraph 102 as follows –</p> <table><tr><th colspan="3">Compliance with NPPF Criteria</th></tr><tr><td>Is the site in close proximity to the community it serves?</td><td>✓</td><td>It is a green space between Brockencote and Chaddesley Village.</td></tr><tr><td>Does it have local significance?</td><td>✓</td><td>The site is visible from the A448, The Village and the Holloway. It borders the Conservation Area and joins an area of previously designated important space.</td></tr><tr><td>The site is local in character and not an extensive track of land.</td><td>✓</td><td>It is a familiar feature of the Parish landscape and cushions the conservation Area on the West side of the village.</td></tr><tr><td>Is it beautiful?</td><td>✓</td><td>Its natural undulations and mature trees add to its attractiveness. The trees largely follow the watercourse.</td></tr><tr><td>Does it have historic significance?</td><td>✓</td><td>It is an ancient rural landscape with evidence of medieval earthworks including fishponds and water meadows.</td></tr><tr><td>Is it tranquil?</td><td>✓</td><td>It is a peaceful setting and a very pleasant rural landscape.</td></tr><tr><td>Does the site have wildlife value?</td><td>✓</td><td>Hockley Brook runs through the site providing a habitat for small mammals and insects including yellow meadow ants. It sits within Wildlife Corridor 2.</td></tr></table>	Compliance with NPPF Criteria			Is the site in close proximity to the community it serves?	✓	It is a green space between Brockencote and Chaddesley Village.	Does it have local significance?	✓	The site is visible from the A448, The Village and the Holloway. It borders the Conservation Area and joins an area of previously designated important space.	The site is local in character and not an extensive track of land.	✓	It is a familiar feature of the Parish landscape and cushions the conservation Area on the West side of the village.	Is it beautiful?	✓	Its natural undulations and mature trees add to its attractiveness. The trees largely follow the watercourse.	Does it have historic significance?	✓	It is an ancient rural landscape with evidence of medieval earthworks including fishponds and water meadows.	Is it tranquil?	✓	It is a peaceful setting and a very pleasant rural landscape.	Does the site have wildlife value?	✓	Hockley Brook runs through the site providing a habitat for small mammals and insects including yellow meadow ants. It sits within Wildlife Corridor 2.	Noted.	As above.
Compliance with NPPF Criteria																											
Is the site in close proximity to the community it serves?	✓	It is a green space between Brockencote and Chaddesley Village.																									
Does it have local significance?	✓	The site is visible from the A448, The Village and the Holloway. It borders the Conservation Area and joins an area of previously designated important space.																									
The site is local in character and not an extensive track of land.	✓	It is a familiar feature of the Parish landscape and cushions the conservation Area on the West side of the village.																									
Is it beautiful?	✓	Its natural undulations and mature trees add to its attractiveness. The trees largely follow the watercourse.																									
Does it have historic significance?	✓	It is an ancient rural landscape with evidence of medieval earthworks including fishponds and water meadows.																									
Is it tranquil?	✓	It is a peaceful setting and a very pleasant rural landscape.																									
Does the site have wildlife value?	✓	Hockley Brook runs through the site providing a habitat for small mammals and insects including yellow meadow ants. It sits within Wildlife Corridor 2.																									
7.6	<p>In review of the above there is no disagreement with the conclusions made in regard to the proposed green space being between Brockencote and Chaddesley Village or the site being local in character. The proposed designation would therefore meet the requirement of criteria 1 and 3 of paragraph 102.</p>	Noted.	As above.																								
7.7	<p>In consideration of criterion 2, the table breaks criteria 2 of paragraph 102 into 4 separate areas. The remainder of this letter will consider the validity of the claims made.</p> <p>In relation to the consideration of beauty, the table simply highlights that the field has ‘natural undulations and mature trees that add to its attractiveness. The trees largely follow the watercourse’.</p> <p>This lacks clarity and does not detail the attractiveness of which these undulations and trees add to, or the</p>	<p>The site is considered beautiful. It includes a number of mature trees 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 (see NDP para 3.6).</p>	As above.																								

	significance of the watercourse to the site and surrounding area. The table of consideration does not confirm the sites use as pasture for livestock.		
7.8	<p>In relation to historic significance, the table highlights that the site is within an ancient rural landscape with evidence of medieval earthworks including fishponds and water meadows. The table also outlines the site borders the Conservation Area.</p> <p>Having reviewed the Chaddesley Corbett Conservation Area Appraisal Map, it is interesting to note that only a small portion of the site is included within the 'important space' constraint mapping for consideration. This is the area located adjacent to the existing residential area and brook. The majority of the field is not designated or included within the Conservation area setting for consideration.</p> <p>I attach this mapping with this letter. As can be seen the majority of the field in question is not included as an important open space. It is therefore unclear as to how the review has come to conclude the entirety of the site has historic significance as this is not supported in the most recent conservation area appraisal.</p>	<p>The site has historic significance.</p> <p>Part of the site (to the north east) lies within an area identified as an important space in the CAAMP and the remainder of the site contributes to the setting of the conservation area.</p> <p>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>Evidence suggests extensive medieval earthworks including fish ponds and a water meadow. 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.</p>	As above.

7.9	<p>In relation to the tranquility, the conservation area appraisal also reviews this matter within section 3.19. The appraisal defines tranquility as ...'the peace of a place where the noises and views of human mechanical activity do not intrude to a noticeable degree'...</p> <p>As highlighted previously, the field is used for pasture for livestock, it also lies adjacent to existing residential development and the A448 (the main road through Chaddesley Corbett and Brockencote).</p> <p>Within the appraisal it highlights the social focal points of Chaddesley Corbett (the school, the church, the pubs, and the village shops) create the main movement patterns. The land lies adjacent to the church, a public house and the village hall and will therefore be central to the main movement and traffic running through the village. The field would therefore not meet the definition of tranquility as set out within the conservation area appraisal.</p> <p>Based on the above, it is considered to be completely implausible to define the field as tranquil with the justification given completely failing to account for the matters outlined.</p>	<p>The Parish Council does not accept that a field in agricultural use cannot be tranquil.</p> <p>The field is under grass and is generally used for grazing animals, a very tranquil, rural land use.</p>	As above.
7.10	<p>The table further outlines the wildlife value for the site, it is noted the site adjacent is raised for its variety of species; however, further details for the land in question is not provided. The brook, which runs through part of the site, is a Wildlife Corridor. However, there are no further Wildlife or landscape designations across the site.</p>	<p>This site includes hundreds of anthills, which provide a home for yellow meadow ants. The land adjacent to this site (Potter's Park) is home to a variety of Protected/Notable</p>	As above.

		<p>species including the Grey Dagger, Beaded Chestnut and Green-Brindled Crescent moths, as well as the Yellowhammer, Cuckoo and Linnet (Worcestershire Biological Records Office, 2021).</p> <p>Wildlife Corridor 2 runs through the site.</p> <p>NDP para 5.1.43 explains the significance of this:</p> <p>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.</p>	
--	--	--	--

		<p>The corridor includes meadows and mixed hedgerows and provides a habitat for birds and insects.</p> <p>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.</p> <p>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).</p>	
7.11	Overall, it is considered that the 4 matters linked to criteria 2 of NPPF paragraph 102 have not been robustly justified and the compliance with Local Green Space allocation policy is not met.	Local Green Spaces do not have to have a recreational value. This is simply noted as one of the	As above.

	<p>It should also be highlighted that the review table fails to consider if the field has any recreational value as per the guidance of paragraph 102. In consideration of this point, the field is within private ownership and has no public right of way within it. The field also is located mostly within Flood Zone 3, with a high probability of flooding. The field therefore has no recreational value which further adds to the conflict with NPPF paragraph 102, criteria 2.</p> <p>The proposed local green space designation is therefore in conflict with paragraph 102 of the NPPF and should not be progressed.</p> <p>For the reasons outlined our client formally objects to the proposed green space designation and requests its removal from the Neighbourhood Development Plan (NDP) review moving forward. Notwithstanding this objection, the Client would welcome further engagement with the NDP group to assist with the progression of the Chaddesley Corbett NDP review.</p> <p>Should there be any questions regarding the above consultation response please do not hesitate to contact me on the details below.</p>	examples of local significance / demonstrably special.	
D5/8 Area adjacent to Woodthorne House, Tanwood	<p>Dear Ms. Scriven</p> <p>I act on behalf of Mrs. Lewis, the owner of land adjacent to Woodthorne House, Tanwood Lane, Bluntington. Mrs. Lewis has sent to me a copy of your letter of the 24th January. I am instructed to write to you to object to the</p>	Noted.	Retain D5/8 in Regulation 14 Draft Plan for further consultation with local community and stakeholders.

<p>Lane, Bluntington</p> <p>8.1</p>	<p>proposed allocation of the site as a Local Green Space (Site Reference D5/8) in the Chaddesley Corbett NDP Review 2022-2036.</p> <p>I will be submitting a detailed objection when the period of formal consultation is underway. This e-mail is therefore a holding objection to make the Parish Council aware that the proposed green space allocation is not supported by the landowner; and should be deleted from the NDP Review.</p>		<p>Review again prior to submission.</p>
<p>8.2</p>	<p>NATIONAL PLANNING POLICY FRAMEWORK (NPPF)</p> <p>Paragraphs 5.4.42 and 5.4.43 of the NDP Review quote Paragraphs 101 and 102 of the NPPF as the justification for allocating Local Green Spaces. This justification is incorrect.</p> <p>Paragraphs 101 and 102 fall within that part of the NPPF that deals with Open Space and Recreation. This section of the NPPF starts at Paragraph 98, and states:</p> <p><i>“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.....Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities....”</i></p> <p>Site D5/8 does not provide any opportunity for sport or physical activity. It is not available for public recreation, and the owner has no intention of making it available for public use. It is private open space, small in size, and fenced.</p>	<p>Local Green Spaces do not have to have a recreational value. This is simply noted as one of the examples of local significance / demonstrably special.</p>	<p>As above.</p>

8.3	Policy D5, which allocates eight Local Green Spaces, is not based upon an up-to-date assessment of the need for open space, sport and recreation. There is no evidence to support the policy. It therefore fails the statutory test of soundness (see NPPF Paragraphs 35-37). Whilst my client makes no comment on the appropriateness to allocate the other seven Local Green Spaces, the allocation of Site D5/8 is clearly not merited.	Local Green Space is a different type of designation from sports and recreation facilities.	As above.
8.4	In respect of the wildlife value of the site, there is only a single reference to the Worcestershire Biological Records Centre Records. There have been no expert ecological surveys undertaken to support the assertion that the site contains invertebrates and mammals. Again, the lack of evidence fails to meet the statutory test of soundness that is required to support the policy.	<p>The site is considered to have wildlife value and this is explained in Appendix 4 (p120) of the NDP:</p> <p>The site is an overgrown wild space undisturbed by human activity. It makes up part of the Green Infrastructure between properties and the adjoining countryside. 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 March 2021) as well as a variety of invertebrates, nesting birds and small mammals. As such it</p>	As above.

		supports biodiversity within the area.	
8.5	<p>CONCLUSION</p> <p>In conclusion, the site at Tanwood Lane (Policy Area D5/8) should be omitted as a Local Green Space allocation in the NDP Review.</p> <p>Our detailed representations will be submitted in the period of formal public consultation.</p>	Noted.	As above.

Appendix 11: Regulation 14 Public Consultation - Screenshots of Parish Council website

The first screenshot shows the homepage of the Chaddesley Corbett Parish Council website. The header includes the council's name and a navigation menu with links to Home, Parish Council, Neighbourhood Plan, Notices, Governance, Community Services, Historical Information, Events, and Contact Us. A large banner image of a field with red poppies features the text "Neighbourhood Plan Review". Below the banner, there is a green button labeled "Complete the Consultation Response Form" and a "Quick Links" section with links to Agendas and Minutes, Parish Councillors, and the Calendar. A paragraph of text explains the council's decision to prepare a Neighbourhood Development Plan (NDP) to guide future development in the parish up to 2028, supported by a majority vote at a local referendum in September 2014.

The second screenshot shows a detailed page about the Local Plan Review. It states that Wyre Forest District Council is undertaking a Local Plan Review (2016-2036). The new Local Plan will replace the current Adopted Core Strategy, Site Allocations and Policies and Local Plan and Kidderminster Central Area Action Plan with a single Local Plan for the district. It mentions that in 2019, Chaddesley Corbett Parish Council made the decision to review the NDP, taking into account the following:

- Changes in the local (Wyre Forest District Council) and national planning policy since 2014;
- The results of a Parish Housing Needs Survey undertaken in June 2015;
- Consideration of local residents' and stakeholders' concerns gathered through a Parish Residents' Survey undertaken in August 2019;
- A Call for Sites and Site Assessment Process for local affordable housing schemes undertaken in 2020; and
- The preparation of a Design Codes document in 2020 to underpin detailed local design policies.

The process of carrying out a Neighbourhood Development Plan Review takes many months and work started in November 2018. A Working Group and a Steering Group were formed to take the project forward. Minutes of these meetings are available to download below. As part of the process a Housing Needs Survey, Residents' Survey and a Call for Sites were undertaken to formulate the NDP Review. Consultants were appointed to assist with the technical aspects of the NDP, and grants were obtained from Locality to fund this work. In addition Locality appointed consultants to prepare a Design Code for the parish and assessment of sites for affordable housing for which grants were available. A copy of these documents are also available to download as and when they become available. A draft report is in preparation and it is anticipated that this will be available for public consultation later this year. A plan showing the anticipated programme for completion of the project is also available, but this might be delayed due to the current Coronavirus restrictions.

The third screenshot shows the "Other Documents" section of the website. It lists several documents available for download:

- Local Green Spaces
- Draft Neighbourhood Development Plan for Consultation
- Statement of Modifications January 2022
- SEA Screening Report

There is also a "Subscribe for Updates" section with a form to enter an email address and a "Sign up" button. A "Photo of the Month" section is also visible at the bottom right.

The first screenshot shows the 'Neighbourhood Plan' section with a list of documents for consultation, including Local Green Spaces, Draft Neighbourhood Development Plan, and various screening reports. A 'Photo of the Month' is also displayed.

The second screenshot shows the 'Meeting Documents' section, which includes a table of meeting dates, titles, agendas, and minutes, each with a download link.

The third screenshot shows a detailed view of the meeting documents table, listing meetings from July 2021 to January 2022.

Meeting Date	Meeting Title	Agenda	Minutes
Tue 22nd Feb. 2022	NP Steering Group Meeting 22 February 2022	Download	Download
Mon 21st Feb. 2022	NP Steering Group Meeting 16 February 2022	Download	Download
Thu 20th Jan. 2022	NP Steering Group Meeting 20 January 2022	Download	Download
Thu 20th Jan. 2022	NP Steering Group Meeting 20 January 2022	Download	Download
Wed 22nd Dec. 2021	NP Steering Group Minutes 22 December 2021	Download	Download
Wed 22nd Dec. 2021	NP Steering Group Meeting 22 December 2021	Download	Download
Wed 24th Nov. 2021	NP Steering Group Meeting 24 November 2021	Download	Download
Mon 25th Oct. 2021	NP Steering Group Meeting 25 October 2021	Download	Download
Mon 20th Sep. 2021	NP Steering Group Meeting 20 September 2021	Download	Download
Wed 18th Aug. 2021	NP Steering Group Meeting 18 August 2021	Download	Download
Wed 7th Jul. 2021	NP Steering Group 7 July 2021	Download	Download

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Wed 7th Jul, 2021	NP Steering Group 7 July 2021	Download	Download
Thu 10th Jun, 2021	NP Steering Group 10 June 2021	Download	Download
Wed 28th Apr, 2021	NP Steering Group 28 April 2021	Download	Download
Mon 8th Mar, 2021	Steering Group Meeting 8 March 2021	Download	Download
Wed 3rd Mar, 2021	Working Group Open Spaces 3 March 2021	Download	Download
Fri 19th Feb, 2021	Working Group Open Spaces Meeting 19 February 2021	Download	Download
Fri 12th Feb, 2021	Working Group Open Spaces Meeting 12 February 2021	Download	Download
Fri 5th Feb, 2021	Neighbourhood Plan Working Group Important Spaces	Download	Download
Fri 29th Jan, 2021	Neighbourhood Plan Working Group Important Spaces	Download	Download

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Fri 29th Jan, 2021	Neighbourhood Plan Working Group Important Spaces	Download	Download
Wed 27th Jan, 2021	Neighbourhood Plan Steering Group	Download	Download
Thu 21st Jan, 2021	NP Working Group Meeting Important Spaces	Download	Download
Fri 8th Jan, 2021	NP Working Group Meeting Important Spaces	Download	Download
Tue 5th Jan, 2021	NP Steering Group Meeting 5 January 2021	Download	Download
Wed 2nd Dec, 2020	NP Working Group Meeting Important Spaces 2 December 2020	Download	Download
Thu 26th Nov, 2020	NP Working Group Meeting 26 November 2020	Download	Download
Mon 9th Nov, 2020	Steering Group Meeting 9 November 2020	Download	Download
Tue 20th Oct, 2020	Working Group Meeting 20 October 2020	Download	Download

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Tue 20th Oct, 2020	Working Group Meeting 20 October 2020	Download	Download
Thu 15th Oct, 2020	Steering Group Meeting 15 October 2020	Download	Download
Thu 20th Aug, 2020	Steering Group Meeting 20 August 2020	Download	Download
Mon 20th Jul, 2020	Neighbourhood Plan Working Group Meeting 20 July 2020	Download	Download
Wed 8th Jul, 2020	Neighbourhood Plan Steering Group Meeting 8 July 2020	Download	Download
Thu 11th Jun, 2020	Neighbourhood Plan Steering Group Meeting 11 June 2020	Download	Download
Fri 7th Feb, 2020	Minutes of Steering Group 7 February 2020	Download	Download
Thu 9th Jan, 2020	Minutes of Steering Group 9 January 2020	Download	Download
Wed 6th Nov, 2019	Minutes of Working Group 6 November 2019	Download	Download

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	Meeting 20 July 2020		
Wed 8th Jul, 2020	Neighbourhood Plan Steering Group Meeting 8 July 2020	Download	Download
Thu 11th Jun, 2020	Neighbourhood Plan Steering Group Meeting 11 June 2020	Download	Download
Fri 7th Feb, 2020	Minutes of Steering Group 7 February 2020	Download	Download
Thu 9th Jan, 2020	Minutes of Steering Group 9 January 2020	Download	Download
Wed 6th Nov, 2019	Minutes of Working Group 6 November 2019	Download	Download
Tue 29th Oct, 2019	Minutes of Steering Group 29 October 2019		Download
Thu 19th Sep, 2019	Minutes of Working Group 19 September 2019		Download
Mon 22nd Jul, 2019	Minutes of Working Group 22 July 2019		Download

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Consultation Response Form

You are here: Home / Consultation Response Form

CHADDSELEY CORBETT PARISH COUNCIL
Neighbourhood Development Plan
Consultation Response Form
Consultation open from 1 March to 22 April 2022 at 5:00 pm

Chaddesley Corbett Parish Council have completed a draft Review of their Neighbourhood Development Plan which is now open for consultation. Please read the full report and if you wish to comment please do so by completing the form below. If you prefer to do this offline, you can [download an offline version of this form here](#) to fill in and send back to the Council.

Quick Links

- Agendas and Minutes
- Parish Councillors
- Calendar

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Chaddesley Corbett Parish Council have completed a draft Review of their Neighbourhood Development Plan which is now open for consultation. Please read the full report and if you wish to comment please do so by completing the form below. If you prefer to do this offline, you can [download an offline version of this form here](#) to fill in and send back to the Council.

Your details

Name *
type here

Email address *
type here

Phone number
type here

Address
type here

Parish Councillors

Calendar

Contact the Council

Contact the Council

If you have a matter which you wish to draw to the council's attention you can do so by contacting the clerk by letter, telephone or email using the contact form

Contact the Parish Clerk
Yvonne Scriven
Telephone: 01562 777976
Email: clerk@chaddesleyparishcouncil.org.uk

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Address
type here

Please give us your comments below:
Comment 1

Which part of the Plan are you commenting on? Please tell us the page number, paragraph number, or policy
type here

Are you supporting, objecting or just making a comment?
☐ Supporting
☐ Objecting
☐ Making a comment

Comments and/or suggested changes:
type here

Using the contact form
Contact the Parish Clerk
Yvonne Scriven
Telephone: 01562 777976
Email: clerk@chaddesleyparishcouncil.org.uk

Subscribe for Updates
Enter email address... *
By entering your email address you are happy for Chaddesley Parish Council to store your information and use it to send council updates to your inbox. Please view our Privacy Policy
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Making a comment

Comments and/or suggested changes:
type here

Would you like to comment on another part of the Plan?
☐ Yes
☐ No

Do you consent to your contact details being provided to Wyre Forest District Council so that they can keep you informed about the next stages in the NDP process?
☐ Yes
☐ No

Terms (you must agree to these terms in order to submit this form)
☐ By ticking this box you confirm that you are happy The personal information you provide on this form will be processed in accordance with the requirements of the General Data Protection Regulations. It will be used only for the preparation of the Neighbourhood Development Plan. See the Privacy Policy for further information

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Would you like to comment on another part of the Plan?
☐ Yes
☐ No

Do you consent to your contact details being provided to Wyre Forest District Council so that they can keep you informed about the next stages in the NDP process?
☐ Yes
☐ No

Terms (you must agree to these terms in order to submit this form)
☐ By ticking this box you confirm that you are happy The personal information you provide on this form will be processed in accordance with the requirements of the General Data Protection Regulations. It will be used only for the preparation of the Neighbourhood Development Plan. See the Privacy Policy for further information

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Appendix 12: Copy of Letter to Consultees and List of Organisations contacted

Copy of Letter to Residents



Yvonne L. Scriven
7 Hemming Way
Chaddesley Corbett
Worcs
DY10 4SF
Telephone: 01562 777976
Mobile: 07432 231866

e-mail: clerk@chaddesleyparishcouncil.gov.uk

Dear Resident

February 2022

Notification of Formal Public Consultation on the Chaddesley Corbett Draft Modified Neighbourhood Development Plan (NDP)
(Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012 (as amended))

I am writing to advise you that the Chaddesley Corbett Draft Modified Neighbourhood Development Plan (NDP) has been published for formal consultation by Chaddesley Corbett Parish Council. The NDP review process has been undertaken by Chaddesley Corbett Parish Council to update the previous NDP which was Made (adopted) by Wyre Forest District Council on 25th September 2014. The Parish Council considers that the Draft Modified Plan comprises material modifications which are so significant that they change the nature of the Plan.

The review process for the Draft Modified Plan has taken into account changes to National Planning Policy set out in the National Planning Policy Framework (NPPF) July 2021 and the new emerging Wyre Forest District Local Plan 2016-2036. The Draft Modified Plan also has been informed by updated research and evidence including:

- Chaddesley Corbett Parish Housing Needs Survey, 2019
- A Residents Survey, 2019
- A Call for Sites, Technical Site Assessment and Residents' consultation on possible housing sites, and
- Chaddesley Corbett Design Guide.

The consultation period runs for 6 weeks from 1 March 2022 to 22 April 2021 by 5:00 pm

The Draft Modified Plan and other supporting documents, including the Statement of Modifications can be viewed and downloaded from the Neighbourhood Plan website:
<https://www.chaddesleyparishcouncil.gov.uk/neighbourhood-plan-review/>

Hard copies of the Plan can be viewed in the following locations at normal opening times:
St Cassian's Church, Chaddesley Corbett
Kidderminster Library

www.chaddesleyparishcouncil.gov.uk

We will also be holding a drop in event on Wednesday 30 March 2022 at Chaddesley Corbett Village Hall from 11:00 am to 8:00 pm, when you will be able to view the full report and talk to councillors.

A Response Form is provided on the website for comments, but the Parish Council also welcomes comments by email to the Parish Clerk, or in writing, see address details at top of this letter. The link to the Response Form is:

<https://www.chaddesleyparishcouncil.gov.uk/consultation-response-form/>

Following the public consultation process on the Draft Modified Neighbourhood Development Plan, the Modified Plan will be amended and submitted to Wyre Forest District Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the Modified Plan meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan and an updated Statement of Modifications.

Wyre Forest District Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. The Examiner will determine whether the Modified Plan meets the required Basic Conditions (subject to any recommended changes) and whether the Plan should be subjected to a local Referendum. If so, and there is a Yes vote, then the Modified NDP will be made (adopted) by Wyre Forest District Council and used to help determine planning applications in the Parish.

When we submit the plan, personal information, including your name, address and email may be shared with Wyre Forest District Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations. To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Wyre Forest District Council. If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter please indicate that you consent for your personal details being provided to Wyre Forest District Council to enable them to perform their duties.

If you require any further information, please contact the Parish Clerk at the address provided above.

Yours sincerely

Yvonne L Scriven
Parish Clerk

www.chaddesleyparishcouncil.gov.uk

List of consultees

Consultation Bodies and Other Local Organisations

- MADE
- Natural England
- Worcestershire Acute Hospitals NHS Trust
- Planning Aid England
- DIAL North Worcestershire
- Oil and Pipelines Agency (The)
- Community First
- Act on Energy
- West Mercia Probation Service
- Worcestershire County Association of Local Councils
- Wyre Forest Citizens Advice Bureau
- Wyre Forest Dial A Ride
- Wyre Forest Cycle Forum
- Health and Safety Executive, Chemical and Hazardous Installations Division
- National Farmers Union West Midlands Region
- Community Action Wyre Forest (CAWF)
- National Society of Allotment and Leisure Gardeners
- British Horse Society
- Home-Start Wyre Forest
- West Midlands HARP Planning Consortium
- Herefordshire & Worcestershire Earth Heritage Trust
- The Society for the Protection of Ancient Buildings
- Renewable UK
- Campaign for Real Ale Ltd (CAMRA)
- Worcester Diocesan Board of Finance Ltd
- Worcestershire County Council, Planning Economy & Performance
- South Staffordshire District Council
- Staffordshire County Council
- Worcestershire County Council
- British Telecom
- Mobile Operators Association
- National Grid
- Wolverley & Cookley Parish Council
- Disability Action Wyre Forest
- Federation of Small Businesses, Herefordshire & Worcestershire
- Herefordshire & Worcestershire Chamber of Commerce
- Age UK Wyre Forest
- The Crown Estate
- Hereford & Worcester Fire & Rescue Service
- RSPB Midlands Regional Office
- Home Builders Federation
- The Community Housing Group
- The Gardens Trust
- Fields in Trust

- Worcestershire Wildlife Trust
- The Showmans Guild of Great Britain Midland Section
- Clent Parish Council
- Hagley Parish Council
- The Victorian Society
- Ramblers Association
- Historic England
- Hereford and Worcester Gardens Trust
- Worcestershire Biodiversity Partnership
- Wyre Forest Local Children's Trust
- The Traveller Movement
- Friends Families and Travellers
- Wyre Forest Friends of the Earth
- Centro- WMPTA
- Campaign to Protect Rural England
- Country Land & Business Association
- Severn Trent Water Ltd
- Stone Parish Council
- West Mercia Police
- Environment Agency
- Chaplaincy for Agricultural & Rural Life
- The Coal Authority
- MP
- Inland Waterways Association
- Centro- WMPTA
- Greater Birmingham and Solihull Local Enterprise Partnership
- Worcestershire Local Enterprise Partnership
- Vestia Community Trust
- Bromsgrove & Redditch DC
- Western Power Distribution
- North Worcestershire Housing & Water Management
- Sport England
- National Federation of Gypsy Liaison Groups
- Worcestershire Regulatory Services
- Wyre Forest Clinical Commissioning Group
- Homes and Community Agency
- NHS Property Services Ltd
- Council for British Archaeology West Midlands
- Woodland Trust
- Worcestershire Local Nature Partnership
- NHS Commissioning Board
- Highways England
- CAMRA WF

Local Businesses

- Poultry Farm

- Blakedown Nurseries
- Hill Top Nurseries
- Cottage Nurseries
- Lawsons Nursery
- Nursery
- Tanwood Lane Nurseries
- Woodrow Nurseries
- Rowberry Nurseries
- The Oaks Community Hall
- Chaddesley Village Hall
- Chaddesley Corbett Endowed Primary School
- Winterfold House School
- Chaddesley Corbett Endowed Primary School
- The Proprieter
- Serenity Hotels Ltd
- The Occupier
- The Workshop
- Ltc Tyres And Exhausts Limited
- County Horse Fine Feeds Ltd
- Hawk Cricket & Leisure Limited
- Warehouse
- Warehouse Rear Of
- Harvington Festival Centre
- Oakwood Landscapes
- Roman Catholic Archdiocese Of Birmingham
- Bissell Wood Equestrian Centre
- The Harkaway Club
- Chaddesley Corbett Sports Club
- Chaddesley Surgery
- Cattery At
- Kennels And Cattery
- Boarding Kennels
- Kennels
- Rosemary Bennett Equestrian Ltd
- Brockencote House Farm Partners Stud
- Stables
- Stables At
- Staydry Rainwear Ltd
- Grove Computer Services
- Elta
- Hingley And Callow Oils Ltd
- The Dog Inn
- The Fox Inn
- The Swan
- Robin Hood
- Fishers Castle Farm
- Stanleys Farm Shop

- The Village Butcher
- The Salon At Chaddesley
- The Flower Room
- Car Sales At
- Parking Spaces
- Severn Trent Water
- Orange Plc
- Severn Trent Water Ltd
- Chaddesley Bistro

(There was also a list of residents contacted directly who had asked to be kept informed about the NDP)

Appendix 13: Other Publicity

Copy of Notice in Parish Magazine

**CHADDESLEY CORBETT PARISH COUNCIL
CONSULTATION ON DRAFT NEIGHBOURHOOD PLAN**

The Consultation starts on 1 March and runs until 22 April 2022 at 5:00 pm.

You can view the Draft Neighbourhood Development Plan on our website at:

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

And you can complete or download a Response Form at:

<https://www.chaddesleyparishcouncil.gov.uk/consultation-response-form/>

Alternatively, there will be a Consultation Day on 31 March 2022

At Chaddesley Corbett Village Hall from 11:00-8:00 pm

When you can view the Draft NDP and complete a Response Form

Completed Forms can be posted c/o The Village Butcher, The Village, Chaddesley Corbett,
or dropped into the collection box in the Butcher's shop

If you need any further information, please email the Clerk at
clerk@chaddesleyparishcouncil.gov.uk

Copy of Notice for Public Consultation Day

**RESIDENTS OF CHADDESLEY
CORBETT - HAVE YOUR SAY!**

**CONSULTATION DAY on
WEDNESDAY 30 MARCH 2022**

**AT CHADDESLEY CORBETT
VILLAGE HALL**

From 11:00 am to 8:00 pm

Come along to discuss the draft
report with one of our
Councillors, view a paper copy
and plans in the report, and
complete a Response Form

YOUR VIEWS MATTER!

**CHADDESLEY CORBETT PARISH
COUNCIL
CONSULTATION DAY
DRAFT NEIGHBOURHOOD PLAN**



Copies of Display Material at Consultation Event

Chaddesley Corbett Parish Council

Protecting Village Facilities

91% of residents that completed our survey agreed that the Neighbourhood Plan should include policies to retain the wide range of amenities and retail premises operating within the village.

Policy CF2 seeks to protect the Local Group of shops and public houses in Chaddesley Corbett village.

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.



0

Chaddesley Corbett Parish Council

Protecting Important Views

Policy D4 updates the previous NDP policy on Parish views that should be protected from inappropriate development

Example - view 5



1

Protecting Important Views – View 5



2

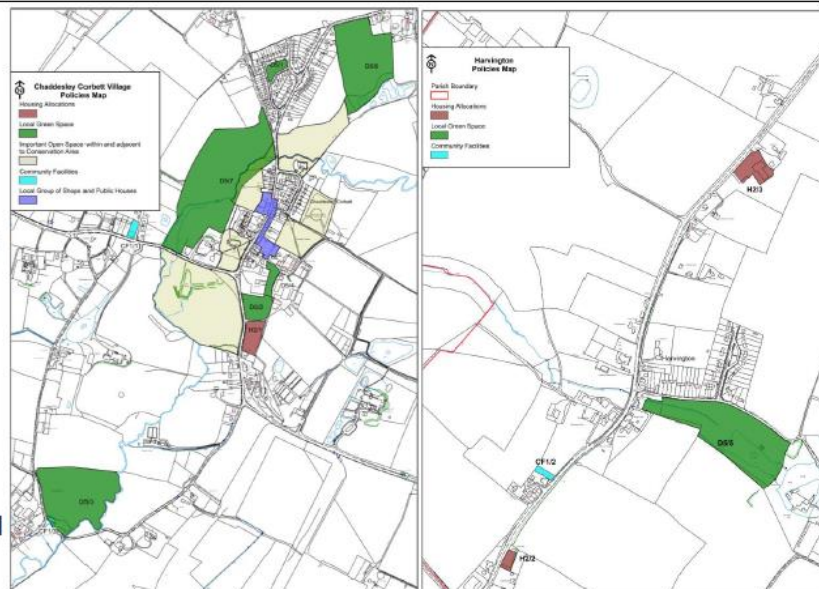
Protecting Important Green Spaces

92% of our survey respondents agreed that the Plan should protect and enhance the existing areas of open green space

The Conservation Area character appraisal already identifies several important open spaces.

Policy D5 designates additional Local Green Spaces of importance to the community.

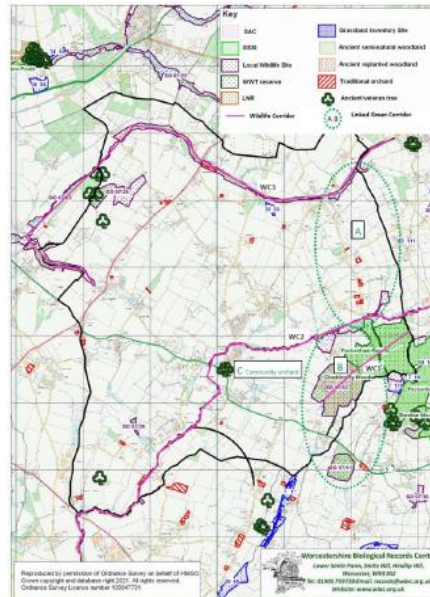
Development of the Local Green Spaces will not be supported except in very special circumstances.



3

Protecting Wildlife Corridors

Policy GI1 identifies important habitats and Green Infrastructure Assets, and seeks to protect them from inappropriate development



4

Delivering Affordable Homes

The Housing Needs Survey identified a need for 10 affordable homes over the next 10 years.

The outcome of the Call for Sites exercise identified this site as the best option for Affordable Housing

Policy H2/1 allocates it as a Rural Exception Site, specifically intended to deliver Affordable Housing

Draft Policy H2/1
Land off Bromsgrove Road, Lower Chaddesley



5

Thinking ahead for a problem site

This policy defines the brownfield element of the site that may be suitable for a future mixed development.

Policy C1 requires that the remainder of the site should revert to open land or uses appropriate to the Green Belt

Draft Policy H2/3

Former Garden Centre (Hewitts) , A 450, Harvington



6

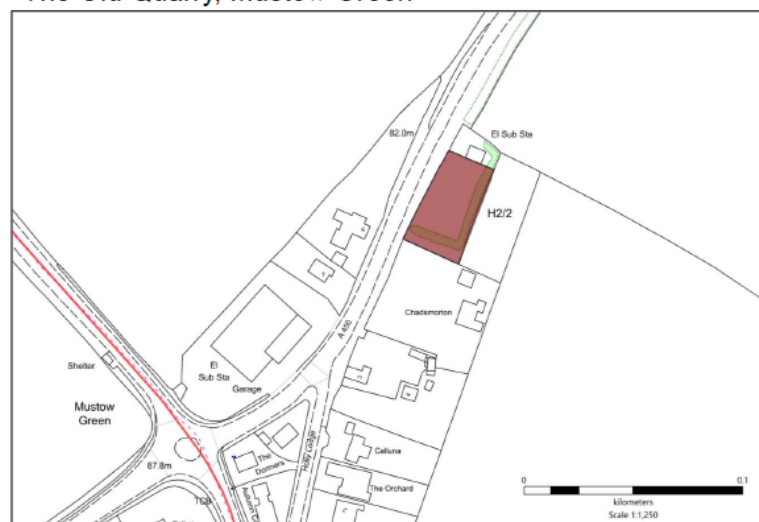
What to do with an old quarry?

This small former quarry site would not qualify as infill, nor fully meet the sustainability requirements for a rural exception site.

If a number of constraints for the site can be met, this policy supports its use for a small development of affordable homes

Draft Policy H2/2

The Old Quarry, Mustow Green



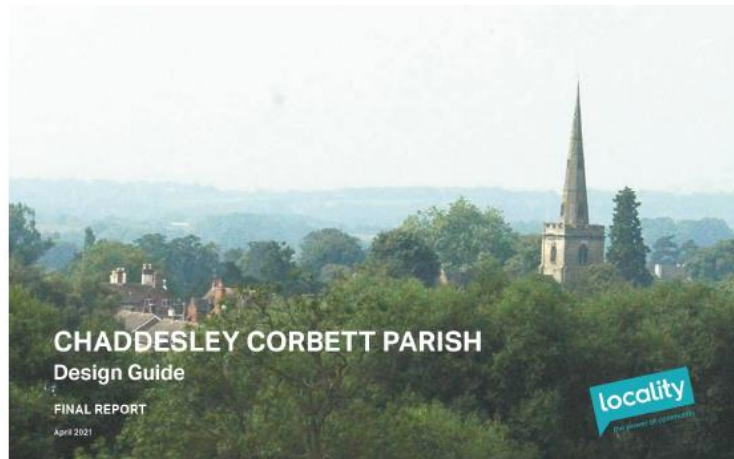
7

What is Good Design?

When we review Planning Applications, the main thing we can comment on is design
But what standards should we apply?

Policies D1 and D2 promote high quality design in any new development. They require designs to take account of the Chaddesley Corbett Parish Design Guide

Policy D3 requires impact assessments for any development in or adjacent to a Heritage Asset



8

What Policies are New or Improved?

We've learnt a few things from the first NDP.

The revised NDP contains both new and importantly modified policies:

- **B1 Small Scale Employment/Conversions for Business Use**
- **B2 Working From Home**
- **CF1 Supporting Health & Wellbeing**
- **CF2 Protecting Local Shops, Public House and Local Facilities**
- **D1 Promoting High Quality Design**
- **D2 Architectural Details & Materials**
- **D3 Protecting/Enhancing Heritage Assets & Archaeology**
- **D4 Protected Views & Landmarks**
- **D5 Local Green Spaces**
- **G11 Local Green Infrastructure Network & Biodiversity**
- **H2 Site allocations for Affordable Housing**
- **H4 Backland & Rear/Side Garden Development & Extensions**
- **T1 Parking in the Village**
- **App3 Proposed Extension to Harvington Conservation Area (Map 7)**

9

Appendix 14: Copy of Response Form

CHADDESLEY CORBETT PARISH COUNCIL
NEIGHBOURHOOD DEVELOPMENT PLAN
REGULATION 14 CONSULTATION – OPEN FROM
9:00 am 1 MARCH 2022-22 – to 5:00 pm APRIL 2022 by 5:00
pm



RESPONSE FORM

Name	
Email Address	
Phone Number	
Address	

Please give us your comments below:

Comment 1

Which part of the Plan are you commenting on? Please tell us the page number, paragraph number, or policy. Please use a separate form for each part of the plan you comment on.

--

Are you supporting, objecting or just making a comment?*

Supporting ☐ Objecting ☐ Making a Comment ☐

Comments and/or suggested changes:

--

--

Please continue on a separate sheet if required.

Data Protection - please indicate your choice with a tick ✓.

I do consent to my contact details being provided to Wyre Forest District Council so that they can keep me informed about the next stages in the NDP process.	
I do not consent to my contact details being provided to Wyre Forest District Council	

Please send your comments by email to:

clerk@chaddesleyparishcouncil.gov.uk.

You can also place your response in the box provided in the Village Butchers. Postal responses can be addressed to: The Parish Clerk, c/o The Village Butchers, The Village, Chaddesley Corbett, Worcs DY10 4SA

Appendix 15: Regulation 14 Consultation Tables

Table 1 Consultation Responses from Consultation Bodies and Other Organisations

Consultee Name and Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
The Coal Authority 1.	All			No comment	Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.	Noted. Thank you for your comments.	No change.
Environment Agency 2.	All			General comment	<p>Thank you for consulting us on the above draft plan (regulation 14 consultation).</p> <p>Based on our current way of working/nature of the plan consultation, we offer no comments at this stage.</p> <p>For information, we do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan (Wyre Forest) and refer to guidance within our proforma guidance (copy</p>	Noted. Thank you for your comments.	No change.

					<p>attached for your attention). See also attached Climate Change Guidance (update of Jan 2022).</p> <p>If site allocations are proposed in in Flood Zone 3, see detailed advice in proforma, we may seek to advise further upon the draft being formally consulted upon.</p>		
Historic England 3.			All and Design Policies	Support	<p>Thank you for the invitation to comment on the Draft Neighbourhood Plan. Historic England is supportive of both the content of the document and the vision and objectives set out in it and consider that an admirably comprehensive approach is taken to the environment including the historic environment.</p> <p>The design parameters set out in the Chaddesley Corbett Parish Design Guide will no doubt prove invaluable as a context and guide for future development.</p> <p>This approach and those policies designed to conserve and enhance both the distinctive character of the settlement of Chaddesley Corbett and the</p>	Noted. Thank you for your comments.	No change.

					<p>surrounding countryside whilst promoting green infrastructure is highly commendable.</p> <p>Beyond those observations we have no further substantive comments to make.</p> <p>I hope you find this advice helpful.</p>		
<p>Worcestershire Wildlife Trust</p> <p>4.1</p>				<p>Comment / Support</p>	<p>Comments:</p> <p>We generally welcome the biodiversity commentary throughout the plan and we are pleased to support the underpinning biodiversity and green infrastructure principles set out in the document. We do however recommend amending all references to 'Special Wildlife Site' to read 'Local Wildlife Site' to reflect the term currently used and to bring conformity with the emerging Wyre Forest District Local Plan wording. Similarly, all references to the Worcestershire Biological Records Office (WBRO) should read Worcestershire Biological Records Centre (WBRC). See http://wbrc.org.uk/WBRC/index.html for more information.</p>	<p>Accepted.</p> <p>Thank you for your comments.</p> <p>We note your suggested changes which will be adopted</p>	<p>Amend NDP as suggested.</p> <p>Change 'Special Wildlife Site' to read 'Local Wildlife Site' throughout Plan.</p> <p>Check all references to the Worcestershire Biological Records Office (WBRO) and change to read 'Worcestershire Biological Records Centre (WBRC).'</p>

4.2		5.1.37		Comment	<p>Comments:</p> <p>We recommend that you delete the word 'recently' from the third sentence, the surveys are not especially recent and will not be by the end of the plan timeframe. 'Special Wildlife Site' should also read 'Local Wildlife Site'.</p>	Accepted.	<p>Amend NDP as suggested.</p> <p>Delete 'recently' in 5.1.37</p>
4.3		5.1.41		Comment / Support	<p>Comments:</p> <p>We welcome and support the principles underpinning this section but we would recommend reordering and rewording the paragraph slightly to better reflect the relevant planning guidance and associated offsetting approach. We suggest that something along the following lines might be helpful.</p> <p>'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</p>	<p>Accepted.</p> <p>Thank you for your suggestions will be amended.</p>	<p>Amend NDP as suggested.</p> <p>Reword 5.1.41 using wording provided:</p> <p>'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</p>

					<p>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.</p> <p>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.'</p>		<p>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.'</p>
4.4			Draft Policy G11 Local Green Infrastructure Network and Biodiversity	Comment / Support	<p>Comments:</p> <p>We welcome and are pleased to support the principles set out in this policy but we recommend that the wording be amended slightly to better reflect the underpinning biodiversity message. Some</p>	Accepted.	<p>Amend NDP as suggested.</p> <p>Reword Policy G1 using wording provided:</p> <p>'In particular, developments should support and enhance local wildlife corridors and PROW networks by:</p>

					<p>suggested alternative wording is set out below.</p> <p>'In particular, developments should support and enhance local wildlife corridors and PROW networks by:</p> <ol style="list-style-type: none"> 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. 		<ol style="list-style-type: none"> 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. <p>In situations where evidence demonstrates that onsite biodiversity mitigation and appropriate landscaping cannot be provided, an off-site scheme should be</p>
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					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.'		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.'
4.5			Policy G1		In addition to the above amendments we recommend that the management period of 20 years set out in the 8th paragraph be amended to 30 years as this would better align with Biodiversity Net Gain management requirements.	Accepted.	Amend NDP as suggested. Reword Policy G1 using wording provided: Change '20 years' to '30 years'.
4.6			Policy G1		In the second sentence of the 9th paragraph we recommend amending the wording to read 'Adverse impacts on biodiversity...' to better reflect the intention of the policy.	Accepted.	Amend NDP as suggested. Reword Policy G1 using wording provided: 'Adverse impacts on biodiversity...'
Hagley Parish Council				No comments	Hagley Parish Council has no comments on this matter.	Noted.	No change.

5.							
Herefordshire and Worcestershire Earth Heritage Trust 6.1	All			Comment	<p>Thank you for consulting Herefordshire and Worcestershire Earth Heritage Trust or your draft Neighbourhood Plan, on whose behalf I am responding.</p> <p>H&WEHT is a charity that aims to record, protect and promote geology and landscape in the two counties. We identify sites of geological interest (Local Geological Sites, or LGS) so as to be able to advise the County Councils on any plans that may impinge upon them.</p>	Noted. Thank you for your comments.	No change.
6.2		5.1.47		Support	<p>We welcome the reference in paragraph 5.1.47 to geological sites as factors helping to shape the plan, however no further reference to such sites could be found in your draft. The following information could be included in future versions to provide a more comprehensive account.</p> <p>'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 river beds.</p>	Accepted.	<p>Amend NDP</p> <p>Add new section on Geological Sites after 5.1.47 using wording provided: '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 river beds. Above it lies the Helsby sandstone, covering a broad band across the parish from southwest to northeast. The</p>

					<p>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.</p> <p>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 river beds can also be found in the northwest of the county in the form of river terraces.</p> <p>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</p>		<p>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.</p> <p>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 river beds 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</p>
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					international importance in exposing this geology. Hence there are no specific areas that need protection at present and we are happy to support the plan. However, the Trust is always interested to learn of new or temporary exposures so that it can add any information to its records.		international importance in exposing this geology.'
Natural England 7.1	All			General comments	<p>Thank you for your consultation on the above dated 28 February 2022.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p>	Noted. Thank you for your comments.	No change.

					<p>Natural England does not have any specific comments on the draft Chaddesley Corbett Neighbourhood Plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>		
NFU 8.1			<p>Policy D5 Local Green Spaces</p> <p>D5/2 D5/4 D5/6</p>	Objection	<p>The National Farmers Union has been contacted by concerned members regarding the development of the Chaddesley Corbett Parish Neighbourhood Plan.</p> <p>Having read the documents available online, we have significant concerns about aspects of:</p> <p>D5 Local Green Spaces</p> <p>In July 2021 my colleague Sarah Faulkner wrote on behalf of a concerned member whose land was listed in the 'Green Space' allocation. I am disappointed to note that his objection to this allocation has not been recognised as the land has remained in the consultation. The land referred to includes:</p>	<p>Noted.</p> <p>Please refer also to Table 2 and Consultation Statement for responses to landowners.</p> <p>Following the informal public consultation, and objections from most landowners, the PC decided to retain all the LGS in the Draft Plan to allow local residents and other stakeholders to comment.</p>	No change.

					<ul style="list-style-type: none"> - The Field adjacent to Hunters Ride Location: Lower Chaddesley, off the A448 - Field adjacent to Fold lane. Location: Chaddesley Village Conservation Area - Field adjacent to Briar Hill Location: Briar Hill, Bluntingson 		
8.2			<p>Policy D5 Local Green Spaces</p> <p>D5/2 D5/4 D5/6</p> <p>Policy D5 Local Green Spaces</p> <p>D5/2</p>	Objection	<p>Any inclusion of this land within the plan has the potential to unduly restrict the activities of the farm businesses and curtail their ability to focus on the productive management of this land.</p> <p>The consultation fails to identify that the land parcels are all under active agricultural management and part of a commercial farming business.</p> <p>Once again, we maintain the view of objecting to the inclusion of this land as local green space as it is within commercial agricultural management and strongly opposes to their future allocation for community use. We are concerned about the impacts of this proposal on an established farm business as these parcels are important livestock grazing areas.</p>	<p>Not accepted.</p> <p>These areas are already within the Green Belt and LGS designation should not confer an additional level of restriction on agricultural activities.</p> <p>Refer to NPPF para 103. 'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'</p> <p>The NPPF goes on to say, 149. 'A local planning authority should regard the construction of new</p>	No change.

			D5/4 D5/6			<p>buildings as inappropriate in the Green Belt. Exceptions to this are:</p> <p>a) buildings for agriculture and forestry;</p> <p>The NDP includes information about existing land use for all the LGS. Refer also to Table 1 – some additional information will also be added to Appendix 4 prior to submission.</p>	
8.3			<p>Policy D5 Local Green Spaces</p> <p>D5/2 D5/4 D5/6</p>	Objection	<p>Local Green Space designation is not appropriate for these parcels as the designation should only be used:</p> <ul style="list-style-type: none"> • Where the green space is in reasonably close proximity to the community it serves; • Where the green area is demonstrably special to a local community and holds a particular local significance, for example 	<p>Noted.</p> <p>The relevant paras of the NPPF are included in the supporting text of Policy D5.</p> <p>Appendix 4 includes tables for each LGS explaining it meets</p>	No change.

					<p>because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <ul style="list-style-type: none"> • Where the green area concerned is local in character and is not an extensive tract of land. 	the criteria in the NPPF.	
8.4			<p>Policy D5 Local Green Spaces</p> <p>D5/2 D5/4 D5/6</p> <p>Policy D5 Local Green Spaces</p> <p>D5/2 D5/4 D5/6</p>	Objection	<p>Where parcels are proposed for local green space allocation the impacts on existing rural businesses must be considered.</p> <p>We would query whether the parcels are demonstrably special to the community given their long-standing agricultural management.</p> <p>We note that the recreation value of the parcel at Briar Hill relates to the presence of public footpath.</p> <p>The Field adjacent to Hunters Ride and Fold Field do not have public access.</p> <p>None of the parcels have historic significance or are particularly noted for their wildlife value given their agricultural nature.</p> <p>The parcel at Briar Hill is a large area of 3.7ha.</p>	<p>Noted.</p> <p>Please refer to Table 3 for detailed responses to these and other points raised in landowners' objections.</p> <p>Refer to 8.2 above. LGS designation should not confer additional restrictions to Green Belt and the areas are already in the Green Belt.</p>	No change.

8.5			<p>Policy D5 Local Green Spaces</p> <p>D5/2 D5/4 D5/6</p> <p>Policy D5 Local Green Spaces</p> <p>D5/2 D5/4 D5/6</p>	Objection	<p>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 with increased production costs, Brexit, trade deals, energy costs, access to labour all exacerbated by the current conflict in Ukraine. At such a time where food security is in question, careful consideration is needed to protect farmers from losing viable productive land for food production.</p>	<p>Accepted.</p> <p>Some further supporting text could be added to the NDP explaining the pressures that farmers are under and the need for local food production.</p>	<p>Amend NDP.</p> <p>Insert additional supporting text after 5.4.45:</p> <p>‘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 ...’.</p> <p>The intention of the Local Green Space protection is</p>
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			<p>Policy D5 Local Green Spaces</p> <p>D5/2 D5/4 D5/6</p>			<p>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.</p> <p>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.</p> <p>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.'</p>
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8.6			Policy D5 Local Green Spaces D5/2 D5/4 D5/6	Objection	In a wider context, the important role of agriculture within the local area as a major industry, rural employer and producer of food should be recognised within the Neighbour Development Plan. Farmers and land managers are facing many environmental and legislative challenges, in order to sustain a profitable farming business, infrastructure and diversification may be needed to support this.	Noted.	No further change.
8.7			Policy D5 Local Green Spaces D5/2 D5/4 D5/6	Objection	I would be grateful if someone could contact us urgently regarding this document. We are keen to work with the Parish Council to find a solution to our members' concerns.	Noted. Recommend meeting with NFU to discuss concerns prior to submission. Thank you for your response to our consultation on the draft Neighbourhood Plan, including its proposals for the designation of Local Green Spaces. As you point out, a Local Green Space must be demonstrably special to a local community and hold	No further change.

			<p>Policy D5 Local Green Spaces</p> <p>D5/2 D5/4 D5/6</p>			<p>a particular local significance, for example because of either its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. These criteria are examples (so arguably not a complete list), and meeting just one of them should suffice. Judgements on these matters will inevitably be subjective. They must also be in reasonably close proximity to the community they serve (easy walking distance), local in character, and not an extensive tract of land. This last point is understood primarily to avoid effectively creating a green belt where one does not currently exist; the</p>	
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			<p>Policy D5 Local Green Spaces</p> <p>D5/2 D5/4 D5/6</p>			<p>Parish is already washed over by the Green Belt. All of the locations proposed for designation are within easy walking distance of one or more of our settlements. Almost all are currently used for agriculture, and this characteristic is highly valued as it underlines and gives visual evidence to the rural character of the Parish. Our understanding of the Local Green Space designation is that it has no effect on ownership or right of access, and would not affect ongoing agricultural use.</p>	
<p>Wyre Forest District Council</p> <p>9.</p>	All			<p>No comment.</p>	<p>No response to Reg 14 Consultation.</p> <p>Responded to follow up email with the following (by email 18 May 2022):</p> <p>'It was my understanding that due to officers regularly engaging with</p>	<p>Noted.</p>	<p>No change.</p>

					the NP working group, that we had nothing to add through the Reg 14 consultation.'		
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Table 2 Consultation Responses from Local Residents and Businesses

Consultee Ref. No.	Page No.	Para. No.	Vision/ Objective/ Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1.	44		Local Green Spaces	Comment	<p>I'm disappointed at the field on adjacent Malvern view and entrance situated via Brier Hill has not been given green space value. A important place for walkers ,many people use this footpath, views of the surrounding countryside and a abundance of wildlife. The footpath is very old I'm told and connects to the village hall and Harvington it's unofficial carpark used by hikers , lessening the parking on Brier hill. The views from this field are stunning, just as important as the field opposite on Brier hill which had been given green space label.</p> <p>Please could you consider this field please</p>	Thank you for bringing this to our attention. This site did not come forward for consideration during the process of selecting sites for designation as Local Green Spaces. However, the site does benefit from Green Belt protection. This site will be considered during our next review of the Neighbourhood Development Plan. (Note for possible inclusion in next review of the Neighbourhood Development Plan.)	No change.
2.	57		H2/1	Comment	Unsure about possible development near garage	Noted. Thank you for your comments.	No change.

			Land off Bromsgrove Road Lower Chaddesley		on Bromsgrove Lane but definitely agree with leaving land in Fold Lane not developed.	<p>The proposed development in Fold Lane has been removed from the District Council Local Plan.</p> <p>As regards the site of the A448 Bromsgrove Road which has been selected for development, a Viability Study has been undertaken which confirms it is viable for mostly affordable housing.</p>	
3.1	56		Draft policy H2, Housing Site Allocations,	Support wholeheartedly	The above allocations appear to be well considered and appropriate having regard to the various factors affecting the individual sites and I support the draft plan wholeheartedly	Noted. Thank you for your comments.	No change.
3.2	86		Draft Policy D5 Local Green Spaces;	Support wholeheartedly		Noted. Thank you for your comments.	No change.
3.3	97		Appendix 2, Protected Views	Support wholeheartedly		Noted. Thank you for your comments.	No change.
4.			Whole Plan	Supports	Supporting	Noted. Thank you for your comments.	No change.
(Resident and			Housing section	General comments about housing	I wish to make several comments on the draft neighbourhood plan and	Noted. Thank you for your comments.	No change.

Storybook Homes Ltd)					<p>hope the issues are considered prior to finalising the document.</p> <p>I wish it to be noted that I would like to congratulate those involved in putting this together where many other villages purely rely on national framework.</p>		
5.1							
5.2		5.2		Comment	<p>My first comment relates to the documenting of the housing needs survey carried out in 2019. This survey concluded</p> <p>‘ In total within the next 10 years the following new homes could be required:</p> <ul style="list-style-type: none"> • 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’ <p>This demonstrated that Chaddesley actually needed more than 2/3rds of new houses to be open</p>	<p>Not accepted.</p> <p>Refer to NDP para 5.2.24:</p> <p>‘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.’</p> <p>The PC accepts that proposals for market housing will continue to come forward during the plan period. However the emphasis in the NDP is to</p>	No change.

					market housing. This however is not mentioned and the draft steers towards the need for affordable housing only in the Parish which your review even proved is far from the case. I feel this point needs to be addressed.	try and redress a local imbalance in provision to ensure suitable housing which is affordable and meets local needs is provided in the parish.	
5.3		5.2		Comment	A personal opinion is that the high prices of houses in Chaddesley is down to what a lovely village it is yet, there has for many years been resistance to small scale development of family homes to satisfy the significant demand. I just hope the Parish council can learn from other villages where this resistance leads to a large housing estate not in keeping will be forced to meet the needs at a future date and they will protect the village for future generations.	<p>Noted. Thank you for your comments.</p> <p>The policies and proposals in the NDP should help to guide planning decisions in the future so that new housing is appropriate in terms of local need (this is different from 'demand').</p> <p>Two sites have been identified as suitable for affordable housing, which meet the anticipated needs indicated in the Housing Needs Survey.</p> <p>The Parish is washed over by the Green Belt and any development will need to be on a brownfield site or a Rural Exception site identified by the Parish Council.</p>	No change.

						<p>We have taken into account that market housing on the former school site in the Village did not provide any affordable housing. The proposed allocation of a Rural Exception Site is considered to be the route most likely to meet the indicated need for affordable housing. In addition to the proposed allocations for affordable housing. We have identified a site off the A450 Worcester Road, Harvington (old Hewitts site) which could deliver a limited number of market housing on the brownfield element of the site. This site would then provide a large majority of the This would contribute toward meeting the market housing need identified indicated in the Housing Needs Survey.</p>	
5.4		5.2		Comment	The second comment I have is the conflict the draft seems to have with the local plan. The local plan supports, outside	<p>Not accepted.</p> <p>The NDP is required to be in general conformity with the strategic policies of the</p>	No change.

					allocation, rural exemption and windfall sites. These windfall sites still need to be robustly justified and meet all planning policies. In not mentioning these you not only conflict the local plan but you cause further issues in meeting the Parish's 10 year housing needs outlined in your 2019 review.	Local Plan, and this will be assessed by the External Examine. NDPs should not duplicate strategic planning policies and Local Plan policies will be used alongside policies in the NDP (once made) to help determine planning applications.	
6.	All		H2	Support	<p>We appreciated the time and effort that had gone into the preparation of the Plan.</p> <p>We agreed with all the suggested sites for affordable housing. We especially liked the section on sites for protected views, especially liked the map with the wildlife corridors.</p> <p>On a pedantic point we would comment there are now no Brownies that meet in Chaddesley Corbett.</p>	<p>Noted.</p> <p>There is no mention of Brownies in the NDP.</p>	No change.
7.	All			Support	Very comprehensive report well put together	Noted. Thank you for your comments.	No change.
8.	5.2		Housing Sites	Support	The sites shown for housing are in better	Noted. Thank you for your comments.	No change.

					locations than the last time.		
9.	All		Whole Plan	Support	Support all of the draft NDP	Noted. Thank you for your comments.	No change.
10.	All		Whole Plan	Support	<p>Very well presented, thorough and comprehensive plan thank you.</p> <p>Consideration given to wildlife, important views and the centre of our historic village.</p> <p>We are in full support of the carefully considered neighbourhood development plan.</p> <p>All aspects from the wildlife zones and corridors, the tree planting and community orchard, through to protections to preserve the epicentre of the village is an excelling plan to see.</p> <p>The designed sites as shown on A448 is also for us the best option for the limited number of 10 social housing. Thank you.</p>	Noted. Thank you for your comments.	No change.
11.	All		Whole Plan	Support	It was lovely to meet you and Mr Thomas at the	Noted. Thank you for your comments.	No change.

					Neighbourhood Plan meeting and we are both in agreement with them as it will join Lower Chaddesley to the main village a bit more without crowding the village which is becoming more like a car park.		
12.		5.2	Housing	Support	New sites seem to be better located than previous plans regarding Lower Chaddesley.	Noted. Thank you for your comments.	No change.
13.1		5.2	Housing	Support	Affordable Housing provision with priority to local residents.	Noted. Thank you for your comments.	No change.
13.2		5.5.3	Traffic and Parking	Comment	Agree that speeding is an issue especially during rush hour when motorists cut through Woodrow Lane at high speed.	Noted. Thank you for your comments.	No change.
13.3		5.5.15	Parking	Comment	Parking especially when there are local events is an issue. Additional parking would be appreciated to help with congestion and also support local businesses.	Noted. Thank you for your comments.	No change.
14.			Whole Plan	Support	I support the plan in representing the needs of the parishioners.	Noted. Thank you for your comments.	No change.
15.		5.2	Policy H2 Site H2/3	Comment	The site 'Hewitts' Harvington is on a 60 mph road. If houses built here will speed limit be	Noted. Thank you for your comments.	No change.

					reduced. Lack of buses, what will transport policy be.?	These are detailed matters that may be considered as and when a planning application is submitted as part of the development management process.	
16.		5.4	Protective Views Wildlife Corridors	Support	Supportive, protective views and wildlife corridors very important to keep rural village character.	Noted. Thank you for your comments.	No change.
17.1		56	H2 Housing	Support	I fully support the modifications proposed and the provision set out in draft Policy H2 – Housing Allocations which identifies two sites as Rural Exception Sites suitable for affordable schemes, subject to planning conditions.	Noted. Thank you for your comments.	No change.
17.2		86	Policy D5 Local Green Spaces	Support	I fully support the inclusion of Sites D5/2 – Adjacent to Hunters Ride and D5/4 Field adjacent to Fold Lane, Chaddesley Corbett village Conservation Area in the list of proposed Local Green Spaces.	Noted. Thank you for your comments.	No change.
17.3		97	Appendix 2 Protected Views	Support	I fully support the inclusion of the protected views detailed in Appendix 2, in particular I fully endorse the inclusion of View 7, the view south from Fold Lane, Conservation Area,	Noted. Thank you for your comments.	No change.

					on footpath 647 across the small field towards the mature tree, revealing on a fine day the distinctive high peaks of Malvern Hills.		
18.		88	5.58	Comment	We don't need any more double yellow lines in the village. This would further affect businesses and would not be obeyed any more than the existing ones are. What we need is policing of the existing ones, cars regularly park on the lines either side of the junction with Fishers Lane, especially on Friday nights. To exit Fishers Lane one has to edge out and pray that a cyclist, in particular, isn't peddling by. If nothing is done soon there will be a tragic accident. A couple of cones solved the problem for several weeks until we were told they weren't legal and were removed.	Noted. Thank you for your comments. The PC will continue to work with WCC and WFDC to address parking and traffic issues in the village.	No change.
19.1	All			Support	We appreciate the large amount of work that's been put into developing the plan and we wholeheartedly support everything that can be	Noted. Thank you for your comments.	No change.

					done to protect the rural character of the villages and prevent building on greenfield land.		
19.2		5.2	Housing	Comment	<p>It states in the Neighbourhood Development Plan there is a need for 31 affordable homes within the next 10 years, with the following sites being considered:-</p> <p>10 properties (H2/1 – Land off Bromsgrove Road, Lower Chaddesley)</p> <p>10 properties (H2/3 – Hewitts site, Stourbridge Road, Harvington)</p> <p>3 properties (H2/2 – old quarry, Mustow Green)</p> <p>23 total properties – where are the other 8 properties to be situated?</p>	<p>Noted. Thank you for your comments.</p> <p>The Parish Housing needs survey provides a 'snapshot in time' of local housing needs and this may change over time. The NDP includes some site allocations for exception and market housing schemes but it is accepted that other proposals for 'windfall' development will continue to come forward over the plan period. This could include a combination of both conversions and new build but proposals will have to meet strict criteria set out in Green Belt policies to be supported.</p>	No change.
19.3		5.2		Comment	<p>As it has been demonstrated that there is a requirement for affordable housing for local people, it was disappointing to note that no affordable homes were included in the</p>	<p>The PC agrees that recent housing developments have failed to deliver enough affordable housing and that is why the NDP Review includes site allocations and policies to support more local provision.</p>	No change.

					<p>development of the former school site in Chaddesley Corbett, and that only two of the new properties went to local people. In the building of new affordable homes it is important to ensure that these are made available to families with a local connection only. If there is no demand for the new affordable homes at the time they become available, will they be given to families without a local connection, thus necessitating the need for further building in the countryside?</p>	<p>Affordable housing will be allocated according to the local connection policies of WFDC and local providers. The Housing Association will give priority to those with a Local connection.</p> <p>Affordable housing on exception sites should be maintained in perpetuity through legal agreements.</p> <p>Our priority was to identify a site for 10 affordable houses over the next 10 years. The site off the A448 Bromsgrove Road will meet this objective.</p>	
19.4			<p>Policy H2</p> <p>H2/1 H2/2 H2/3</p>	Comments	<p>With regard to the sites identified for affordable housing:-</p> <ul style="list-style-type: none"> • H2/1 preferred site for new housing as this is located close to the local facilities for access to the school, shops, doctors, transport network, etc. • H2/3 being a brownfield land site is preferable to the use of greenfield land however, it's location away from the facilities is an issue. 	<p>Noted. Thank you for your comments.</p>	No change.

					• H2/2 is again not close to local facilities.		
19.5			Policy CF1	Objection	Provision of a purpose built facility for the Care Café – not supported as there are sufficient facilities within the parish halls or rooms at local inns/restaurants. All unnecessary building should be avoided to protect the rural character of the villages.	Not accepted. The Policy has been prepared to support the growing needs of a local project which benefits local residents.	No change.
19.6			Appendix 3	Support	Conservation area – Proposed extension to the Harvington site supported	Noted. Thank you for your comments.	No change.
19.7			Policy D4 Appendix 2 Policy D5 Appendix 4	Support	Protected views/open spaces – The importance of protecting views and open spaces is supported.	Noted. Thank you for your comments.	No change.
19.8			Policy D1 (and other policies)	Support	Light pollution – Minimisation of street lighting, particularly in conservation areas is supported.	Noted. Thank you for your comments.	No change.

Table 3 Consultation Responses from Landowners

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
Stansgate Planning on behalf of Henry VII Trust 1.1	87		Policy D5 Local Green Spaces D5/6 Field adjacent to Briar Hill	Objection / comment	PROPOSED LOCAL GREEN SPACE DESIGNATION, BRIAR HILL, BLUNTINGTON Introduction I represent the landowner 'The King Henry VIII Endowed Trust' in respect of "D5/6 Field adjacent to Briar Hill, Bluntington". The Trust objects to the identification of the field as a Local Green Space (LGS) in the Chaddesley Neighbourhood Development Plan Review 2022-2036, Draft Modified Plan for Consultation (January 2022) 2 First I provide the planning policy context and then I provide a LGS analysis of the field.	Thank you for your response to our consultation on the draft Neighbourhood Plan, including its proposals for the designation of Local Green Spaces. We note that the landowner also objected at the informal consultation stage so please also refer to the Consultation Statement for further information about the Parish Council's response at that stage.	No change.
1.2			Policy D5 Local Green Spaces D5/6	Comment	Planning policy context NPPF paragraph 102 Local Green Space designation should only be used where the green space is:	Noted. Paragraph 102 of the NPPF is included in the Draft Plan – see para 5.4.43.	No change.

			Field adjacent to Briar Hill		<p>a) in reasonably close proximity to the community it serves;</p> <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> <p>c) local in character and is not an extensive tract of land.</p>		
1.3			<p>Policy D5 Local Green Spaces</p> <p>D5/6 Field adjacent to Briar Hill</p>	Comment	<p>Relevant Planning Practice Guidance</p> <p>Paragraph: 007 Reference ID: 37-007-20140306 Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.</p>	<p>Noted.</p> <p>The justification for including the site as a LGS is provided in Appendix 4 of the NDP p118.</p> <p>The NDP is in general conformity with the Local Plan and supports sustainable development. The Parish is in the Green Belt but the NDP includes site allocations including for exception housing development to meet local needs and provides a positive planning framework to</p>	No change.

						support sustainable development.	
1.4			Policy D5 Local Green Spaces D5/6 Field adjacent to Briar Hill	Comment	Paragraph: 009 Reference ID: 37-009-20140306. # Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.	The area is demonstrably special to the local community. It affords fine views of the village and contributes to the attractive local landscape character.	Amend Plan. Strengthen NPPF Table p118 with more detail.
1.5			Policy D5 Local Green Spaces D5/6 Field adjacent to Briar Hill	Comment	Paragraph: 014 Reference ID: 37-014-20140306 The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.	A well-used public footpath runs along the site boundary and the site is within easy walking distance of local residents.	Amend Plan. Strengthen NPPF Table p118 with more detail.
1.6			Policy D5 Local Green Spaces D5/6 Field adjacent to Briar Hill	Comment	Paragraph: 015 Reference ID: 37-015-20140306 Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. ...blanket designation of open countryside	The site does cover a large area but it is defined by field boundaries. The field does not constitute 'blanket designation of the countryside.' The	No change.

					adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.	Parish is washed over by the Green Belt.	
1.7			Policy D5 Local Green Spaces D5/6 Field adjacent to Briar Hill	Comment	Paragraph: 017 Reference ID: 37-017-20140306 Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty).	Noted. A well-used public footpath runs along the site boundary and the site is within easy walking distance of local residents.	No further change.
1.8			Policy D5 Local Green Spaces D5/6 Field adjacent to Briar Hill	Comment	Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected. 3	It is accepted that designation as a LGS does not confer rights of public access.	No change.

1.9		<p>Policy D5 Local Green Spaces</p> <p>D5/6 Field adjacent to Briar Hill</p>	Objection	<p>Field adjacent to Briar Hill An extensive tract of land?</p> <p>The field measures 3.7 hectares. This is a large area of open countryside and “<i>an extensive tract of land</i>.” Its designation as Local Green Space fails for reason of extensiveness alone.</p> <p>There are several examples of Neighbourhood Plan Examiners rejecting Local Green Spaces on grounds of size, involving land similar in size to this field at Bluntington. For example:</p> <p>Alrewas Neighbourhood Plan - Examiner’s Report dated August 2015. The Examiner removed the proposed LGS designations affecting two sites of 2.5 and 3.9 hectares respectively, having found these to constitute extensive tracts of land by virtue of their size and there being no compelling evidence to demonstrate why the sites were demonstrably special to the local community.</p> <p>Sedlescombe Neighbourhood Plan - Examiner’s Report dated January 2015. The Examiner found a proposed LGS of 4.6 hectares at Street Farm to be extensive in size</p>	<p>Not accepted.</p> <p>The site does cover a large area but it is defined by field boundaries and considered to be local in character.</p> <p>Other NDPs include significant areas of land as Local Green Spaces. Examples of larger areas protected as LGS include the following:</p> <p>Martley Knightwick and Doddenham NDP, LGS 9 Ankerdine Common (7.3Ha)</p> <p>Whitnash NDP LGS No 7 Leamington and County Golf Course (a very large area which includes an 18 hole golf course).</p> <p>PPG sets out:</p> <p>How big can a Local Green Space be?</p>	No change.
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			<p>Policy D5 Local Green Spaces</p> <p>D5/6 Field adjacent to Briar Hill</p>	<p>and therefore contrary to national planning policy. Tatenhill Neighbourhood Plan - Examiner's Report dated November 2015. The Examiner considered that at 9.2 and 4.3 hectares respectively, LGS sites to the north and south of Branston Road constituted extensive tracts of land and instructed their removal from the draft NP. Oakley and Deane Neighbourhood Plan - Examiner's Report dated December 2015. The Examiner considered a LGS site of just over 5 hectares: <i>"I note that B5 is some considerable distance from, rather than within reasonably close proximity to, the community it serves. Furthermore, it comprises an extensive tract of land. On further assessment of B5, I note that large areas of farmland are included in the proposed designation, as well as a cricket ground..... The designation of B5 as Local Green Space does not meet the basic conditions."</i></p>	<p>There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.</p>	
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						<p>Paragraph: 015 Reference ID: 37-015-20140306 Revision date: 06 03 2014.</p> <p>The LGS does not constitute 'blanket designation of open countryside adjacent to a settlement' as it comprises a single field. The Parish is already washed over by the Green Belt</p> <p>The PC would prefer to leave this to the Examiner's judgement.</p>	
1.10			<p>Policy D5 Local Green Spaces</p> <p>D5/6 Field adjacent to Briar Hill</p>	Objection	<p>Beauty The field is ordinary cultivated agricultural land and it lacks landscape features other than its boundary hedgerows. It has "intrinsic character and beauty" of the type recognised by NPPF paragraph 174b. However, it is not a "valued landscape" (NPPF para 174a) recognised by the Local Plan and nor does it sit within a designated landscape area, such as a National Park or AONB. Its</p>	<p>Not accepted.</p> <p>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</p>	<p>Amend Plan.</p> <p>Strengthen NPPF Table p118 with more detail.</p>

					<p>beauty does not have a particular local significance, different to other fields around the local villages. Regardless of views <i>from</i> a nearby public footpath, the field itself is not particularly attractive. There is no Landscape and Visual Impact Assessment to demonstrate that this field has exceptional beauty in its own terms or in comparison with other fields within the NDP designated area. Appendix III Map 5 of the Made NDP shows “protected views” within the NDP designated area. The field is not located within a “view/vista to be protected”. Map 6 of the Draft Modified NDP has “protected views”. An extract is below, with the centre of the field identified with a black arrow. The field is not located in a protected view (draft).</p>	<p>and fields with hedgerow boundaries of landscape types Principal Timbered Farmland and Estate Farmlands (see NDP para 3.6). It also provides an important visual link with the gently undulating landscape that leads to Chaddesley Wood.</p>	
1.11			<p>Policy D5 Local Green Spaces</p> <p>D5/6 Field adjacent to Briar Hill</p>	Objection	<p>History It has no historic significance</p>	<p>Not accepted.</p> <p>The site wraps around the west and south of BLUNTINGTON FARMHOUSE which is Listed Grade: II.</p> <p>It therefore contributes to the setting of a heritage asset.</p>	<p>Amend NDP</p> <p>Amend Table on p118 to include information about historic significance.</p>

1.12			<p>Policy D5 Local Green Spaces</p> <p>D5/6 Field adjacent to Briar Hill</p> <p>Policy D5 Local Green Spaces</p> <p>D5/6 Field adjacent to Briar Hill</p>	Objection	<p>Recreational value (including as a playing field)</p> <p>Its recreational value is nil. The land lacks playing fields or other facilities that might provide recreation. There is no public access to the land. Although lack of public access does not preclude its designation as LGS, it serves to weaken its alleged role as a space valuable to the local community. To the south of the field is public footpath F624, located 60m away at its closest point. The landowner recognises the public footpath is popular, although there is no evidence it is more popular than other footpaths in the NDP designated area. Moreover, the footpath is separated from the field by a copse of trees. There are limited views of the field from this footpath.</p> <p>One public footpath located +60m outside of the field does not confer special significance or high recreational value on the field. In this respect, the field is no different to many other fields in the NDP designated area that have public footpaths crossing their land (not the case here) or located nearby (+60m away).</p>	<p>Noted.</p> <p>Local Green Spaces do not have to have a recreational value.</p> <p>This is simply noted as one of the examples of local significance / demonstrably special.</p> <p>The well-used public footpaths provide evidence that the area is demonstrably special to the local community.</p>	No change.
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1.13			Policy D5 Local Green Spaces D5/6 Field adjacent to Briar Hill	Objection	Tranquillity There is no evidence the field is more or less tranquil than other fields within the NDP designated area.	Not accepted. LGS5/6 is in the rural area. It provides an experience of tranquillity for local walkers and visitors.	No change.
1.14			Policy D5 Local Green Spaces D5/6 Field adjacent to Briar Hill	Objection	Richness of its wildlife There is no evidence the field has particular importance in terms of its ecology. The land does not have a national or local ecological or habitat designation. For example, it is not a SSSI, a Local Nature Reserve or a Local Wildlife Site. Given the field is used for cultivation, its biodiversity value is likely to be low. Draft Modified NDP Map 4 “wildlife sites and corridors” is below.	Noted. Local Green Spaces are not required to have wildlife significance – this is just one of several examples of what ‘demonstrably special’ and ‘local significance’ might mean. However there are several water ponds to the south of the site so the site could offer opportunities for supporting wildlife linked to the water bodies.	No change.
1.15			Policy D5 Local Green Spaces D5/6	Objection	NPPF paragraph 102 – other matters The Draft Modified NDP states “ <i>This 3.7 hectare green space provides protection from ribbon development between properties</i> ”	Not accepted. This text forms part of the general description of the LGS and not the	No change.

			Field adjacent to Briar Hill		<p><i>on Briar Hill and the start of Bluntington. The land currently serves as an important rural break between these developments.”</i></p> <p>LGS designation should not be used as a strategic policy tool to prevent the merging of settlements, akin to a “green wedge” or “green gap”. The parameters for LGS designation set out in the NPPF and PPG do not take into account any strategic role performed by the land in question.</p>	justification table which refers to the NPPF criteria.	
1.16			<p>Policy D5 Local Green Spaces</p> <p>D5/6 Field adjacent to Briar Hill</p>	Objection	<p>Conclusion</p> <p>In conclusion, D5/6 Field adjacent to Briar Hill, Bluntington:</p> <ol style="list-style-type: none"> 1. is an extensive tract of land, and 2. does not meet the NPPF and PPG requirements that a LGS must be “demonstrably special to a local community and holds a particular local significance”. <p>Therefore the field should not become a Local Green Space in the reviewed Chaddesley Corbett Neighbourhood Development Plan.</p>	<p>Not accepted.</p> <p>As you point out, a Local Green Space must be demonstrably special to a local community and hold a particular local significance, for example because of either its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.</p> <p>These criteria are examples (so arguably not a complete list), and</p>	No further change.

			<p>Policy D5 Local Green Spaces</p> <p>D5/6 Field adjacent to Briar Hill</p>			<p>meeting just one of them should suffice. Judgements on these matters will inevitably be subjective.</p> <p>They must also be in reasonably close proximity to the community they serve (easy walking distance), local in character, and not an extensive tract of land. This last point is understood primarily to avoid effectively creating a green belt where one does not currently exist; the Parish is already washed over by the Green Belt.</p> <p>All of the locations proposed for designation are within easy walking distance of one or more of our settlements. Almost all are currently used for agriculture, and this characteristic is highly valued as it underlines and gives</p>	
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			<p>Policy D5 Local Green Spaces</p> <p>D5/6 Field adjacent to Briar Hill</p>			<p>visual evidence to the rural character of the Parish. Our understanding of the Local Green Space designation is that it has no effect on ownership or right of access, and would not affect ongoing agricultural use.</p> <p>The sites vary in size, but their scale is often a key aspect of the contribution they make to the openness and rural character of the Parish, and the spaces that separate our settlements.</p> <p>Many of the proposed sites also make valuable contributions to wildlife habitats and corridors, underlining further their merits for inclusion on our list.</p> <p>The Character Appraisal for the Chaddesley Corbett Conservation Area identifies 'important</p>	
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						<p>spaces' that create visual connections with the surrounding countryside. Our review of the Neighbourhood Plan has taken the opportunity to consider whether any other open spaces should have their importance recognised through designation as a Local Green Space. That recognition is the entire purpose of the proposed designations, which will in due course be considered by a Planning Inspector at the External Examination stage of finalising our Neighbourhood Plan.</p> <p>The NDP Examiner will decide whether or not this LGS should be included in the NDP.</p>	
Fisher German LLP	87		Policy D5 Local Green Spaces	Objection	Neighbourhood Plan: Field adjacent to Hunters Rise – Reg 14 response	<p>Noted.</p> <p>Thank you for your response to our</p>	No change.

2.1			D5/2 Field adjacent to Hunters Ride		<p>Fisher German LLP have been instructed by the Diocese of Worcester to make formal representation to the Chaddesley Corbett Neighbourhood Development Plan (NDP) review regulation 14 consultation. The representation is not to be seen as a wider consideration of the NDP review and is only focused on matters of material interest to the Diocese of Worcester. As such this letter will provide considered response to the proposed Local Green Space designation for the field adjacent to Hunter Rise and proposed allocation H2/1 (Land off Bromsgrove Road, Lower Chaddesley)</p> <p>For clarity it is outlined at this point that the Diocese of Worcester –</p> <ul style="list-style-type: none"> - Object to the proposed green space designation for the field adjacent to Hunter Rise. The justification for which is provided below. - Support proposed allocation H2/1 <p>Justification for objection.</p>	<p>consultation on the draft Neighbourhood Plan, including its proposals for the designation of Local Green Spaces.</p> <p>We note that the landowner also objected at the informal consultation stage so please also refer to the Consultation Statement for further information about the Parish Council's response at that stage.</p> <p>Site allocation H2/1 will remain in the submission NDP.</p>	
2.2			Policy D5 Local Green Spaces	Comment	As stated within the letter received the justification for allocation of green space is guided within	Noted.	No change.

			D5/2 Field adjacent to Hunters Ride		<p>paragraphs 101 to 103 of the National Planning Policy Framework (NPPF).</p> <p>These paragraphs state – Para 101 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 reviewed and be capable of enduring beyond the end of the plan period.</p>	<p>Paragraph 101 of the NPPF is included in the Draft Plan – see para 5.4.42.</p>	
			<p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to</p>		<p>Para 102 The Local Green Space designation should only be used where the green space is: - in reasonably close proximity to the community it serves</p>	<p>Paragraph 102 of the NPPF is included in the Draft Plan – see para 5.4.43.</p>	

			Hunters Ride		<p>- demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value, (including as a playing field), tranquility or richness of its wildlife; and</p> <p>- local in character and is not an extensive tract of land</p> <p>Para 103 Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	Paragraph 5.4.44 refers to the fact that Chaddesley Corbett is protected by Green Belt.	
2.3			<p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to Hunters Ride Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to</p>	Objection	<p>Further to the above the National Planning Practice Guidance (NPPG) also provide important guidance on the use and allocation of such local green space.</p> <p>Important to consideration of the field adjacent to Hunters Rise is paragraph 010 (Ref ID:37-010-20140306) which states ...'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</p>	<p>Not accepted.</p> <p>Paragraph 5.4.44 refers to the fact that Chaddesley Corbett is protected by Green Belt and references the relevant paragraph of National planning Practice Guidance which advises that one potential benefit in areas where protection from development is the</p>	No change.

			Hunters Ride		<p>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'...</p> <p>In consideration of the above, it is noted that the field in question is already protected by designation as Green Belt and therefore should only be considered for protection as Local Green Space if additional local benefit would be gained.</p>	<p>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. This is the case with the identified LGS D5/2.</p> <p>The justification for identifying site D5/2 as a Local Green Space is provided in Appendix 4 p114.</p> <p>This site is important as it separates Chaddesley village from Lower Chaddesley, and helps retain their individual identity, as well as views of Malvern Hills in the distance.</p>	
2.4			Policy D5 Local Green Spaces D5/2	Objection	Within NPPF paragraph 102, it is clear that new green space designations need to accord with the 3 criteria outlined as well as confirming that the Green Space is capable of enduring beyond	Noted.	No change.

			Field adjacent to Hunters Ride		<p>the end of the plan period in accordance with paragraph 101 of the NPPF. These matters should be demonstrated through the compilation and submission of robust the justified evidence in the review process.</p> <p>The letter provided to the Diocese of Worcester includes a table of consideration for paragraph 102 as follows –</p> <p>In review of the above there is no disagreement with the conclusions made in regard to the proposed green space being adjacent the settlement edge or the site being local in character. The proposed designation would therefore meet the requirement of criteria 1 and 3 of paragraph 102.</p> <p>In consideration of criterion 2, the table breaks criteria 2 of paragraph 102 into 3 separate areas.</p> <p>The remainder of this letter will consider the validity of the claims made.</p>		
			Policy D5 Local Green Spaces				
			D5/2 Field adjacent to Hunters Ride				

2.5			<p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to Hunters Ride</p> <p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to Hunters Ride</p>	<p>Objection</p> <p>In relation to the consideration of beauty, the table simply highlights that the field is an 'area of green close to the village'. This comment lacks any clarity and implies the field is permanently left as an open grassed area and therefore green area.</p> <p>It should be highlighted that the field is not managed in such a way and a simply review of historic aerial photography will highlighted that the field comes in and out of rotation for farming purposes. It is not therefore left 'green' at all times and as such the singular reason provided for the beauty of the site is incorrect and misleading.</p>	<p>The Parish Council does not accept this.</p> <p>The site is a very attractive area of green space close to the village and could be described as beautiful, 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 (see NDP para 3.6).</p> <p>Refer also to the identified Protected Views in Appendix 2. View 7 is a view from public footpath 647 across LGS 5/2 and affords glimpsed views towards the Malvern Hills. This view contributes to the beauty of the area.</p>	<p>Amend NDP</p> <p>Provide more detail in NPPF Table on p114.</p> <p>Refer also to the identified Protected Views in Appendix 2. View 7 is a view from public footpath 647 across LGS 5/2 and affords glimpsed views towards the Malvern Hills. This view contributes to the beauty of the area.</p>
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2.6			<p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to Hunters Ride</p>	Objection	<p>In relation to historic significance the table highlights that the site is adjacent the Conservation Area boundary but there is no evidence base within the review for considered justification to why the field forms part of the historic significance of the village. Having reviewed the Chaddesley Corbett Conservation Area Appraisal Map, it is interesting to note that important space is a mapped constraint for consideration. This includes areas outside of the conservation area boundary that help to form the setting of the conservation area. I attach this mapping with this letter. As can be seen the field in question is not included as an important open space unlike the fields to the north and west. It is therefore unclear as to how the review has come to conclude the site has historic significance as this is not supported in the most recent conservation area appraisal.</p>	<p>The site is outside the conservation area boundary but as it adjoins the conservation area boundary it makes a contribution to the setting of the conservation area.</p>	<p>Amend NDP</p> <p>Provide more detail in NPPF Table on p114 in relation to contribution to setting of Conservation Area.</p>
2.7			<p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to</p>	Objection	<p>In relation to the tranquility, the conservation area appraisal also reviews this matter within section 3.19. The appraisal defines tranquility as ...'the peace of a place where the noises and</p>	<p>The Parish Council does not accept that a field in agricultural use cannot be tranquil.</p> <p>The field is under grass and is generally used for grazing animals, a very</p>	<p>Amend NDP</p> <p>Provide more detail in NPPF Table on p114 in relation to tranquillity.</p>

			Hunters Ride		views of human mechanical activity do not intrude to a noticeable degree'...	tranquil, rural land use.	
					As highlighted previously the field is maintained within a rotation for farming purposes and is also adjacent an active farm yard. The field would therefore not meet the definition of tranquil set out within the conservation area appraisal.		
					The appraisal actually defines the southern entrance to the village as an active area stating that ...'The entrance from the south is one of the most active parts of the village. This is predominantly due to the presence of the A448, and that most traffic coming into and through the village come from this entrance'...		
			Policy D5 Local Green Spaces		Based on the above is considered to be completely implausible to define the field as tranquil with the justification given completely failing to account for the matters outlined.		
			D5/2 Field adjacent to Hunters Ride		Overall, it is considered that the 3 matters linked to criteria 2 of NPPF paragraph 102 have not		

					been robustly justified and the compliance with Local Green Space allocation policy is not met.		
2.8			<p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to Hunters Ride</p> <p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to Hunters Ride</p>	Objection	<p>It should also be highlighted that the review table fails to consider if the field has any recreational value as per the guidance of paragraph 102. In consideration of this point the field is within private ownership and has no public right of way within or around it. The field therefore has no recreational value which further adds to the conflict with NPPF paragraph 102, criteria 2.</p> <p>The proposed local green space designation is therefore in conflict with paragraph 102 of the NPPF and should not be progressed.</p>	<p>Not accepted.</p> <p>Local Green Spaces do not have to have a recreational value. This is simply noted as one of the examples of local significance / demonstrably special.</p> <p>Local Green Spaces are not required to be publicly accessible.</p> <p>PPG notes:</p> <p>What about public access?</p> <p>Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for</p>	No change.

			<p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to Hunters Ride</p>			<p>designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).</p> <p>Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.</p> <p>(Paragraph: 017 Reference ID: 37-017-20140306 Revision date: 06 03 2014)</p>	
2.9			<p>Policy D5 Local Green Spaces</p> <p>D5/2</p>	Objection	For the reasons outlined the Diocese of the Worcester formally object to the proposed green	Thank you for your response to our consultation on the draft Neighbourhood Plan, including its	No change.

			Field adjacent to Hunters Ride		<p>space designation and request its removal from the Neighbourhood Development Plan (NDP) review moving forward. Notwithstanding this objection, the Diocese of Worcester would welcome further engagement with the NDP group to assist with the progression of the Chaddesley Corbett NDP review. Should there be any questions regarding the above consultation response please do contact me on the details below.</p> <p>Kind Regards</p>	<p>proposals for the designation of Local Green Spaces.</p> <p>As you point out, a Local Green Space must be demonstrably special to a local community and hold a particular local significance, for example because of either its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.</p> <p>These criteria are examples (so arguably not a complete list), and meeting just one of them should suffice. Judgements on these matters will inevitably be subjective.</p> <p>They must also be in reasonably close proximity to the community they serve (easy walking distance), local in character, and not an extensive tract of</p>	
			Policy D5 Local Green Spaces				
			D5/2 Field adjacent to Hunters Ride				

			<p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to Hunters Ride</p>		<p>land. This last point is understood primarily to avoid effectively creating a green belt where one does not currently exist; the Parish is already washed over by the Green Belt.</p> <p>All of the locations proposed for designation are within easy walking distance of one or more of our settlements. Almost all are currently used for agriculture, and this characteristic is highly valued as it underlines and gives visual evidence to the rural character of the Parish. Our understanding of the Local Green Space designation is that it has no effect on ownership or right of access, and would not affect ongoing agricultural use.</p> <p>The sites vary in size, but their scale is often a key aspect of the</p>	
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			<p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to Hunters Ride</p>		<p>contribution they make to the openness and rural character of the Parish, and the spaces that separate our settlements.</p> <p>Many of the proposed sites also make valuable contributions to wildlife habitats and corridors, underlining further their merits for inclusion on our list.</p> <p>The Character Appraisal for the Chaddesley Corbett Conservation Area identifies 'important spaces' that create visual connections with the surrounding countryside. Our review of the Neighbourhood Plan has taken the opportunity to consider whether any other open spaces should have their importance recognised through designation as a Local Green Space. That recognition is the</p>	
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			<p>Policy D5 Local Green Spaces</p> <p>D5/2 Field adjacent to Hunters Ride</p>			<p>entire purpose of the proposed designations, which will in due course be considered by an independent examiner at the External Examination stage of finalising our Neighbourhood Plan.</p> <p>This site's openness and agricultural use reinforces the rural setting of the Village and its separation from the settlement of Lower Chaddesley. Its openness also allows the proposed protected views of the Malvern Hills for residents and walkers on Fold Lane.</p> <p>The examiner will decide whether or not this area should be included in the NDP as LGS.</p>	
Fisher German LLP 3.1	87		<p>D5 Local Green Spaces</p> <p>D5/7</p>	Objection	Response to Notification of Formal Public Consultation on the Chaddesley Corbett Draft Modified Neighbourhood Development Plan (NDP) (Regulation 14 of the Town and	<p>Noted. Thank you for your response to our consultation on the draft Neighbourhood Plan, including its proposals for the</p>	No change.

			Field adjacent to Lodge Farm looking North towards the Holloway		<p>Country Planning (General) Regulations 2012 (as amended) and specifically the Field adjacent to Lodge Farm looking North towards the Holloway</p> <p>Fisher German LLP have been instructed by Mr. M. Meredith to make formal representations to the Chaddesley Corbett Draft Modified Neighbourhood Development Plan (NDP) as set out within the Town and Country Planning (General) Regulations 2012 (as amended) Regulation 14 Stage.</p> <p>This formal representation is specifically in relation to land off Lodge Farm, Chaddesley Corbett. The representation is not to be seen as a wider consideration of the pre-submission plan and is only focused on matters of material interest to our client, Mr. M. Meredith.</p> <p>As such this letter will provide a considered response to the proposed Local Green Space designation for the field adjacent to Lodge Farm, looking North towards the Holloway.</p> <p>For clarity, it is outlined at this point that our client objects to the</p>	designation of Local Green Spaces.	
			D5 Local Green Spaces				
			D5/7 Field adjacent to Lodge Farm looking North towards the Holloway				

					proposed green space designation of the field adjacent to Lodge Farm looking North towards the Holloway, referenced as 'D5/7 Field adjacent to Lodge Farm looking North towards the Holloway' within Draft Policy D5 Local Green Spaces and Appendix 4 of the Chaddesley Corbett Draft Modified NDP.		
3.2			D5 Local Green Spaces D5/7 Field adjacent to Lodge Farm looking North towards the Holloway	Objection	<p>Draft Policy D5 Local Green Spaces advises that ... "Development of the Local Green Spaces will not be supported except in very special circumstances" ...</p> <p>The justification for objecting to the inclusion of land referenced as 'D5/7 Field adjacent to Lodge Farm looking North towards the Holloway', is provided below. Justification for objection The justification for allocation of Local Green Space within Local and Neighbourhood Plans is guided within Paragraphs 101 to 103 of the National Planning Policy Framework (NPPF).</p>	Noted.	No change.
3.3			D5 Local Green Spaces D5/7	Objection	<p>These paragraphs state –</p> <p>Paragraph 101 The designation of land as Local Green Space through local and neighbourhood plans allows</p>	<p>Noted.</p> <p>Paragraph 101 of the NPPF is included in</p>	No change.

			Field adjacent to Lodge Farm looking North towards the Holloway		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 reviewed and be capable of enduring beyond the end of the plan period.	the Draft Plan – see para 5.4.42.	
3.4			D5 Local Green Spaces D5/7 Field adjacent to Lodge Farm looking North towards the Holloway	Objection	Paragraph 102 The Local Green Space designation should only be used where the green space is: - in reasonably close proximity to the community it serves - demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value, (including as a playing field), tranquility or richness of its wildlife; and - local in character and is not an extensive tract of land	Noted. Paragraph 102 of the NPPF is included in the Draft Plan – see para 5.4.43.	No change.
3.5			D5 Local Green Spaces	Objection	Paragraph 103 Policies for managing development within a Local Green Space should	Noted.	No change.

			D5/7 Field adjacent to Lodge Farm looking North towards the Holloway		be consistent with those for Green Belts	The advice in PPG is referred to in para 5.4.44. The justification for including the site as LGS with regard to the criteria in the NPPF is provided in Appendix 4 p119.	
3.6			D5 Local Green Spaces D5/7 Field adjacent to Lodge Farm looking North towards the Holloway	Objection	Further to the above the National Planning Practice Guidance (NPPG) also provide important guidance on the use and allocation of such local green space. Important to the consideration of the field adjacent to Lodge Farm is paragraph 010 (Ref ID:37-010-20140306) which states ... "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 (e.g. 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"...	Noted. The NDP complies with this advice as it identifies areas that are of particular importance to the local community. The PC considers the site is capable of enduring beyond the plan period.	No change.

			<p>D5 Local Green Spaces</p> <p>D5/7 Field adjacent to Lodge Farm looking North towards the Holloway</p>	<p>In consideration of the above, it is noted that the field in question is already protected by designation as Green Belt and therefore should only be considered for protection as Local Green Space if additional local benefit would be gained.</p> <p>Within NPPF paragraph 102, it is clear that new green space designations need to accord with the 3 criteria outlined, as well as, confirming that the Green Space is capable of enduring beyond the end of the plan period in accordance with paragraph 101 of the NPPF. These matters should be demonstrated through the compilation and submission of robust and justified evidence in the review process.</p> <p>Within Paragraph 5.4.45 of the of the pre-submission plan, it is stated that ... “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</p>		
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					Local Green Spaces in Policy D5”...		
3.7			D5 Local Green Spaces D5/7 Field adjacent to Lodge Farm looking North towards the Holloway	Comment	<p>Within Appendix 4 of the pre-submission plan, ‘D5/7 Field adjacent to Lodge Farm looking North towards the Holloway’ a table of consideration has been included for consideration against paragraph 102 as follows –</p> <p>In review of the above there is no disagreement with the conclusions made in regard to the proposed green space being between Brockencote and Chaddesley Village or the site being local in character. The proposed designation would therefore meet the requirement of criteria 1 and 3 of paragraph 102</p> <p>In consideration of criterion 2, the table breaks criteria 2 of paragraph 102 into 4 separate areas. The remainder of this letter will consider the validity of the claims made.</p>	Noted.	No change.
3.8			D5 Local Green Spaces D5/7 Field adjacent to Lodge Farm	Comment / Objection	<p>In relation to the consideration of beauty, the table simply highlights that the field has ... “natural undulations and mature trees that add to its attractiveness. The trees largely follow the watercourse” ...</p>	The site is considered beautiful. It includes a number of mature trees and contributes to the local landscape character of this part of Worcestershire - rolling mixed farmland	<p>Amend NDP.</p> <p>Add further detail about beauty in NPPF Table p119.</p>

[illegible]

			Field adjacent to Lodge Farm looking North towards the Holloway		therefore unclear as to how the review has come to conclude the entirety of the site has historic significance as this is not supported in the most recent conservation area appraisal.	earthworks including fish ponds and a water meadow. 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.	
3.10			<p>D5 Local Green Spaces</p> <p>D5/7 Field adjacent to Lodge Farm looking North towards the Holloway</p> <p>D5 Local Green Spaces</p> <p>D5/7 Field adjacent to Lodge Farm</p>	Objection	<p>In relation to the tranquility, the conservation area appraisal also reviews this matter within section 3.19. The appraisal defines tranquility as ... “the peace of a place where the noises and views of human mechanical activity do not intrude to a noticeable degree” ...</p> <p>As highlighted previously, the field is used for pasture for livestock, it also lies adjacent to existing residential development and the A448 (the main road through Chaddesley Corbett and Brockencote).</p> <p>Within the appraisal it highlights the social focal points of Chaddesley Corbett (the school, the church, the pubs, and the village shops) create the main movement patterns. The land lies adjacent to the church, a public house and the village hall and will therefore be central to the</p>	<p>The Parish Council does not accept that a field in agricultural use cannot be tranquil.</p> <p>The field is under grass and is generally used for grazing animals, a very tranquil, rural land use.</p>	<p>Amend NDP.</p> <p>Add further detail about tranquillity in Table in Appendix 4 p119</p>

			looking North towards the Holloway		main movement and traffic running through the village. The field would therefore not meet the definition of tranquility as set out within the conservation area appraisal. Based on the above, it is considered to be completely implausible to define the field as tranquil with the justification given completely failing to account for the matters outlined.		
3.11			<p>D5 Local Green Spaces</p> <p>D5/7 Field adjacent to Lodge Farm looking North towards the Holloway</p> <p>D5 Local Green Spaces</p> <p>D5/7 Field adjacent to Lodge Farm looking North</p>	Objection	The table further outlines the wildlife value for the site, it is noted the site adjacent is raised for its variety of species; however, further details for the land in question is not provided. The brook, which runs through part of the site, is a Wildlife Corridor. However, there are no further Wildlife or landscape designations across the site.	<p>Not accepted.</p> <p>This site includes hundreds of anthills, which provide a home for 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 Office, 2021).</p> <p>Wildlife Corridor 2 runs through the site.</p>	Add further detail about wildlife in Table in Appendix 4 p119.

			towards the Holloway			<p>NDP para 5.1.43 explains the significance of this:</p> <p>Corridor 2</p> <p>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.</p> <p>The corridor includes meadows and mixed hedgerows and provides a habitat for birds and insects.</p> <p>It is noted that Wildlife Corridor 2 is linked with Wildlife Corridor</p>	
			D5 Local Green Spaces				
			D5/7 Field adjacent to Lodge Farm looking North towards the Holloway				

						<p>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).</p>	
3.12			<p>D5 Local Green Spaces</p> <p>D5/7 Field adjacent to Lodge Farm looking</p>	Objection	<p>Overall, it is considered that the 4 matters linked to criteria 2 of NPPF, paragraph 102 have not been robustly justified and the compliance with Local Green Space allocation policy is not met.</p> <p>It should also be highlighted that the review table fails to consider if</p>	<p>Thank you for your response to our consultation on the draft Neighbourhood Plan, including its proposals for the designation of Local Green Spaces.</p>	No change.

			North towards the Holloway		<p>the field has any recreational value as per the guidance of paragraph 102. In consideration of this point, the field is within private ownership and has no public right of way within it. The field also is located mostly within Flood Zone 3, with a high probability of flooding. The field therefore has no recreational value which further adds to the conflict with NPPF paragraph 102, criteria 2.</p> <p>The proposed local green space designation is therefore in conflict with paragraph 102 of the NPPF and should not be progressed. For the reasons outlined our client formally objects to the proposed green space designation and requests its removal from the draft Neighbourhood Development Plan (NDP) moving forward. Notwithstanding this objection, the Client would welcome further engagement with the NDP steering group to assist with the progression of the Chaddesley Corbett NDP review.</p> <p>Should you have any queries regarding the above consultation response please do not hesitate to contact me on the details below.</p>	<p>As you point out, a Local Green Space must be demonstrably special to a local community and hold a particular local significance, for example because of either its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. These criteria are examples (so arguably not a complete list), and meeting just one of them should suffice. Judgements on these matters will inevitably be subjective.</p> <p>They must also be in reasonably close proximity to the community they serve (easy walking distance), local in character, and not an extensive tract of land. This last point is understood primarily to avoid effectively creating a green belt</p>	
			D5 Local Green Spaces				
			D5/7 Field adjacent to Lodge Farm looking North towards the Holloway				

			<p>D5 Local Green Spaces</p> <p>D5/7 Field adjacent to Lodge Farm looking North towards the Holloway</p>		<p>where one does not currently exist; the Parish is already washed over by the Green Belt.</p> <p>All of the locations proposed for designation are within easy walking distance of one or more of our settlements. Almost all are currently used for agriculture, and this characteristic is highly valued as it underlines and gives visual evidence to the rural character of the Parish. Our understanding of the Local Green Space designation is that it has no effect on ownership or right of access, and would not affect ongoing agricultural use.</p> <p>The sites vary in size, but their scale is often a key aspect of the contribution they make to the openness and rural character of the Parish, and the</p>	
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			<p>D5 Local Green Spaces</p> <p>D5/7 Field adjacent to Lodge Farm looking North towards the Holloway</p>		<p>spaces that separate our settlements.</p> <p>This site provides the entire green 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 local community.</p> <p>Many of the proposed sites also make valuable contributions to wildlife habitats and corridors, underlining further their merits for inclusion on our list.</p> <p>The Character Appraisal for the Chaddesley Corbett Conservation Area identifies 'important spaces' that create visual connections with the surrounding</p>	
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			<p>D5 Local Green Spaces</p> <p>D5/7 Field adjacent to Lodge Farm looking North towards the Holloway</p>			<p>countryside. Our review of the Neighbourhood Plan has taken the opportunity to consider whether any other open spaces should have their importance recognised through designation as a Local Green Space. That recognition is the entire purpose of the proposed designations, which will in due course be considered by an examiner at the External Examination stage of finalising our Neighbourhood Plan.</p>	
<p>P.Atfield of Goadsby, on behalf of Ms. L. Lewis</p> <p>4.1</p>	87		<p>Policy D5 Local Green Spaces</p> <p>D5/8 Area adjacent to Woodthorne House</p>	Objection	<p>These representations accompany the Response Form to the Regulation 14 Consultation to the Chaddesley Corbett Neighbourhood Development Plan (NDP) 2022-2036 Draft Modified Plan. The representations comprise an objection to the identification of Area D5/8 adjacent to</p>	<p>Noted.</p> <p>Please also refer to the Consultation Statement for further information about the Parish Council's response at the informal consultation stage.</p>	No change.

			Tanwood Lane		<p>Woodthorne House, Tanwood Lane as a Local Green Space (LGS). This submission is made on behalf of Ms. L. Lewis, the owner of the land.</p> <p>Initial representations were submitted to Chaddesley Corbett Parish Council on the 17th February 2022. These further representations re-state the original objection, and also expand upon the reasons why the D5/8 allocation is not sound, and should be deleted.</p>		
			Policy D5 Local Green Spaces				
			D5/8 Area adjacent to Woodthorne House Tanwood Lane				
4.2			Policy D5 Local Green Spaces	Objection	<p>PLANNING POLICIES CONTAINED WITHIN SPATIAL DEVELOPMENT STRATEGIES; THE TEST OF SOUNDNESS</p> <p>Planning policies contained within spatial development strategies, including Neighbourhood Plans (NP), must meet the tests of 'soundness' as set out in the National Planning Policy Framework (NPPF). Plans are sound if they (amongst other things) provide a strategy which, as</p>	<p>Not accepted.</p> <p>NDPs are not examined according to the tests of soundness as with Local Plans.</p> <p>Refer to NPPF para 37. 'Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are</p>	No change.
			D5/8 Area adjacent to Woodthorne House Tanwood Lane				

			Policy D5 Local Green Spaces D5/8 Area adjacent to Woodthorne House Tanwood Lane		a minimum, seeks to meet the area's objectively assessed needs. It is submitted that there is no objectively assessed need, and hence no evidence that justifies the inclusion of Area D5/8 as an LGS.	tested through an independent examination before the neighbourhood plan may proceed to referendum.' Please refer to the Basic Conditions Statement which demonstrates how the NDP meets the required basic conditions and various legal requirements.	
4.3			Policy D5 Local Green Spaces D5/8 Area adjacent to Woodthorne House Tanwood Lane	Objection	The most recent evidence examining the need for protecting green spaces is contained in research to support the Wyre Forest Local Plan 2016-2036. The local plan was submitted for examination in April 2020, although it has yet to be adopted. The key open space evidential documents comprise: <ul style="list-style-type: none"> • Green Infrastructure Strategy, 2012. • Open Space Assessment Report, 2017. • Preliminary Ecological Appraisal of potentially ecologically sensitive sites on WFDC's list of 	Noted. The Local Plan was formally adopted by Wyre Forest District Council on 26 April 2022. The site is considered to have wildlife value and this is explained in Appendix 4 (p120) of the NDP: The site is an overgrown wild space undisturbed by human activity. It makes up part of the Green	Amend NDP. Strengthen NPPF Table on p120 in relation to wildlife.

			<p>Policy D5 Local Green Spaces</p> <p>D5/8 Area adjacent to Woodthorne House Tanwood Lane</p>		<p>sites for allocation in the 2018 Local Plan.</p> <p>None of these documents are referred to in the NP. Had they been used to inform Policy D5, they would have presented no evidence that Site D5/8 was required to be allocated as an LGS – either in terms of the needs of sport and recreation, visual amenity, or ecological value.</p> <p>This can be contrasted with LGS Sites D5/2 (adj. Hunters Ride) and D5/4 (adj. Fold Lane), which are identified as ecologically sensitive sites in the 2018 Preliminary Ecological Appraisal. Their inclusion as an LGS is entirely appropriate, whereas the inclusion of Site D5/8 is totally inappropriate.</p> <p>The inclusion of Site D5/8 as an LGS therefore fails the test of soundness.</p>	<p>Infrastructure between properties and the adjoining countryside. 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 March 2021) as well as a variety of invertebrates, nesting birds and small mammals. As such it supports biodiversity within the area.</p>	
4.4			<p>Policy D5 Local Green Spaces</p> <p>D5/8 Area adjacent to Woodthorne House</p>	Objection	<p>THE NATIONAL PLANNING POLICY FRAMEWORK</p> <p>Paragraphs 5.4.42 and 5.4.43 of the NDP Review quote Paragraphs 101 and 102 of the NPPF as the justification for allocating Local Green Spaces. This justification is incorrect.</p>	<p>Not accepted.</p> <p>Local Green Space designation is different from recreation areas and open spaces. NPPF</p>	No change.

			<p>Tanwood Lane</p> <p>Policy D5 Local Green Spaces</p> <p>D5/8 Area adjacent to Woodthorne House Tanwood Lane</p>	<p>Paragraphs 101 and 102 fall within that part of the NPPF that deals with Open Space and Recreation.</p> <p>This section of the NPPF starts at Paragraph 98, and states:</p> <p>“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.....Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities....”</p> <p>Site D5/8 does not provide any opportunity for sport or physical activity. It is not available for public recreation, and the owner has no intention of making it available for public use. It is private open space, small in size, and fenced.</p> <p>Policy D5, which allocates eight Local Green Spaces, is not based upon an up-to-date assessment of the need for open space, sport and recreation. As set out in Section 2 of these representations, there is</p>	<p>paras 101 – 103 address LGS.</p> <p>LGS does not necessarily have to have recreational value. This is simply noted as one of the examples of local significance / demonstrably special.</p> <p>PPG provides more information:</p> <p>What about public access?</p> <p>Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic</p>	
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			<p>Policy D5 Local Green Spaces</p> <p>D5/8 Area adjacent to Woodthorne House Tanwood Lane</p>		<p>no evidence to support the policy. It therefore fails the statutory test of soundness (see NPPF Paragraphs 35-37). The allocation of Site D5/8 is clearly not merited.</p>	<p>significance and/or beauty).</p> <p>Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.</p> <p>Paragraph: 017 Reference ID: 37-017-20140306</p> <p>Revision date: 06 03 2014</p> <p>Does land need to be in public ownership?</p> <p>A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of</p>	
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			Policy D5 Local Green Spaces D5/8 Area adjacent to Woodthorne House Tanwood Lane			neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan. Paragraph: 019 Reference ID: 37-019-20140306 Revision date: 06 03 2014	
4.5			Policy D5 Local Green Spaces D5/8 Area adjacent to Woodthorne House Tanwood Lane	Objection	In respect of the wildlife value of the site, there is only a single reference to the Worcestershire Biological Records Centre Records. There have been no expert ecological surveys undertaken to support the assertion that the site contains invertebrates and mammals. Again, the lack of evidence fails to meet the statutory test of soundness that is required to support the policy.	Not accepted. Refer to Ref 4.3 above.	No change.
4.6			Policy D5 Local Green Spaces	Objection	POLICY D5	Not accepted.	No change.

			<p>D5/8 Area adjacent to Woodthorne House Tanwood Lane</p> <p>Policy D5 Local Green Spaces</p> <p>D5/8</p>	<p>It is important that Policy D5 is not read in isolation. It forms part of a series of NP policies and other material considerations that will shape the future spatial strategy of Chaddesley Corbett. These include housing, employment, the rural character and the built environment. In these respects, each of the eight LGS sites can be assessed in terms of their contribution to other objectives such as:</p> <ul style="list-style-type: none"> • Availability for sport and recreation. • Public accessibility for passive recreation. • Relationship to conservation areas. • Being part of a protected view. <p>The matrix reproduced as Appendix 1 evaluates whether the Policy D5 sites perform one or more functions in their roles as LGS. Seven of the sites have at least one additional function, and three sites have three. However, site D5/8 – the Tanwood Lane site – has no additional function at all. It is not used for sport or recreation; there is no public access; it is not within, adjacent to, or in proximity</p>	<p>Refer to Table on p120 of the NDP for justification against the criteria in the NPPF.</p>	
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[illegible]

			Area adjacent to Woodthorne House Tanwood Lane		<p>supportive of other elements of the spatial strategy of the NP. However, Site D5/8 serves no other objective whatsoever.</p> <p>Nothing will be achieved by allocating Site D5/8 as an LGS. It will not be used for sport or recreation, and it will not have public access. There will be no alteration to its biodiversity. It is therefore concluded that Site D5/8 should be deleted as an LGS and removed from the NP.</p>	<p>complete list), and meeting just one of them should suffice. Judgements on these matters will inevitably be subjective.</p> <p>They must also be in reasonably close proximity to the community they serve (easy walking distance), local in character, and not an extensive tract of land. This last point is understood primarily to avoid effectively creating a green belt where one does not currently exist; the Parish is already washed over by the Green Belt.</p> <p>All of the locations proposed for designation are within easy walking distance of one or more of our settlements. Our understanding of the Local Green Space designation is that it has no effect on</p>	
			Policy D5 Local Green Spaces				
			D5/8 Area adjacent to				

			Woodthorne House Tanwood Lane			ownership or right of access. They vary in size, but their scale is often a key aspect of the contribution they make to the openness and rural character of the Parish, and the spaces that separate our settlements. Many of the proposed sites also make valuable contributions to wildlife habitats and corridors, underlining further their merits for inclusion on our list. The Character Appraisal for the Chaddesley Corbett Conservation Area identifies 'important spaces' that create visual connections with the surrounding countryside. Our review of the Neighbourhood Plan has taken the opportunity to consider whether any other open spaces should have their	
			Policy D5 Local Green Spaces D5/8 Area adjacent to Woodthorne House				

			Tanwood Lane			importance recognised through designation as a Local Green Space. That recognition is the entire purpose of the proposed designations, which will in due course be considered by the independent examiner at the External Examination stage of finalising our Neighbourhood Plan.	
Chaddesley Corbett Educational Foundation. 5.1			Policy D5 Local Green Spaces D5/3 The Sports Field Longmore, Lower Chaddesley	Support / comment	<p>Thank you for your letter of 24 January informing me of the proposal to identify the land at Longmore, Lower Chaddesley as Local Green Space.</p> <p>The Trustees have no objection in principle to the proposed identification. However, the plan identifying the land includes the car park and club house on the southern part of the site which we do not think it appropriate to include. Please consider a slight re-drawing of the plan.</p> <p>We look forward to commenting on the NDP in due course, but we would hope to see policies</p>	<p>Accepted.</p> <p>The PC agrees that boundary of site should be re-drawn without including areas occupied by buildings</p>	<p>Amend NDP.</p> <p>Amend boundary of site on Policies Map and map in Appendix 4 – see Map below.</p> <p>Insert additional wording into Policy CF1:</p> <p>‘Proposals for the improvement of facilities at the Sports Club will be supported, where they are not inappropriate to the Green Belt and are sensitive to design, landscape and wildlife policies in the NDP’</p>

					<p>supportive of the improvement of facilities at the Sports Club.</p> <p>Please accept my earlier comments below as our consultation response to the NDP. I confirm the attached map (which you helpfully produced) represents what we are looking for.</p>		
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Chaddesley Corbett Parish Council, June 2022

With assistance from

