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**Chaddesley Corbett**  
**NDP Review 2022 - 2036**

**Statement of Modifications**

**Kirkwells**

The Planning People

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## 1. Introduction

- 1.1 In 2012 the Parish Council made a decision to prepare a Neighbourhood Development Plan (NDP) to guide future development in the Parish up to 2026. The NDP was prepared through a thorough and wide-ranging process of community consultation and engagement and, following an independent examination, was supported by a majority Yes vote at a local referendum. The NDP was made by Wyre Forest District Council and came into effect on 25<sup>th</sup> September 2014.
- 1.2 Since the former made Plan was made, Wyre Forest District Council has undertaken a Local Plan Review. The new Wyre Forest District Local Plan (2016-2036) was formally adopted by Wyre Forest District Council on 26<sup>th</sup> April 2022.
- 1.3 In 2019 Chaddesley Corbett Parish Council made the decision to review the NDP. The Chaddesley Corbett Review Neighbourhood Plan 2022 - 2036 updates the previous, made Chaddesley Corbett Neighbourhood Plan.
- 1.4 The NDP Review has been informed by the following:
  - Changes in local (Wyre Forest District Council) and national planning policy since 2014, including the NPPF (July 2021);
  - The results of a Parish Housing Needs Survey undertaken in June 2019;
  - Consideration of local residents' and stakeholders' concerns gathered through a Parish Residents' Survey undertaken in autumn 2019;
  - A Call for Sites and Site Assessment Process and public consultation on possible sites for local affordable housing schemes undertaken in 2020; and
  - The preparation of a Design Codes document in 2020 to underpin detailed local design policies.
- 1.5 The Draft Modified NDP was published for formal Regulation 14 consultation for just over 7 weeks from Tuesday 1<sup>st</sup> March 2022 until Friday 22<sup>nd</sup> April 2022.
- 1.6 The Submission version of the NDP includes various updates to the supporting text (largely where there are references to adopted new Local Plan policies) and some minor wording changes to two of the NDP planning policies (Policies CF1 and GI1). Additional information has been added to the supporting text describing local geology and current issues with farming and agriculture, following consideration of representations made during the Regulation 14 consultation.

- 1.7 This document is the Statement of Modifications. It sets out the extent of the modifications to the former made NDP and summarises the changes to policies and proposals which have been incorporated into the Review Plan.

## 2. National Planning Practice Guidance (PPG)

- 2.1 Planning Practice Guidance for neighbourhood planning sets out when it is considered necessary to review and update a neighbourhood plan<sup>1</sup>. This provides the following advice:

### **'Updating a neighbourhood plan**

#### **In what ways can a neighbourhood plan or order be changed?**

There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.'

Paragraph: 106 Reference ID: 41-106-20190509

Revision date: 09 05 2019

- 2.2 The modifications to the Chaddesley Corbett NDP are considered to be material as they go much further than correcting errors.

- 2.3 PPG goes on to advise:

'How are more substantive neighbourhood plan updates made?

If a qualifying body wish to make updates (modifications) that do materially affect the policies in the plan, they should follow the process set out in guidance, with the following additional requirements:

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether

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<sup>1</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons

- the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner
- the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.'

Paragraph: 085 Reference ID: 41-085-20180222  
Revision date: 22 02 2018

- 2.4 This Statement of Modifications updates the previous version which was prepared prior to the Regulation 14 consultation. The document has been revised prior to Submission of the NDP to Wyre Forest District Council (Regulation 15).
- 2.5 The Statement sets out the extent of the modifications and gives reasons why the Parish Council considers that the modifications are so significant or substantial as to change the nature of the plan.

### 3. Material Modifications to the Made NDP

- 3.1 The NDP Review has resulted in significant material modifications to the former made NDP.
- 3.2 Deleted Former Made NDP Policies are:
- Former Policy CC3 – Tourism
  - Former Policy CC6 – New Communication Technologies
  - Former Policy CC11 – Local Heritage List
  - Former Policy CC13 – Advertisements
- 3.3 These policies were considered out of date or were superseded by new Local Plan policies.
- 3.4 Deleted Former Site Allocations are:
- CCSA1 – Former School Site
  - CCSA2 – Re-use of the Old Grammar School.
- 3.5 These sites have now been developed.
- 3.6 Former made NDP Policies which have been updated and revised are shown in Table 1:

**Table 1 List of Superseded NDP Policies**

| Former Made NDP Policy   | New Review Plan Policy   |
|--|--|
| Former CC1 – Criteria for Assessing the Suitability of Potential Housing Sites                 | Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites and<br>Policy H4 Backland and Rear and Side Garden Development and Extensions  |
| Former Policy CC2 – Types of New Housing Development   | Policy H1 House Types, Sizes and Tenures   |
| Former Policy CC4 – Re-Use of Agricultural and Commercial Buildings                            | Policy B1 Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use   |
| Former Policy CC5 – Redevelopment of Semi-Permanent and Insubstantial Buildings and Structures | Policy C1 Conversion of Insubstantial Buildings  |
| Former Policy CC7 – Open Space, Sport and Recreation   | Policy G11 Local Green Infrastructure Network and Biodiversity   |
| Former Policy CC8 – Landscape Design Principles  | Various policies including:<br>Policy G11 Local Green Infrastructure Network and Biodiversity,<br>Policy D1 Promoting High Quality Design in New Development, and<br>Policy D4 Protected Views and Landmarks |
| Former Policy CC9 – Settlement Design Principles   | Various policies including Policy D1 Promoting High Quality Design in New Development<br>and<br>Policy D3 Protecting and Enhancing Heritage Assets and Archaeology   |
| Former Policy CC10 – Building Design Principles  | Policy D2 Architectural Details and Materials<br>and<br>D3 Protecting and Enhancing Heritage Assets and Archaeology  |
| Former Policy CC12 – Highways and Traffic Principles   | Policy T1 Parking in the Village.  |

3.7 The Review Plan includes a number of completely new policies to address planning themes that were not considered in the previous Made NDP.

3.8 The new NDP Policies are:

- Policy CF1 Supporting Health and Wellbeing
- Policy CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities
- Policy H2 Site Allocations for Affordable Housing in Chaddesley Corbett:

- Site H2/1 Land off Bromsgrove Road, Lower Chaddesley
  - Site H2/2 The Old Quarry, Mustow Green
  - Site H2/3 Hewitts Site, Stourbridge Road, Harvington
  - Policy B2 Working from Home
  - Policy D5 Local Green Spaces.
- 3.9 The justification for each of the new and updated policies is provided in the supporting text in the Review Plan.
- 3.10 The modifications to the former Made NDP Policies are set out in Appendix 1 Schedule of Modifications, Chaddesley Corbett Neighbourhood Development Plan Review, 2022.

#### 4. Do the Material Modifications Change the Nature of the Plan?

- 4.1 In conclusion the Parish Council considers that the NDP Review comprises material modifications which do change the nature of the plan and therefore an examination and a referendum will be required.
- 4.2 Although some changes to NDP Policies and supporting text are considered to comprise minor modifications, when taken together and considered as a whole, the NDP Review modifications are so significant as to change the nature of the Plan.
- 4.3 However, Chaddesley Corbett Parish Council recognises that the local planning authority (Wyre Forest District Council) and the examiner will draw their own conclusions and make recommendations accordingly as the NDP Review moves forward through the process.

## Appendix 1 Schedule of Modifications, Chaddesley Corbett Neighbourhood Development Plan Review, 2022

| Ref number | Section/policy/para number | Proposed change shown as deleted wording <del>struckthrough</del> , new wording <u>underlined</u>                                   | Brief description of reason for change and QB view on nature of change/modification i.e.<br><ul style="list-style-type: none"> <li>• Minor (non-material)</li> <li>• Material that do not change the nature of the plan</li> <li>• Material that would change the nature of the plan</li> </ul> |
|------------|----------------------------|---|---|
| 1          | Front cover                | <u>New front cover and header</u>   | The new front cover and header refer to the submission version of Review Neighbourhood Plan.<br><br>The header also refers to new date.<br><br>Minor editorial changes.   |
| 2.         | Table of Contents          | <u>New Table of contents</u>  | New Table of Contents refers to Review Plan.<br><br>Minor editorial change.   |
| 3.         | Acknowledgements P3        | <u><b>Acknowledgements</b></u><br><del>The Steering Group would like to thank the following members of the Parish Council and</del> | Acknowledgements deleted here.  |



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|  |  | <p><u>Community, including the Chaddesley Corbett Historical Society, for their valued assistance in preparing this Neighbourhood Plan.</u></p> <p><b><u>Steering Group:</u></b> Maria Dunn — Wyre Forest District Council</p> <p><u>Dave Thomas — Chairman, Steering Group</u></p> <p><u>Diane Dolley — Chairman, Community and Leisure</u></p> <p><u>Leo Stockford — Chairman, History and Architecture</u></p> <p><u>Yvonne Scriven — Project Manager</u></p> <p><b><u>Working Groups: Highways, Parking and Transport</u></b></p> <p><u>Helen England</u></p> <p><u>Bob Green</u></p> <p><u>Ben Matthews</u></p> <p><u>Keith Mercer</u></p> <p><u>Carol Hislop</u></p> <p><b><u>Business, Agriculture and Commerce</u></b></p> <p><u>Mark Page</u></p> <p><u>Debbie Newbould</u></p> <p><u>Graham Whateley</u></p> <p><u>Roni Pardoe</u></p> <p><u>Sue Bowron</u></p> <p><b><u>Community and Leisure</u></b></p> <p><u>Harry Grove</u></p> <p><u>Paul Chiverton</u></p> <p><u>Dave Yardley</u></p> <p><u>Janet Fox</u></p> <p><u>Christine Kenrick</u></p> <p><u>Seb Drury</u></p> <p><u>Colin Emeny</u></p> <p><b><u>Historic Environment, Architecture and Conservation</u></b></p> <p><u>Sylvia Beardshaw</u></p> <p><u>Sherida Breedon</u></p> <p><u>Elizabeth Mountford</u></p> <p><u>Rob Blakeway</u></p> <p><b><u>Housing and Environment</u></b></p> <p><u>Richard Pugh</u></p> | Minor editorial change. |
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|    |                         | <u>Dr John Spalding</u><br><u>Steve Williams</u><br><u>Martin Kenrick</u><br><u>Geoff Vernon</u><br><u>Sarah Pritchard</u>   |  |
| 4. | Executive Summary<br>P4 | <p><b>Executive Summary</b><br/> <del>Chaddesley Corbett is a large rural Parish within Wyre Forest District. In 2012 the Parish Council made a decision to prepare a Neighbourhood Plan to guide future development in the Parish up to 2026. Neighbourhood Plans have to be in general conformity with national and local planning policies. This Neighbourhood Plan has been prepared by a Steering Group and Working Groups of local residents and stakeholders, and takes into account the responses to the formal public consultation on the Draft Neighbourhood Plan which took place over 6 weeks from 13th January 2014 to 24th February 2014. The Neighbourhood Plan includes the following planning policies:</del></p> <p><b>Housing and the Built Environment</b><br/> <del>CC1 – Criteria for Assessing the Suitability of Potential Housing Sites</del><br/> <del>CC2 – Types of New Housing Development</del></p> <p><b>Business, Agriculture and Commerce</b><br/> <del>CC3 – Tourism</del><br/> <del>CC4 – Re-use of Agricultural and Commercial Buildings</del><br/> <del>CC5 – Redevelopment of Semi-Permanent and Insubstantial Buildings and Structures</del><br/> <del>CC6 – New Communications Technologies</del></p> <p><b>Community and Leisure</b><br/> <del>CC7 – Open Space, Sport and Recreation</del></p> <p><b>Historic Environment, Architecture and Conservation</b><br/> <del>CC8 – Landscape Design Principles</del><br/> <del>CC9 – Settlement Design Principles</del><br/> <del>CC10 – Building Design Principles</del><br/> <del>CC11 – Local Heritage List</del></p> <p><b>Highways, Parking and Transport</b><br/> <del>CC12 – Highways and Traffic Principles</del><br/> <del>CC13 – Advertisements</del></p> <p><b>Site Allocation Policies</b></p> | <p>The previous executive summary has been deleted as it is no longer relevant.</p> <p>Material modification that reflects the changed nature of the Plan.</p> |

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|    |                         | <p>CCSA1 – Former School Site</p> <p>CCSA2 – Re-use of the Old Grammar School</p> <p>The Neighbourhood Plan also includes a number of proposed actions for the Parish Council. The Neighbourhood Plan was submitted to Wyre Forest District Council and a publication period took place between 14th April and 27th May 2014. Independent examiner Mr Peter Biggers BSc(Hons) MRTPI AIHBC was appointed to undertake an examination of the Plan and concluded that with some minor changes the Plan meets the Basic Conditions and should proceed to a local referendum. A referendum was held on September 11th 2014 and a majority voted in favour of the Plan. The Plan came into force on 25th September 2014 and will be used to help determine planning applications in the Parish.</p> |   |
| 5. | <u>Acknowledgements</u> | <p><u>Acknowledgements</u></p> <p>The Steering Group would like to thank councillors and residents who have been involved in producing this second NDP for all their hard work over the last two years. This includes the Steering Group members and working groups for Housing, Local Green Spaces, Views and Wildlife Corridors, and the Worcestershire Biological Records Centre (WBRC) and Wildlife Trust.</p>  | <p>Updated acknowledgements are provided.</p> <p>Minor change.</p>  |
| 6. |                         | <p><u>Executive Summary</u></p> <p>1. <u>Chaddesley Corbett is a large rural Parish within Wyre Forest District. In 2012 the Parish Council made a decision to prepare a Neighbourhood Development Plan (NDP) to guide future development in the Parish up to 2026. The NDP was prepared through a thorough and wide ranging process of community consultation and engagement and, following an independent examination, was supported by a majority Yes vote at a local referendum. The NDP was made by Wyre Forest District Council and came into effect on 25th September 2014.</u></p> <p>2. <u>The new Wyre Forest District Local Plan (2016-2036) was formally adopted by Wyre Forest District Council on 26 April 2022.</u></p>  | <p>A new executive summary is provided to refer to the Review NDP policies and proposals.</p> <p>Material modification that reflects the changed nature of the review plan.</p> |

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|  |  | <p>3. <u>In 2019 Chaddesley Corbett Parish Council made the decision to review the NDP, taking into account the following:</u></p> <ul style="list-style-type: none"> <li>• <u>Changes in local (Wyre Forest District Council) and national planning policy since 2014;</u></li> <li>• <u>The results of a Parish Housing Needs Survey undertaken in June 2019;</u></li> <li>• <u>Consideration of local residents' and stakeholders' concerns gathered through a Parish Residents' Survey undertaken in autumn 2019;</u></li> <li>• <u>A Call for Sites and Site Assessment Process and public consultation on possible sites for local affordable housing schemes undertaken in 2020; and</u></li> <li>• <u>The preparation of a Design Codes document in 2020 to underpin detailed local design policies.</u></li> </ul> <p>4. <u>The Draft Modified Plan was published for formal consultation from Tuesday 1<sup>st</sup> March 2022 until Friday 22<sup>nd</sup> April 2022 and some minor amendments were made to the supporting text, Policy G1 Local Green Infrastructure Network and Biodiversity and Policy CF1 Supporting Health and Wellbeing in response to comments submitted.</u></p> <p>5. <u>The Review NDP includes the following Planning Policies and Proposals:</u></p> <ul style="list-style-type: none"> <li>• <u>Policy CF1 Supporting Health and Wellbeing</u></li> <li>• <u>Policy CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities</u></li> <li>• <u>Policy G1 Local Green Infrastructure Network and Biodiversity</u></li> <li>• <u>Policy H1 House Types, Sizes and Tenures</u></li> <li>• <u>Policy H2 Housing Site Allocations</u></li> <li>• <u>Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites</u></li> <li>• <u>Policy H4 Backland and Rear and Side Garden Development and Extensions</u></li> <li>• <u>Policy C1 Conversion of Insubstantial Buildings</u></li> </ul> |  |
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|    |                            | <ul style="list-style-type: none"> <li>• <u>Policy B1 Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use</u></li> <li>• <u>Policy B2 Working from Home</u></li> <li>• <u>Policy D1 Promoting High Quality Design in New Development</u></li> <li>• <u>Policy D2 Architectural Details and Materials</u></li> <li>• <u>Policy D3 Protecting and Enhancing Heritage Assets and Archaeology</u></li> <li>• <u>Policy D4 Protected Views and Landmarks</u></li> <li>• <u>Policy D5 Local Green Spaces</u></li> <li>• <u>Policy T1 Parking in the Village</u></li> </ul> <p>6. <u>Wyre Forest District Council will then publish the Review Plan for a further 6 weeks before the Plan is examined by an independent examiner. The final version of the Review NDP, which is likely to include further modifications recommended by the examiner, will, if the Examiner agrees, be the subject of a local referendum. If there is a majority 'Yes' vote, the NDP Review will be made (adopted) by the District Council.</u></p> |   |
| 7. | Part 1 Setting the Context | <p><u>1.0 Introduction and Background</u></p> <p><u>1.1 Chaddesley Corbett</u></p>   | <p>Map 1 is moved to later in the text from after 1.1.7 for editorial layout reasons and is now A4 landscape.</p> <p>Minor editorial change</p> |
| 8. | 1.1.4                      | <p>Since historic times, Chaddesley Corbett has been, and largely remains, a rural community. This is one of the Parish's most valued characteristics, <del>as cited by both residents and businesses in the surveys and consultations held during the development of this Plan.</del></p> <p><u>in the Residents' Survey undertaken in 2019, the rural location/countryside was identified by the highest proportion of respondents (43% or 72) as what they liked most about living in the area.</u></p>   | <p>The text refers to the most recent residents' survey which was used to inform the review of the Plan.</p> <p>Minor change.</p>               |
| 9. | 1.1.6                      | <p><u>There have been several significant changes in the Parish since the previous NDP was prepared. These include:</u></p> <ul style="list-style-type: none"> <li>• <u>Residential development of the former school site to provide 11 houses and 4 apartments</u></li> <li>• <u>Planning consent for the proposed conversion of the Old Grammar School into a single house</u></li> </ul>  | <p>Additional text has been provided to refer to development and changes in the parish since the previous NDP was made.</p>                     |

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|     |   | <ul style="list-style-type: none"> <li>• <u>Loss of the Village Post Office and General Store</u></li> <li>• <u>Planning permission has been granted for the proposed conversion of the Talbot pub to a restaurant</u></li> <li>• <u>A new play area</u></li> <li>• <u>Traffic calming with double yellow lines and passing places in the village centre.</u></li> </ul> <p><u>1.1.7 Map 1 shows the extent of the Neighbourhood Area and Parish Boundary.</u></p> <p><u>Map 1 Extent of Chaddesley Corbett Parish</u></p>  | Minor change.  |
| 10. | 1.2 A Neighbourhood Plan for Chaddesley Corbett | <p><del>1.2 A Neighbourhood Plan for Chaddesley Corbett</del></p> <p><del>1.2.1 This Submission Neighbourhood Plan builds on earlier work undertaken by the Parish Council in partnership with other organisations, to provide a planning framework and design context for the Parish. The Parish Council prepared a Parish Plan<sup>2</sup> in 2003, which set out various proposed actions for the maintenance and development of the Parish. A Parish Design Statement<sup>3</sup> was prepared in 2008, and this described the distinctive character of the area through the landscape setting, shape of settlements and individual buildings, and sets out a number of design principles.</del></p> <p><del>1.2.2 The Localism Act 2011 which came into force in April 2012 gave Parish Councils and other relevant bodies, new powers to prepare statutory neighbourhood plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.</del></p> <p><del>1.2.3 Working in partnership with Wyre Forest District Council, Chaddesley Corbett Parish Council was successful in gaining neighbourhood planning “front runner” status and received funding under wave five of the programme in March 2012. In April 2012 Chaddesley Corbett Parish Council formally approved the preparation of a neighbourhood plan and a Steering Group was</del></p> | <p>This section has been deleted from the Review Plan as it refers to the process for the previous made plan.</p> <p>Minor change.</p> |

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|  |  | <p>established to formulate the timetable, data collection and consultations. An application was made to Wyre Forest District Council for designation as a neighbourhood planning area and this application was approved by the District Council in September 2012, after a six week consultation.</p> <p>1.2.4 To progress the neighbourhood plan a steering group and a number of working groups were set up comprising representatives from different local groups and organisations and parish councillors. The working groups each focussed on a given topic area to consider different planning issues which should be addressed in the neighbourhood plan. These were:</p> <p>2 A Plan for the Parish of Chaddesley Corbett, Community First, Chaddesley Corbett Parish Council, 2003</p> <p>3 A Design Statement for the Parish of Chaddesley Corbett, Chaddesley Corbett Parish Council, 2008</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Housing and the Built Environment</li> <li><input type="checkbox"/> Business, Agriculture and Commerce</li> <li><input type="checkbox"/> Community and Leisure</li> <li><input type="checkbox"/> History, Architecture and Conservation</li> <li><input type="checkbox"/> Highways, Parking and Transport</li> </ul> <p>1.2.5 The Steering Group and Working Groups met on a regular basis, and worked throughout the preparation of the plan to engage local residents in helping to formulate objectives and proposals.</p> <p>1.2.6 Information about the neighbourhood plan and early consultation work included publication of annual reports, and newsletters sent to each household and published on the Parish Council's website. A questionnaire survey was also sent to all households and businesses in the Parish in April 2013 and an informal drop in event was held on 21st September 2013. The results of the questionnaire and drop in informed the content of the Draft Neighbourhood Plan.</p> <p>1.2.7 In addition a Draft Sustainability Appraisal Scoping Report for the Plan was prepared and circulated to consultation bodies for comments ahead of the publication of the Draft Plan.</p> <p>1.2.8 The Draft Neighbourhood Plan and Sustainability Appraisal Scoping Report were published for consultation for six weeks from January to February 2014. Representations submitted by consultees on the Draft Plan were taken into account in the Submission Neighbourhood Plan.</p> |  |
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| 11. | New 1.2 | <p><u>1.2 Chaddesley Corbett Neighbourhood Development Plan Review</u></p> <p><u>1.2.1 The Chaddesley Corbett Neighbourhood Plan was made by the District Council and came into effect on 25th September 2014.</u></p> <p><u>1.2.2 Planning law requires that applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise. NDPs form part of the statutory development plan.</u></p> <p><u>1.2.3 Government planning policy is set out in the National Planning Policy Framework (NPPF) . Paragraph 29 advises that 'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.'</u></p> <p><u>1.2.4 The NPPF goes on to state in paragraph 30 that 'Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'</u></p> <p><u>1.2.5 The recently adopted Wyre Forest District Local Plan (2016 - 2036) sets out the spatial development strategy for the district up to 2036. The Modified Draft NDP was prepared taking into account the most up to date version of the new emerging Local Plan and the main modifications. The new Local Plan contains the strategic policies against which the NDP Review policies will be assessed for general conformity.</u></p> <p><u>1.2.6 Chaddesley Corbett Parish Council made a decision to review the NDP on 4th February 2019.</u></p> | <p>This supporting text sets out the background and process for the NDP Review and refers to the new technical evidence and background documents which have informed policy changes.</p> <p>Material modifications that reflect the changed nature of the Review Plan.</p> |
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|  |  | <p><u>1.2.7 Advice about the process for updating an NDP is set out in Planning Practice Guidance : 'There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:</u></p> <ul style="list-style-type: none"> <li><u>• Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.</u></li> <li><u>• Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.</u></li> <li><u>• Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.'</u></li> </ul> <p><u>Paragraph: 106 Reference ID: 41-106-20190509</u><br/> <u>Revision date: 09 05 2019</u></p> <p><u>1.2.8 The NDP Review is considered to comprise material modifications. The process for preparing the NDP Review has followed PPG for preparing a Neighbourhood Plan and as set out in The Neighbourhood Planning (General) Regulations 2012 (as amended).</u></p> <p><u>1.2.9 It is likely that the modifications are so significant or substantial as to change the nature of the plan. This is because the NDP Review includes significant amendments to former planning policies and deletion of former site allocations and sets out new planning policies including detailed design policies from design codes and new site allocations including for affordable housing. Provided the examiner is satisfied that the modified Plan meets the required basic conditions (subject to any recommended modifications), it is likely that they will recommend that the NDP should proceed to a local referendum.</u></p> |  |
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|  |  | <p><u>1.2.10 The NDP Review has been informed by a number of consultation processes and technical studies. These are summarised in the sections which follow.</u></p> <p><u>Chaddesley Corbett Parish Housing Needs Survey, Wyre Forest District Council, 2019</u></p> <p><u>1.2.11 A housing needs survey was carried out in June 2019 in Chaddesley Corbett Parish to establish what the expected housing requirements are for the Parish in the next 5-10 years.</u></p> <p><u>1.2.12 The findings of the Housing Needs Survey provide evidence that development needs to include affordable housing for rental or shared ownership (or other type of low cost home ownership product) and this should be a mix of sizes and types. The affordable housing should meet the requirements of the Council's rural Local Connection Policy and local connection.</u></p> <p><u>Chaddesley Corbett Parish Council Neighbourhood Plan Review, Residents' Survey, Worcestershire County Council, December 2019</u></p> <p><u>1.2.13 Worcestershire County Council Management Information, Analytics and Research Team were commissioned to carry out a number of surveys on behalf of the Parish Council. Survey content was developed in conjunction with the Parish Council and three survey versions were produced:</u></p> <ul style="list-style-type: none"> <li>• <u>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.</u></li> <li>• <u>Business survey: made available online with a link sent by letter to all businesses within the Parish by the Parish Clerk.</u></li> <li>• <u>Survey for children and young people, made available online with link promoted through the resident survey.</u></li> </ul> <p><u>1.2.14 The response rate to the resident survey was 26%, 167 responses were received from 677 mailed out to all households in the Parish. No</u></p> |  |
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|  |  | <p><u>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.</u></p> <p><u>1.2.15 The Survey included a range of questions on a number of planning related themes including work location and travel to work, views on living in the Parish, supporting Chaddesley Community Care Initiative, history, architecture and conservation, business, agriculture and commerce, housing and environment, highways, transport and parking and hopes and fears.</u></p> <p><u>Call for Sites in January 2020</u></p> <p><u>1.2.16 A Call for Sites was undertaken to identify Rural Exception Sites for Affordable housing which were supported in a policy in the previous NDP. The Call for Sites invited landowners and those with an interest in land to submit sites for consideration which had the potential for new affordable housing to meet local needs up to 2036. Potential sites were required to be within or adjacent to the village of Chaddesley Corbett.</u></p> <p><u>Chaddesley Corbett Neighbourhood Plan Site Options and Assessment Final Report Chaddesley Corbett Parish Council August, AECOM Ltd, 2020</u></p> <p><u>1.2.17 The Parish Council applied to the Government's Neighbourhood Planning Support programme run by Locality, on behalf of the Ministry of Housing, Communities and Local Government (MHCLG), for Technical Support for Site Options and Assessment. Independent consultants AECOM Ltd were appointed by Locality to undertake a technical assessment of the potential sites. The Site Options and Assessment Report assessed 18 sites for their potential suitability for small scale affordable housing development in the Parish. The sites identified for assessment included those that were put forward in response to the Parish Council's Call for Sites and also sites submitted through the Wyre Forest District Council Housing and Economic Land Availability Assessment (HELAA).</u></p> <p><u>1.2.18 The site assessment was based on a traffic light system (red, amber, green); with green sites suitable for allocation, amber sites potentially suitable if identified constraints can be resolved or mitigated and red sites not suitable for</u></p> |  |
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|  |  | <p><u>allocation. Eight sites were selected for further consideration and formal consultation, although only one site was classified Green. The Parish Council decided to add a site to the consultation process, NP02(a), land at the top of Malvern View, as an alternative to NP02(c) which in view of its extensive views, they did not consider suitable for development.</u></p> <p>_____</p> <p><u>Public Consultation: Neighbourhood Plan Review Report on Outcome of Call for Sites for Affordable Housing, November 2020</u></p> <p><u>1.2.19 A six-week Public Consultation on the eight sites took place from September to October 2020, in which approximately 40% of households 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 the report.</u></p> <p><u>1.2.20 One site was selected for inclusion as a Rural Exception Site in the NP as a site suitable for affordable housing, (WFR/CC/7 – Land off Bromsgrove Road, Lower Chaddesley - the southern part of the site put forward).</u></p> <p><u>1.2.21 Two further sites were identified where development might be supported if identified constraints could be overcome. They were NP04 (The Old Quarry, Mustow Green) and WFR/CC/9 (Hewitts Site, Worcester Road, Harvington). These conclusions were approved by the Parish Council at the meeting on 2nd November 2020.</u></p> <p>_____</p> <p><u>Chaddesley Corbett Parish Design Guide, March 2021</u></p> <p><u>1.2.22 AECOM were commissioned in 2020 to provide design support to Chaddesley Corbett Parish Council through the MHCLG funded Neighbourhood Planning Programme, led by Locality.</u></p> <p><u>1.2.23 A Design Guide was prepared to inform new development in the area. The Design Guide presents a summary of the key characteristics of Chaddesley Corbett Parish, which make the area a special place to live in and visit. This information was then used to inform specific design guidelines to</u></p> |  |
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|  |  | <p><u>promote sustainable development related to residential and commercial development. The design guidelines have been used to inform NDP policies related to design and specific design policies for the proposed Rural Exception housing sites.</u></p> <p><b><u>Scoping Opinion on Viability, January 2022</u></b></p> <p><u>1.2.24 Bailey Venning Associates Ltd (BVA) were instructed by Chaddesley Corbett Parish Council through Locality, to undertake a scoping viability assessment to review the development potential of the three proposed housing sites. The report is confidential but will be made available to the Examiner for the purposes of the NDP examination.</u></p> <p><b><u>Regulation 14 Public Consultation Tuesday 1<sup>st</sup> March 2022 until Friday 22<sup>nd</sup> April 2022</u></b></p> <p><u>1.2.25 The Chaddesley Corbett Draft Modified Neighbourhood Development Plan (NDP) was published for formal consultation (Regulation 14) from Tuesday 1<sup>st</sup> March 2022 until Friday 22<sup>nd</sup> April 2022, a period of just over 7 weeks.</u></p> <p><u>1.2.26 Copies of the Draft Modified Plan and supporting documents could be viewed and downloaded from the NDP pages of the Parish Council website at <a href="https://www.chaddesleyparishcouncil.gov.uk/neighbourhood-plan-review/">https://www.chaddesleyparishcouncil.gov.uk/neighbourhood-plan-review/</a>. Hard copies of the Draft Plan and response forms were available on request from the Parish Council Clerk, in St Cassian's Church, and at Kidderminster Public Library.</u></p> <p><u>1.2.27 A public drop in event was held on 30<sup>th</sup> March 2022 from 11:00am to 8:00pm at Chaddesley Corbett Village Hall. Responses were invited using response forms or in writing.</u></p> |  |
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|     |  | 1.2.28 Full details of all consultation processes and how the responses informed the preparation of the Review Plan can be found in the accompanying Consultation Statement.  |  |
| 12. | 1.3 Purpose of Chaddesley Corbett Neighbourhood Plan | <p>1.3.1 The purpose of the Neighbourhood Plan is not to duplicate the planning framework developed by Wyre Forest District Council, but to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <del>Refine and clarify how Wyre Forest District Council's planning policies should be applied to development proposals that affect the Parish of Chaddesley Corbett.</del></li> <li><input type="checkbox"/> <del>Set out specific development objectives for certain defined areas within the Parish.</del></li> <li><input type="checkbox"/> <del>Document a number of aspirations that are intended to help determine the suitability of possible future development proposals.</del></li> <li><input type="checkbox"/> <del>Set out local design principles for new development.</del></li> <li><input type="checkbox"/> <del>Set out a small number of policies that should be considered in relation to specific types of development that may be proposed in the Parish.</del></li> </ul> <ul style="list-style-type: none"> <li>• <u>Ensure the NDP supports the principles of sustainable development, so that development meets economic, social and environmental objectives;</u></li> <li>• <u>Update the former Chaddesley Corbett Neighbourhood Plan, taking into account the most up to date supporting evidence, development of former site allocations, and changes to the national and local planning policy context;</u></li> <li>• <u>Provide more detail to Wyre Forest District Council's most up to date planning policies so that development proposals in the Parish of Chaddesley Corbett address local, parish level planning issues which have been identified through various recent consultation processes;</u></li> <li>• <u>Ensure proposals for new housing development meet local needs, particularly for more affordable housing;</u></li> </ul> | <p>The text has been updated to reflect the revised purpose of the Review Plan.</p> <p>Material modification that reflects the changed nature of the plan.</p> |

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|     |                              | <ul style="list-style-type: none"> <li>• <u>Set out revised local design principles for new development, based on a set of detailed design codes which guide development on any site allocations as well as development proposals more generally;</u></li> <li>• <u>Support initiatives which improve health and wellbeing and provide a higher quality of life for all; and</u></li> <li>• <u>Address traffic, congestion and parking problems.</u></li> </ul> <p><del>1.3.2 As an area wholly in the Green Belt, there is a presumption against inappropriate development, unless very special circumstances apply. This stance is supported strongly by the Parish Council and residents. However, from time to time, there will be development opportunities on brownfield sites or infill development and limited affordable housing for local community needs or which involve the conversion or rebuilding of properties. Where they are judged 'not inappropriate' development in the Green Belt, it is important that the Neighbourhood Plan is able to guide such development.</del></p> <p><del>1.3.3 This Neighbourhood Plan sets out a planning framework for Chaddesley Corbett up to 2026, to help ensure that the distinctive character of the Parish is maintained and enhanced for future residents to enjoy.</del></p> |   |
| 13. | 1.4 Sustainability Appraisal | <p><b>1.4 Sustainability Appraisal</b></p> <p><del>1.4.1 Sustainability Appraisal (SA) of a plan is conducted in conformity with the 2001/42/EC Strategic Environmental Assessment (SEA) European Directive, which requires SEA of all government local plans and programmes likely to have significant environmental effects. However, while an SEA is concerned with environmental effects, sustainability appraisal is an iterative process that considers the environmental, social and economic consequences of a plan and its policies, and seeks to identify ways of achieving a proper balance between these three considerations.</del></p> <p><del>1.4.2 The Neighbourhood Plan incorporates a number of proposed amendments identified through the Sustainability Appraisal process undertaken by Wyre Forest District Council on the Draft Plan. The Sustainability Appraisal Report on Chaddesley Corbett Neighbourhood Plan was published for consultation alongside the Draft Neighbourhood Plan. Following formal consultation on the Draft Neighbourhood Plan and the Sustainability Appraisal Report, a Revised Sustainability Report was published which takes into account representations from the previous version of the</del></p>   | <p>This section has been deleted as it is no longer relevant to the Review Plan.</p> <p>Minor modification.</p> |

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|     |   | Sustainability Appraisal Report.  |   |
| 14. | 1.5 Public Consultation on the Draft Neighbourhood Plan | <p><b><del>1.5 Public Consultation on the Draft Neighbourhood Plan</del></b></p> <p><del>1.5.1 The Chaddesley Corbett Draft Neighbourhood Plan was published for formal consultation for 6 weeks from Monday 13th January 2014 to Monday 24th February 2014. The Draft Sustainability Appraisal of the Neighbourhood Plan was published for consultation at the same time.</del></p> <p><b><del>Informal Public Consultation and Engagement – Preparing the Draft Neighbourhood Plan</del></b></p> <p><del>1.5.2 The Chaddesley Corbett Neighbourhood Plan has been prepared building on extensive public consultation and community engagement from the beginning of the process in 2012. The Steering Group worked hard to ensure as many opportunities were provided as possible for consultees to put forward their ideas, concerns and comments throughout the Plan's preparation and particularly at all key stages of decision making.</del></p> <p><del>1.5.3 Following designation of the Neighbourhood Area in 2012, an overarching Steering Group was established together with a series of Working Groups consisting of 10 volunteers from different local groups and organisations and Parish Councillors. Five Working Groups were set up to consider the following themes:</del></p> <ul style="list-style-type: none"> <li><del><input type="checkbox"/> Highways, Parking and Transport</del></li> <li><del><input type="checkbox"/> Business, Agriculture and Commerce</del></li> <li><del><input type="checkbox"/> Community and Leisure</del></li> <li><del><input type="checkbox"/> History, Architecture and Conservation</del></li> <li><del><input type="checkbox"/> Housing and Environment</del></li> </ul> <p><del>1.5.4 The Steering Group and Working Groups met on a regular basis, and throughout the development of the Draft Plan continued to talk to local residents and visitors about their future aspirations. A designated website (www.chaddesleyplan.org.uk) was set up and this was regularly updated with information about the development of the Neighbourhood Plan, including minutes and notes from Steering Group and Working Group meetings.</del></p> <p><b><del>Parish Questionnaire (Survey)</del></b></p> <p><del>1.5.5 In April 2013 a Questionnaire was sent to all households on the Chaddesley Parish Electoral Roll, businesses operating within the Parish and employees of those businesses. An abbreviated children's on-line version of the Questionnaire was placed on the Worcestershire County Council web site.</del></p> | <p>This section has been deleted as it refers to the process for the former made plan.</p> <p>Minor modification.</p> |



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|  |  | <p>The results of the survey were used to bring up to date the aspirations from the Parish Plan and Parish Design Statement, and were used to inform the content and scope of the Neighbourhood Plan.</p> <p><b>Newsletters, Parish Magazine and Annual Report</b></p> <p>1.5.6 At all key stages of the development of the Neighbourhood Plan a newsletter was produced and sent by post to each household. Contact details of Parish Councillors and the Parish Clerk were included in the newsletters, together with details of the web-site. Newsletters were circulated by post to every household on the Electoral Roll. Notices of consultation events and other milestones were published in the Parish Magazine (received by 60% of the Parish every month) and on 4 Parish Council notice boards. The Parish Council Annual Report was issued in July 2013 and included information about the Neighbourhood Plan.</p> <p>1.5.7 Newsletters were published in January 2012, November 2012, April 2013, November 2013 and January 2014.</p> <p>1.5.8 A Consultation Event was held on Saturday 21st September 2013 and was attended by approximately 80 people. Responses submitted at the Consultation Event were published on the Parish Council's website and were used to inform and shape the emerging Draft Neighbourhood Plan.</p> <p><b>Parish Housing Needs Survey, Winter 20134</b></p> <p>1.5.9 To help assess the basis for proposals in the Chaddesley Corbett Draft Neighbourhood Plan, a Parish Housing Needs Survey was conducted in October/November 2013. A total of 637 surveys were delivered to households in the Parish, and 208 surveys were completed and returned (of which 2 were completed online), which represents a response rate of 32.7%. The findings of the Housing Needs Survey have influenced the development of the Neighbourhood Plan.</p> <p>1.5.10 The Draft Neighbourhood Plan and the Draft Sustainability Appraisal, together with a copy of the Response form, were placed on the Chaddesley Corbett Parish Council and Wyre Forest District Council websites from Friday 10th January 2014 to Monday 24th February, for viewing and downloading. Consultation responses were invited using the accompanying Response form via an email to the Parish Clerk or by printing out and returning completed forms to a postal address. Written responses were also invited using the advertised postal address.</p> |  |
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|  |  | <p>1.5.11 A newsletter was posted to all households in the Parish in January 2014 and public notices were placed on four Parish Council notice boards and in the Parish Magazine, promoting the public consultation on the Draft Plan and informing local residents and the general public about the dates, times and locations where hard copies of the Draft Neighbourhood Plan and accompanying documents could be inspected.</p> <p>1.5.12 Businesses in the Parish received a letter by post notifying them of the consultation and also enclosing a copy of the newsletter which was distributed in January 2014 to all households in the Parish.</p> <p>1.5.13 Two Consultation drop in events were organised in different locations within the Parish to support the consultation on the Draft Neighbourhood Plan. These were:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Thursday 23rd January 2014 from 2.00 to 8.00pm — Oaks Community Centre, Harvington</li> <li><input type="checkbox"/> Wednesday 29th January 2014 from 2.00 to 8.00pm — Village Hall, Chaddesley Corbett.</li> </ul> <p>1.5.14 At these events hard copies of the Draft Plan, Draft Sustainability Appraisal and other accompanying documents were made available for public viewing. Hard copies of Representation Forms were available for consultees to complete at the events, or to take away and return completed at a later date.</p> <p>1.5.15 An exhibition was displayed in the Civic Centre, Wyre Forest House, Kidderminster, from Monday 3rd February 2014 to Friday 7th February 2014 and was attended by 4 Chaddesley Corbett Parish Housing Needs Survey, Analysis of Results, Chaddesley Corbett Parish Council, Research &amp; Intelligence Unit, Worcestershire County Council, December 2013 volunteers from the Neighbourhood Plan Steering Group from 1.00-3.00 p.m. each day.</p> <p>1.5.16 Press Releases were sent to the Kidderminster Shuttle, Kidderminster Chronicle and the Express and Star. These detailed the dates and times of exhibitions and places where the Draft Neighbourhood Plan could be viewed/downloaded. The Kidderminster Shuttle also ran a feature on Neighbourhood Planning.</p> <p>1.5.17 An e-mail or letter was sent to all Consultation Bodies, including Local Authorities, and District Councillors, providing information about the consultation dates, and the locations where the Draft Plan and accompanying</p> |  |
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|     |                             | <p>documents could be viewed and downloaded. Respondents were invited to use the Response form or to send responses by email or in writing to the Parish Clerk. The list of Consultation Bodies was kindly provided by Wyre Forest District Council.</p> <p>1.5.18 A copy of the Draft Neighbourhood Plan was submitted to Wyre Forest District Council.</p> <p>1.5.19 A summary of consultation responses to Chaddesley Corbett Draft Neighbourhood Plan, together with information about how these responses informed the Submission Neighbourhood Plan is provided in the accompanying Consultation Statement which is published on the Neighbourhood Plan website<sup>5</sup>. A full schedule of consultation responses together with the Parish Council's consideration of them and the resulting amendments to the Plan has been published on the Chaddesley Corbett Neighbourhood Plan website.</p>   |  |
| 15. | 2.0 Planning Policy Context | <p>2.0 Planning Policy Context</p> <p>Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.</p> <p>Chaddesley Corbett Neighbourhood Plan will need to have regard to the following planning policy documents:</p> <p>2.1 National Planning Policy Framework (NPPF)<sup>6</sup></p> <p>The NPPF sets out the national planning framework for England. The purpose of the planning system is to contribute towards sustainable development and to perform an economic, social and environmental role.</p> <p>Para 183 of NPPF advises that:</p> <p>Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:</p> <ul style="list-style-type: none"> <li>□ set planning policies through neighbourhood plans to determine decisions on planning applications; and</li> <li>□ grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.</li> </ul> <p>Para 184:</p> <p>Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and</p> | <p>This section is largely out of date and contains unnecessary detail. It has therefore been deleted and replaced by a more up to date summary of the planning policy context for the NDP.</p> <p>This is a minor modification.</p> |

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|  |  | <p>priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these 6 National Planning Policy Framework policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.</p> <p>Para185:</p> <p>Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing nonstrategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for nonstrategic policies where a neighbourhood plan is in preparation.</p> <p>2.2 Worcestershire County Council</p> <p>2.2.1 Worcestershire Green Infrastructure Strategy, Draft Document, May 20137</p> <p>Green Infrastructure or GI is the network of green spaces that intersperse and connect our cities, towns and villages, providing multiple benefits for environment, economy and communities. GI is a holistic approach to viewing and managing the natural environment; acknowledging the multiple benefits and vital services it provides and making tangible links to economic, health and social welfare agendas and aspirations. The components of GI include biodiversity, landscape, historic environment, access and recreation and water. The Worcestershire Green Infrastructure (GI) Partnership has developed this strategy to drive forward the delivery of the GI agenda in the County. It is intended to set out countyscale principles to inform plans and strategies being developed by partner organisations and to enable a coherent approach to delivery across a range of initiatives. The Worcestershire GI Strategy is due to be adopted by the County Council in 2014 and following this, endorsement of the Strategy will be sought from Wyre Forest District Council.</p> |  |
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|  |  | <p>2.2.2 Landscape Character Assessment Supplementary Guidance, Worcestershire County Council, October 2011<sup>8</sup></p> <p>Landscape Character Assessment (LCA) is a tool for identifying the patterns and individual combinations of features—such as hedgerows, field shapes, woodland, land-use, patterns of settlements and dwellings—that make each type of landscape distinct and often special to those who live and work in it. Landscape Character Supplementary Guidance has been prepared and adopted by Worcestershire County Council and endorsed by Wyre Forest District Council.</p> <p><a href="http://www.worcestershire.gov.uk/cms/planning/planning_policy_strategy/planning_green_infrastructure.aspx">http://www.worcestershire.gov.uk/cms/planning/planning_policy_strategy/planning_green_infrastructure.aspx</a></p> <p><a href="http://www.worcestershire.gov.uk/cms/pdf/Landscape%20Character%20Assessment%20Nov%202011.pdf">http://www.worcestershire.gov.uk/cms/pdf/Landscape%20Character%20Assessment%20Nov%202011.pdf</a></p> <p>Chaddesley Corbett (and most of Wyre Forest District) falls within the Mid-Severn sandstone plateau National Character Area, as defined by Natural England and the County Council LCA identifies two landscape types prevalent in Chaddesley Corbett. These are Principal Timbered Farmland and Estate Farmlands.</p> <p><b>Principal Timbered Farmland – Key Characteristics</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Primary: <ul style="list-style-type: none"> <li>– Hedgerow boundaries to fields</li> <li>– Ancient wooded character</li> <li>– Notable pattern of scattered hedgerow trees, predominantly of oak</li> </ul> </li> <li><input type="checkbox"/> Secondary: <ul style="list-style-type: none"> <li>– Organic enclosure pattern</li> <li>– Small scale landscape, hedgerow trees creating filtered views</li> <li>– Brick and timber buildings style of older properties</li> <li>– Rolling lowland with occasional steep sided hills and low escarpments</li> </ul> </li> </ul> <p><b>Estate Farmlands – Key characteristics</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Primary: <ul style="list-style-type: none"> <li>– Hedgerow boundaries to fields</li> </ul> </li> <li><input type="checkbox"/> Secondary:</li> </ul> |  |
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|  |  | <ul style="list-style-type: none"> <li>-Mixed farming land use</li> <li>-Clustered settlement pattern</li> <li>-Medium framed views</li> <li>-Planned woodland character</li> </ul> <p>Rural landscape setting of Chaddesley Corbett Parish<br/> <a href="http://www.naturalengland.org.uk/publications/nca/default.aspx">http://www.naturalengland.org.uk/publications/nca/default.aspx</a></p> <p><del>2.2.3 County of Hereford and Worcester Minerals Local Plan (1997)10</del><br/> The adopted Minerals Local Plan sets out policies for the extraction and restoration of minerals sites within the County with a focus on the extraction of aggregates.<br/> Certain policies contained in the adopted Minerals Local Plan no longer form part of the statutory "Development Plan" for Worcestershire. The Secretary of State made the decision of which policies should be "saved" under the provisions of the Planning and Compulsory Purchase Act 2004, and the policies are saved until further notice. Those policies not listed in the Direction expired on 27th September 2007 and should not be taken into account in the preparation of planning documents or in the determination of planning applications.<br/> The list of "saved" Minerals Local Plan policies is:<br/> Policy Number Policy Name<br/> 1 Preferred Areas (S&amp;G)<br/> 2 Other Sand and Gravel Deposits<br/> 5 Abberley Hills Quarrying Policy<br/> 6 Extraction of Minerals Other than Aggregates<br/> 7 Preferred Hard Rock Extension Areas</p> <p><del>2.2.4 Worcestershire Waste Core Strategy Local Plan (2012)11</del><br/> The Waste Core Strategy Local Plan sets out how Worcestershire County Council plans for waste management facilities in Worcestershire until 2027. The Waste Core Strategy Local Plan was adopted by Full Council on 15th November 2012 and is now part of the development plan.<br/> It will be used by the County Council to make decisions about planning applications for waste management facilities. City, Borough and District</p> |  |
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|  |  | <p>Councils in Worcestershire will also use it to make decisions about other types of planning applications that could have waste implications. The Strategy will guide developers as to what type of development will be acceptable where and will encourage and stimulate businesses involved in recycling and re-use of resources. Settlements within Worcestershire perform different waste management functions. The geographic hierarchy takes into account current waste arisings, resource demand and</p> <p><a href="http://www.worcestershire.gov.uk/cms/planning/planning_policy_strategy/adopted_minerals_local_plan.aspx">http://www.worcestershire.gov.uk/cms/planning/planning_policy_strategy/adopted_minerals_local_plan.aspx</a><br/> <a href="http://www.worcestershire.gov.uk/cms/planning/planning_policy_strategy/waste_core_strategy.aspx">http://www.worcestershire.gov.uk/cms/planning/planning_policy_strategy/waste_core_strategy.aspx</a></p> <p>existing waste management capacity of each settlement. The settlements which have a major role to play are in the top levels (level 1 is the highest level) and those with a minor role are in the bottom levels (5 is the lowest level). Chaddesley Corbett Parish is in Level 5 which is the lowest level of the geographic hierarchy, meaning any proposals for waste management development in the Parish would need to be strongly justified. There are no specific site allocations for waste management facilities. There is no identified requirement for new landfill sites over the life of the Waste Core Strategy to 2027, and no locations are proposed for landfill sites.</p> <p>2.2.5 Emerging Worcestershire Minerals Local Plan (Second Stage Consultation November 2013)<br/> The County Council is preparing a new Minerals Local Plan. This document will set out how mineral extraction is planned for in Worcestershire. It will guide where minerals should be extracted, how sites should be "restored" when working has finished and how minerals development should protect and enhance Worcestershire's people and places. Once it is adopted it will replace the existing minerals policies in the Hereford and Worcester Minerals Local Plan and will be used to make decisions about planning applications for mineral extraction, processing and restoration in the county.</p> |  |
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|  |  | <p><del>2.2.6 Worcestershire Local Transport Plan (LTP3)13</del></p> <p><del>The Local Transport Plan focuses on attracting and supporting economic investment and growth, by delivering transport infrastructure and services to tackle congestion and improve quality of life. The LTP3 provides the policy and strategy context for major transport projects and enables the County Council to bid for additional Government funding over the next 15 years. It will also help secure funds from development and ensure these are properly used to improve the efficiency of transport networks.</del></p> <p><del>Key aims of relevance to Chaddesley Corbett Neighbourhood Plan include the following:</del></p> <p><del>LTP3 Economic Aim – To improve accessibility by all modes, particularly to Worcestershire’s main urban areas.</del></p> <p><del><input type="checkbox"/> Continue to maintain and enhance the Worcestershire Public Rights of Way.</del></p> <p><del><input type="checkbox"/> Work with partners to maintain and improve the walking network and public realm,</del></p> <p><del>including measures which will increase footfall in our urban centres, with consequent benefits to the retail, leisure and tourist sectors of the local economy.</del></p> <p><del><input type="checkbox"/> Reduce street clutter and unnecessary infrastructure in support of reducing costs, increasing footfall, and enhancing accessibility.</del></p> <p><del><a href="http://www.worcestershire.gov.uk/cms/planning/planning_policy_strategy/emerging_minerals_local_plan.aspx">http://www.worcestershire.gov.uk/cms/planning/planning_policy_strategy/emerging_minerals_local_plan.aspx</a></del></p> <p><del><a href="http://www.worcestershire.gov.uk/cms/local-transport-plan/the-local-transport-plan.aspx">http://www.worcestershire.gov.uk/cms/local-transport-plan/the-local-transport-plan.aspx</a></del></p> <p><del>LTP3 Economic Aim: To ensure that new developments across the County are designed to minimise their impacts on Worcestershire’s transport networks by locating new developments in the most accessible locations and delivering supportive transport infrastructure and services.</del></p> <p><del><input type="checkbox"/> Ensure that promoters of new developments identify and contribute appropriately toward the cost of, the on and off-site transport infrastructure and services required to deliver accessible and sustainable new developments.</del></p> <p><del>Without such investment it will not be possible to deliver the transport</del></p> |  |
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|  |  | <p>infrastructure and services needed (see the Development Control (Transport) Policy).</p> <p>LTP3 Environmental Aim: To optimise the resilience of Worcestershire's transport networks to the negative impacts of climate change (in particular, flooding) with the desired outcome of developing our transport networks so they maintain a reliable service during major weather events and temperature change.</p> <p><input type="checkbox"/> Work with partners to ensure that there is appropriate consideration of nontransport methods of improving accessibility, including telecommunication systems—in particular, the rollout of highspeed broadband across Worcestershire.</p> <p>LTP3 Asset Management Aim: To effectively prioritise and spend limited funds to maintain and enhance Worcestershire's transport asset.</p> <p><input type="checkbox"/> Manage Worcestershire's public realm in a sensitive and sustainable way</p> <p><input type="checkbox"/> Continue to manage available resources effectively to maintain and enhance the Worcestershire Public Rights of Way.</p> <p>LTP3 Asset Management Aim: To embrace more efficient working practices to reduce costs of maintaining and enhancing Worcestershire's transport asset and the need to undertake maintenance works.</p> <p><input type="checkbox"/> Reduce street clutter and unnecessary infrastructure.</p> <p>LTP3 Equality Aim: To ensure that adequate walking, cycling and passenger transport networks are made available to enable access to essential services and facilities to all.</p> <p><input type="checkbox"/> Work towards providing a comprehensive walking and cycling network including dropped kerbs and appropriate types of crossings for pedestrians and cyclists.</p> <p>LTP3 Quality of Life Aim: To ensure that Worcestershire's Public Rights of Way network is provided and maintained to enable the public to access the countryside to take advantage of healthy leisure opportunities.</p> <p><input type="checkbox"/> Provide a rights of way network which meets the needs of its users (the public).</p> <p><input type="checkbox"/> Ensure that, subject to funding availability, the Worcestershire Public Rights of Way Network is easy to use and accessible by all.</p> |  |
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|  |  | <p><del>□ The case for investment in the Worcestershire Public Rights of Way Network is strong. Worcestershire County Council will make this case, both internally and to external bodies, to justify further investment (both capital and revenue) in the network.</del></p> <p><del>LTP3 Public Health and Safety Aim: To optimise the maintenance and management of Worcestershire's transport assets, to reduce the risk of accidents.</del></p> <p><del>□ In rural areas seek to achieve an acceptable balance between costs and benefits, such that speed management policies take account of environmental, economic and social effects as well as the reduction in casualties they may achieve. (See the Transport Safety Policy).</del></p> <p><del>2.3 Wyre Forest District Council</del></p> <p><del>The Chaddesley Corbett Neighbourhood Plan has to be in “general conformity” with the strategic planning policy for Wyre Forest. The following section summarises these policies.</del></p> <p><del>2.3.1 Wyre Forest District Council Core Strategy 2006—2026, Adopted December 2010<sup>14</sup></del></p> <p><del>The Adopted Core Strategy provides the overarching planning framework for Wyre Forest District. It sets out the strategy and vision that will influence planning and related initiatives up to 2026 and provides the development strategy which will guide the future decisions on where to locate new homes, businesses and leisure facilities. The following summaries of Core Strategy planning policies and supporting text are relevant to Chaddesley Corbett Neighbourhood Plan:</del></p> <p><del>Policy DS01 Development Locations</del></p> <p><del>Settlement Hierarchy</del></p> <p><del>Proposals for new development should be located in accordance with the District's settlement hierarchy of Strategic Centre (Kidderminster), Large Market Town (Stourport on Severn), Market Town (Bewdley), Villages and Rural Settlements. Chaddesley Corbett is identified as a Rural Settlement where suitable development is considered to include housing to meet local need identified through rural exceptions sites and small scale rural employment.</del></p> |  |
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|  |  | <p><del>Green Belt</del><br/>         Para 5.12 advises that within the District, all countryside to the east and as far west as the River Severn is included within the West Midlands Green Belt. Its extent is shown on the accompanying Key Diagram. Chaddesley Corbett is “washed over” by the Green Belt and inappropriate development will not be permitted in the Green Belt unless very special circumstances can be demonstrated.<br/> <a href="http://www.wyreforestdc.gov.uk/cms/Files/CS%20Adopted%20documentWeb.pdf">http://www.wyreforestdc.gov.uk/cms/Files/CS%20Adopted%20documentWeb.pdf</a></p> <p><del>The following extracts from planning policies are relevant to Chaddesley Corbett:</del><br/> <b>Policy DS04: Rural Regeneration</b><br/> <b>Providing Affordable Housing</b><br/>         New residential development in the District's villages, rural settlements and other rural hamlets will be to meet local housing needs only, as established through parish surveys.</p> <p><del>Sustaining Community Facilities and Services</del><br/>         Developments that provide the rural community with essential facilities and services will be supported and shops and public houses will be safeguarded to support nearby settlements and reduce travel.<br/>         Kidderminster, Stourport-on-Severn and Bewdley will provide higher order services and facilities to the rural areas, but access to them by public transport should be improved.</p> <p><del>The Rural Economy</del><br/>         The rural economy will be supported by promoting development which contributes to traditional rural employment sectors as well as encouraging appropriate farm diversification schemes.</p> <p><b>Policy DS05: Phasing and Implementation</b><br/> <b>Housing</b></p> |  |
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|  |  | <p>To deliver 4,000 net additional dwellings (across Wyre Forest District) for the period covering 2006 – 2026, a five year supply of deliverable sites will be maintained and monitored.</p> <p>The Local Development Framework will deliver the following average annual net additions of dwellings within the District across the five year phasing periods:</p> <p>2016/17 – 2020/21 – 196 dwellings per annum</p> <p>2021/22 – 2025/26 – 94 dwellings per annum</p> <p>Policy CP01: Delivering Sustainable Development Standards</p> <p>Energy Efficiency and Renewable Energy</p> <p>All new development proposals within the District must demonstrate how they reduce their impact on the environment.</p> <p>Addressing Climate Change</p> <p>The implementation of the Code for Sustainable Homes will be supported.</p> <p>New residential development should include water efficiency measures</p> <p>Environmental Quality</p> <p>All new development must demonstrate that land contamination issues have been fully addressed.</p> <p>Policy CP02: Water Management</p> <p>The Strategic Flood Risk Assessment (SFRA) will be used to inform the location of future development within the District. New developments will be required to incorporate appropriate Sustainable Drainage Measures (SUDs). For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required.</p> <p>Policy CP03: Promoting Transport Choice And Accessibility</p> <p>Enhancing Accessibility</p> <p>Development proposals should have full regard to the traffic impact on local highway network.</p> <p>Delivering Transport Infrastructure</p> |  |
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|  |  | <p>New developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking and cycling facilities and public transport.</p> <p><b>Parking Standards</b><br/>Prior to the adoption of these Development Plan Documents parking standards for new development should be provided in accordance with national guidance.</p> <p><b>Taking Account of Air Quality</b><br/>Proposals for new development should fully consider their impact on air quality</p> <p><b>Policy CP04: Providing Affordable Housing</b></p> <p><b>Level of Provision</b><br/>An annual average of at least 60 units of affordable housing will be delivered in the District during the plan period until 2026. In accordance with the Council's adopted definition of affordable housing this will include an indicative tenure split of 70% social rented housing and 30% intermediate (shared ownership) housing. Where viability is an issue this will be subject to individual site viability assessment undertaken by the applicant.</p> <p><b>Rural Affordable Housing</b><br/>A proactive approach to the provision of affordable housing within the District's rural areas will be encouraged through working in conjunction with Parish Councils to identify appropriate sites for the sole provision of affordable housing through the site allocations process, within or immediately adjacent to the District's villages, rural settlements and other rural hamlets where a local need exists.<br/>In exceptional circumstances, small scale affordable housing schemes will be permitted as exception schemes on unallocated sites, to meet identified local housing need.</p> <p><b>Policy CP05: Delivering Mixed Communities</b></p> <p><b>Density of New Housing Development</b><br/>Housing densities vary across the District. Within Bewdley and the rural areas new development should meet housing densities of 30 dwellings per hectare.</p> |  |
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|  |  | <p><del>Dwelling Type and Mix to Meet Local Housing Needs</del><br/> <del>New housing developments must address local housing needs, incorporating a range of different types, tenures and sizes of housing to create mixed communities.</del></p> <p><del>Meeting the Needs of Older People and those with Mobility Impairments</del><br/> <del>All new private sector dwellings constructed after 2013 should be built to Lifetime Homes standards.</del></p> <p><del>Policy CP07: Delivering Community Wellbeing</del><br/> <del>Existing and Improved Community Facilities</del><br/> <del>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered.</del></p> <p><del>Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</del><br/> <del>Providing Community Infrastructure New development proposals must contribute towards the retention and formation of sustainable communities within the District.</del></p> <p><del>Developer Contributions</del><br/> <del>The Council will require developer contributions with regard to the following areas of social infrastructure: Affordable housing provision, Sustainable transport initiatives,</del></p> <p><del>Highways infrastructure and local utility infrastructure, Education and learning, including schools and libraries. Sports, recreation, youth facilities, play space and amenity space, Health and community safety (includes emergency services) facilities and services, Community and shared use facilities, Cultural facilities, Public art, public realm, heritage and environmental improvements, Biodiversity, geodiversity and green infrastructure.</del></p> |  |
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|  |  | <p><b>Policy CP08: A Diverse Local Economy</b><br/>Up to 44 hectares of employment land will be brought forward in the period up to 2026 in line with Policy DS01: Development Locations. Major new employment development will be located within the urban area of Kidderminster. Rural employment sites will be safeguarded for employment uses where appropriate. Applications for small scale employment proposals in the rural areas will be assessed on their merits and should have regard to national and regional policy as well as Policy DS04: Rural Regeneration.</p> <p><b>Policy CP09: Retail And Commercial Development</b><br/>Support will be given to safeguarding, maintaining and enhancing the vitality and viability of the existing retail centres throughout the District.</p> <p><b>Policy CP10: Sustainable Tourism</b><br/>The strategy is to support the local tourism industry through proposals that improve the quality and diversity of existing tourist facilities, attractions, accommodation and infrastructure, subject to the proposals not causing adverse impacts on the surrounding environment and infrastructure.</p> <p><b>Policy CP11: Quality Design and Local Distinctiveness</b><br/>New development should sensitively connect to the surrounding streets, spaces and communities. Where appropriate, proposals should incorporate strong links to nearby town centres and local centres. Design measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral within scheme designs.<br/>There should be careful consideration of movement routes based on well planned streets and spaces. New developments and their layouts should take into account heritage assets and where possible utilise historic streets, buildings, spaces and infrastructure as an integral part of the scheme design. New buildings and spaces should be fit for purpose and capable of future adaptation. Buildings and spaces will themselves need to be well designed to complement the layout through the appropriate use of scale, mass, proportions and materials coherently brought together as part of a bespoke architectural approach.</p> |  |
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|  |  | <p><del>Policy CP12: Landscape Character</del><br/> <del>Landscape Character</del><br/> <del>New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Where it is appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported.</del></p> <p><del>Policy CP13: Providing a Green Infrastructure Network</del><br/> <del>Developing a Green Infrastructure Network</del><br/> <del>The existing green infrastructure network within the District, as set out within the recently completed Green Infrastructure Strategy, will be safeguarded. New development will be required to contribute positively towards the District's green infrastructure network. Identified features will be safeguarded and new developments must positively contribute towards the enhancement of their green infrastructure value.</del></p> <p><del>Provision of Open Space in New Developments</del><br/> <del>All new development will be expected to provide open space where technically feasible.</del></p> <p><del>Policy CP14: Providing Opportunities For Local Biodiversity And Geodiversity</del><br/> <del>Existing Biodiversity Sites</del><br/> <del>Biodiversity sites (Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), and Local Nature Reserve (LNR) Special Wildlife Site (SWS)) and species and habitats recognised within the Worcestershire BAP will be safeguarded from development.</del></p> <p><del>New Development and Biodiversity</del><br/> <del>New development will be required to contribute towards biodiversity within the District, either by enhancing opportunities for biodiversity within the site or by making a contribution to off-site biodiversity projects.</del></p> <p><del>Trees and Woodlands</del></p> |  |
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|  |  | <p>In order to provide opportunities for increased biodiversity, existing trees and woodlands which have Tree Preservation Orders (TPOs) will be conserved and enhanced and, on appropriate development sites, new trees and woodlands will be planted.</p> <p><del>2.3.2 Wyre Forest Site Allocations and Policies Local Plan 2006-26, Adopted July 2013</del></p> <p><del>The Site Allocations and Policies Local Plan allocates and designates areas of land for particular uses, most notably land to deliver housing but also for other major development needs such as employment, recreation, open space and community uses, in order to meet the requirements set out in the Adopted Core Strategy. Additionally, this plan sets out important development management policies which will apply across the whole of the District and will be used for determining planning applications.</del></p> <p><del>The following are summaries of Local Plan Policies which are of particular relevance to Chaddesley Corbett Neighbourhood Plan:</del></p> <p><del>Distribution of Development</del></p> <p><del>Bewdley and the rural areas will be expected to accommodate 10% (indicative) of the District's residential development and 20% (indicative) of employment development over the plan period.</del></p> <p><del>Policy SAL.DPL1 Sites for Residential Development</del></p> <p><del>Residential development will only be allowed in the following locations:</del></p> <p><del>Within the sites and areas listed in this section and as shown on the Proposals Map, on previously developed sites within areas allocated primarily for residential development on the Proposals Map in the urban areas of Kidderminster and Stourport-on-Severn or on allocated sites, within areas allocated for mixed uses subject to site specific policy considerations, within areas allocated for retail use within the Primary Shopping Area of Kidderminster, Stourport-on-Severn and Bewdley, and on previously developed sites within areas allocated primarily for community uses.</del></p> <p><del>Residential development outside of the locations identified will not be permitted unless in accordance with policy SAL.DPL2: Rural Housing, or relevant Rural Development and Green Belt policies.</del></p> |  |
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|  |  | <p><del>Policy SAL.DPL2 Rural Housing</del></p> <p><del>1.Exception Sites</del></p> <p><del>Planning permission may be granted for schemes which are designed to meet an identified specific affordable or local housing need on small sites within or adjoining the villages and the rural settlements subject to the following criteria:</del></p> <p><del>i) The affordable housing must remain so in perpetuity</del></p> <p><del>ii) The number, size, type, mix and tenure of dwellings must not exceed the 15 <a href="http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/planning-policy/site-allocations-andpolicies.aspx">http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/planning-policy/site-allocations-andpolicies.aspx</a> extent of identified local need.</del></p> <p><del>iii) The site must be well related to the existing built up area of the settlement in which it is located.</del></p> <p><del>iv) The scale of the scheme should be appropriate to the size and character of the settlement and must not damage the character of the settlement or the landscape.</del></p> <p><del>v) The site should be accessible to local services and facilities by sustainable modes of transport.</del></p> <p><del>2. Rural Workers' Dwellings</del></p> <p><del>Applications for rural workers' dwellings will be permitted where it can be clearly demonstrated that:</del></p> <p><del>i. There is clearly an established existing functional need.</del></p> <p><del>ii. The need relates to a full-time worker, or one person solely or mainly employed locally in agriculture or forestry.</del></p> <p><del>iii. The proposed dwelling is of a size commensurate with the functional requirement and financial capabilities of the enterprise.</del></p> <p><del>iv. Wherever possible, the dwelling is sited within, and designed in relation to the main farm building complex, or a nearby group of dwellings.</del></p> <p><del>Where permission is given for such dwellings, occupation of the dwelling will be restricted to a person solely or mainly employed, or last employed in the locality in agriculture or forestry, or a widow or widower of such a person, and any resident dependants by condition.</del></p> <p><del>The removal of an occupancy condition will only be permitted where it has been proven through marketing of the property, that there is no longer a long-</del></p> |  |
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|  |  | <p><del>term need for a dwelling on the unit or in the locality, for a person solely or mainly employed in agriculture or forestry, or a widow or widower of such a person, and any resident dependents.</del></p> <p><del>3. Replacement Dwellings in the Open Countryside</del><br/> <del>The replacement of a permanent existing lawful dwelling will be permitted where:</del></p> <ul style="list-style-type: none"> <li><del>i. The dwelling is still subject to residential use and has not been abandoned.</del></li> <li><del>ii. The replacement dwelling is in the same position or a less prominent siting as the original dwelling.</del></li> <li><del>iii. The replacement dwelling should not exceed the size of the existing or original dwelling by 20%, whichever is the smaller.</del></li> <li><del>iv. The curtilage of the replacement dwelling would not exceed that of the existing dwelling.</del></li> </ul> <p><del>Policy SAL.DPL11 Community Facilities</del><br/> <del>The Council will resist the loss of community services and facilities within the District, as safeguarded on the Policies Map, unless clear evidence is provided to demonstrate the following:</del></p> <ul style="list-style-type: none"> <li><del>i. that it would not be economically viable to retain the site/buildings for a community use and that it has been effectively marketed for a minimum 12 month period; and</del></li> <li><del>ii. that the community facility could not be provided by an alternative occupier or the local community;</del></li> </ul> <p><del>OR</del><br/> <del>That suitable alternative provision can be provided in an appropriate location.</del></p> <p><del>Policy SAL.DPL12 Educational Sites</del><br/> <del>Within the areas identified for educational use, proposals will be supported, providing they:</del></p> <ul style="list-style-type: none"> <li><del>(a) (i) Do not form part of a playing field or sports pitch, or if they do, that compensatory re-provision is delivered elsewhere; or</del></li> <li><del>(ii) Complement the education function of the site; or</del></li> <li><del>(iii) Demonstrate that there is no longer a need for the land or buildings to meet education requirements or wider community needs;</del></li> </ul> <p><del>And</del></p> |  |
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|  |  | <p><del>(b) Do not diminish the amount of recreational open space within the locality; and</del></p> <p><del>(c) Are compatible with neighbouring or adjoining uses.</del></p> <p><del>Policy SAL.GPB3 Protecting and Enhancing Local Retail Services</del><br/> <del>Development proposals should not result in a reduction of premises for convenience retail use in a settlement or neighbourhood, unless it can be demonstrated that there is no reasonable prospect of that service or facility being retained or restored.</del><br/> <del>Consideration will be given to the availability of other convenience retail facilities locally.</del><br/> <del>Neighbourhood/Village Centres</del><br/> <del>The following sites, as identified on the Policies Map, are designated as neighbourhood/village centres:</del><br/> <del>Bewdley / Rural Areas – Chaddesley Corbett (Village Centre)</del></p> <p><del>Policy SAL.CC1 Sustainable Transport Infrastructure</del><br/> <del>Making New Developments Accessible</del><br/> <del>Developments should safeguard and enhance the existing Cycle Route Network, including providing new links. All new developments must be designed to maximise accessibility to, and movement around, the development for cyclists.</del></p> <p><del>New developments should take into account movement around the site for all members of the community and should consider the use of shared surfaces with an emphasis on pedestrians over vehicles.</del><br/> <del>Proposals should include connected and legible layouts in order to improve sustainability.</del></p> <p><del>Policy SAL.CC6 Renewable Energy</del><br/> <del>All new development proposals must incorporate at least one south-facing roof area. Proposals for renewable energy infrastructure, including the retro-fitting of renewable energy technologies to existing buildings, will be granted permission subject to criteria.</del></p> |  |
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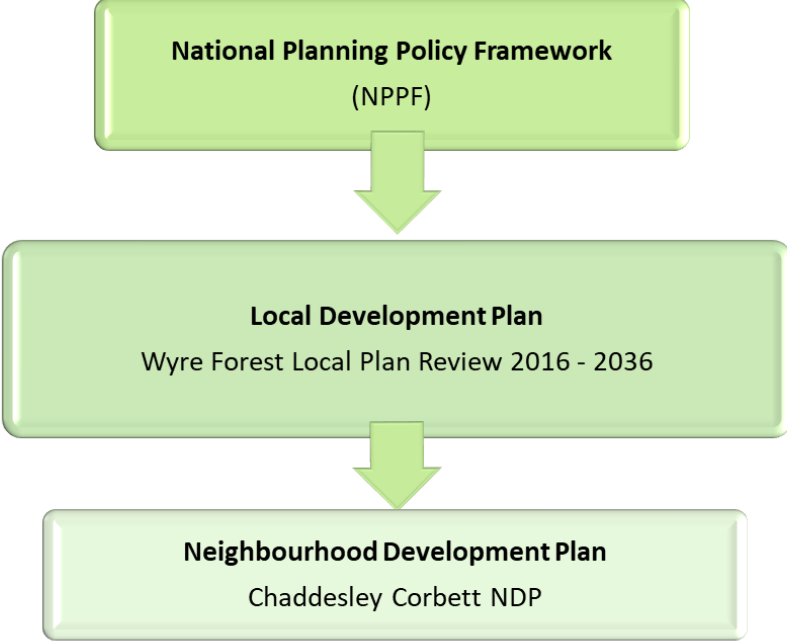
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|  |  | <p><del>Policy SAL.CC7 Water Management<br/>SUDS<br/>In line with Adopted Core Strategy policy CP02, all new developments should incorporate SUDS schemes.<br/>Water Quality<br/>Development will be permitted where proposals do not have a negative impact on water quality.</del></p> <p><del>Policy SAL.UP1 Green Belt<br/>Within the Green Belt development will not be permitted, except in very special circumstances, certain criteria apply including that the proposals are part of a Community Right to Build Order.<br/>The development is for housing in one of several circumstances:<br/>b. It is for small scale affordable housing, reserved for local needs in accordance with policy SAL.DPL2: Rural Housing.<br/>Proposals within, or conspicuous from the Green Belt, must not be detrimental to the visual amenity of the Green Belt, by virtue of their siting, materials or design.</del></p> <p><del>Policy SAL.UP3 Providing a Green Infrastructure Network<br/>Providing a Green Infrastructure Network<br/>The existing green infrastructure network and the open spaces will be safeguarded from development.</del></p> <p><del>Policy SAL.UP4 Open Space and Play Provision<br/>1. Existing Open Space Provision<br/>The sites identified will be safeguarded from development.<br/>2. New Play Provision<br/>Proposals for new residential development must include adequate children's play space in accordance with the most up-to-date guidance on developer contributions.</del></p> <p><del>Policy SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity<br/>Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</del></p> |  |
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|  |  | <p><del>1. Priority Species and Habitats</del><br/> <del>All new developments should take steps to enhance biodiversity both within and outside of designated areas. Development should wherever possible and feasible, retain, enhance and manage and if appropriate reintroduce the District's indigenous biodiversity.</del></p> <p><del>2. Designated Sites</del><br/> <del>Sites designated under national legislation are shown on the Proposals Map (Sites of Special Scientific Interest (SSSIs), and National Nature Reserves (NNRs), and will be protected under the terms of that legislation.</del><br/> <del>Locally important sites including Local Nature Reserves (LNRs), Special Wildlife Sites (SWs), and Local Geological Sites are identified and will be protected and enhanced due to their importance locally.</del><br/> <del>Outside the areas designated, the interests of nature and biodiversity conservation must be taken into account, in accordance with national policy.</del></p> <p><del>3. Ecological Surveys and Mitigation Plans</del><br/> <del>Where evidence suggests that development may have an impact on a site of national, regional or local importance or a priority habitat or species applicants will be expected to provide:</del></p> <ol style="list-style-type: none"> <li><del>1. A detailed ecological survey undertaken at an appropriate time, which assess cumulative impacts, and other surveys as appropriate; and</del></li> <li><del>2. A mitigation plan.</del></li> </ol> <p><del>Policy SAL. UP6 Safeguarding the Historic Environment</del></p> <p><del>1. Heritage Assets</del><br/> <del>Any development proposal affecting the District's heritage assets, including their setting, should demonstrate how these assets will be protected, conserved and, where appropriate, enhanced. The District's heritage assets include:</del></p> <ul style="list-style-type: none"> <li><del>- Conservation Areas, Listed Buildings and Scheduled Monuments.</del></li> <li><del>- Building and Structures on the Local Heritage List.</del></li> <li><del>- Landscape features including ancient woodlands and veteran trees, field patterns, watercourses, and hedgerows of visual, historic or nature conservation value.</del></li> </ul> |  |
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|  |  | <p><del>– Archaeological remains and non-designated historic structures recorded on the County Historic Environment Record.</del></p> <p><del>– Historic parks and gardens.</del></p> <p><b>2. Conservation Areas</b><br/> When development is proposed in, or adjacent to, a Conservation Area, proposals should accord with the existing (or draft) Conservation Area Character Appraisal and seek to enhance or better reveal the significance of the area.</p> <p>Chaddesley Corbett (Rural Settlement) and Harvington are identified as 2 of 17 Conservation Areas in the District. Conservation Areas are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". They recognise the importance of conserving the wider townscape and its setting, rather than just individual listed buildings and structures, or groups of such buildings.</p> <p><b>Archaeological Sites</b><br/> Scheduled Monuments (SMs) are sites and structures legally protected under the Ancient Monuments and Archaeological Areas Act (1979). They may be publicly or privately owned. The following sites are SM's:</p> <p><del>– Barrow Hill (Chaddesley Corbett)</del><br/> <del>– Harvington Hall moated site, ponds and quarries (Chaddesley Corbett)</del></p> <p><b>Policy SAL.UP7 Quality Design and Local Distinctiveness</b><br/> All development proposals must demonstrate through their accompanying Design and Access Statements that they are of the highest design quality.</p> <p><b>Policy SAL.UP9 Landscaping and Boundary Treatment</b><br/> Landscaping schemes and boundary treatments must reflect local character and species.</p> <p><b>Policy SAL.UP10 Advertisements</b><br/> Proposals for Advertisements must take account of 1. Local Character, Amenity and Safety</p> |  |
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|  |  | <p><del>2. Heritage Assets and 3. Preferred locations for advertisement Hoardings. The Policy also includes advice for advance warning signs and free standing signs.</del></p> <p><del>Policy SAL.UP11 Re-use and Adaptation of Rural Buildings</del></p> <p><del>Criteria are provided for consideration relating to the re-use and adaptation of Rural Buildings for economic and residential use.</del></p> <p><del>Policy SAL.UP14 Agricultural Land Quality</del></p> <p><del>Development of the best and most versatile agricultural land will not be permitted unless it can be demonstrated that the development cannot be located on previously developed land, within the boundaries of existing settlements or on poorer quality agricultural land.</del></p> <p><del>Development on agricultural land should not prejudice the viability of farming operations on any remaining agricultural land.</del></p> <p><b><u>2.0 Planning Policy Context</u></b></p> <p><u>2.0.1 Neighbourhood Development Plans are required to have regard to national planning policy and guidance and to be in general conformity with the strategic policies contained in the development plan of the local authority area. These requirements are set out in the 'basic conditions' against which the NDP is tested during the examination process.</u></p> |  |
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|  |  |  <p><b>2.1 National Planning Policy Framework (NPPF)</b></p> <p><u>2.1.1 At a national level planning policy is set out in the National Policy Planning Framework (NPPF), Planning Practice Guidance (PPG) which is a web based resource providing information about how the NPPF should be interpreted and further detail about process, and other published Government Ministerial statements.</u></p> <p><u>2.1.2 The NPPF sets out in paragraph 7 that 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17</u></p> |  |
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|  |  | <p><u>Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'</u></p> <p><u>2.1.3 Paragraph 8 sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):</u></p> <p><u>a) <b>an economic objective</b> – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</u></p> <p><u>b) <b>a social objective</b> – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</u></p> <p><u>c) <b>an environmental objective</b> – 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.'</u></p> <p><u>2.1.4 Paragraph 29 advises that 'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.'</u></p> |  |
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|  |  | <p><b>2.2 <u>Wyre Forest District Council Planning Policy</u></b></p> <p>2.2.1 <u>The Review Plan has been prepared in the context of the new Wyre Forest District Local Plan. This sets out the long-term vision and strategic context for managing and accommodating growth within the District until 2036 in order to contribute to the achievement of sustainable development. The aim of the Local Plan is to set out:</u></p> <ul style="list-style-type: none"> <li>• <u>the areas where development will take place;</u></li> <li>• <u>the areas that will be protected; and</u></li> <li>• <u>policies that will be used to determine planning applications.</u></li> </ul> <p>2.2.2 <u>The strategic element and policies of the Local Plan are set out in Part A. The development management policies are in Part B and the Site Allocations are in Part C. The following policies and site allocation provide the higher level planning framework for the Chaddesley Corbett NDP:</u></p> <ul style="list-style-type: none"> <li>• <u>Policy SP.1 - Spatial Development Strategy 2016 – 2036</u></li> <li>• <u>Policy SP.2 - Locating New Development</u></li> <li>• <u>Policy SP.6 - Role of the existing villages and rural areas</u></li> <li>• <u>Policy SP.9 – Housing Density &amp; Mix</u></li> <li>• <u>Policy SP.10 - Affordable Housing Provision</u></li> <li>• <u>Policy SP.11 - Addressing Rural Housing Needs</u></li> <li>• <u>Policy SP.13 - Housing for Older People and others with special housing requirements</u></li> <li>• <u>Policy SP.16 - Health and Wellbeing</u></li> <li>• <u>Policy SP.17 - A Diverse Local Economy</u></li> <li>• <u>Policy SP.20 - Quality Design and Local Distinctiveness</u></li> <li>• <u>Policy SP.21 - Historic Environment</u></li> <li>• <u>Policy SP.22 - Landscape Character</u></li> <li>• <u>Policy SP.23 - Protecting and Enhancing Biodiversity</u></li> <li>• <u>Policy SP.27 - Transport and Accessibility in Wyre Forest</u></li> <li>• <u>Policy SP.28 - Green Infrastructure</u></li> <li>• <u>Policy DM.6 - Community Facilities</u></li> <li>• <u>Policy DM.7 - Open Space</u></li> </ul> |  |
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|     |                                      | <ul style="list-style-type: none"> <li>• <u>Policy DM.11 - Live Work Units</u></li> <li>• <u>Policy DM.15 - Local Shops</u></li> <li>• <u>Policy DM.29 - Re-use and adaptation of rural buildings</u></li> </ul>  |  |
| 16. | Part 2 A Plan for Chaddesley Corbett | <p><b>3.0 Key Issues for Chaddesley Corbett</b></p> <p><del>The Steering Group has identified a number of key issues derived from the results of a questionnaire survey of all households and a business survey in April 2013. These have shaped and influenced the Chaddesley Corbett Neighbourhood Plan. These issues are:</del></p> <p><del>□ <b>A strong sense of local community</b></del><br/> <del>Chaddesley Corbett Parish has an involved community, with a number of active groups providing for a wide variety of sporting and leisure interests. This sense of community is highly valued and should be retained.</del></p> <p><del>□ <b>An older population, but in good health</b></del><br/> <del>The Scoping Report for the Sustainability Appraisal<sup>16</sup> indicates that the Parish has a concentration of older residents with younger age groups underrepresented.</del></p> <p><del>□ <b>A high proportion of large, detached houses</b></del><br/> <del>The Parish has a larger proportion of detached houses when compared to the District as a whole and a lower proportion of semi-detached properties and flats<sup>9</sup>. Also, house prices are high and this could make it difficult for first time buyers within the Parish to access the property market. The Parish Council is keen to address the valid needs of residents. The Plan proposes that any new residential development should focus on properties for smaller and/or elderly households.</del></p> <p><del>□ <b>The potential opportunity offered by the former school site and Old Grammar School Building</b></del><br/> <del>Chaddesley Corbett Endowed Primary School was replaced with a new facility on a site near to Chaddesley Corbett village in early 2013. The construction of a new primary school is considered to be the most significant development in Chaddesley Corbett in recent years. The former school site is located in the centre of the Chaddesley Corbett Conservation area, and the decision over its future use and that of the adjoining Old Grammar School Building could have a major impact on the character of the village. This Plan sets out a view on the future use of the site that would best benefit the Village and the Parish.</del></p> <p><del>□ <b>The need to provide a new play facility</b></del></p> | <p>The text has been substantially revised and updated to reflect changes including development in the parish since the previous NDP was made and to set out current issues which have arisen from consultations associated with the NDP review process.</p> <p>This is a material modification that changes the nature of the plan.</p> |

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|  |  | <p>Chaddesley Corbett has no play facility for children at the present time. This deficiency is recognised in the District Council's Sport and Recreation Assessment, which advises that: <i>"it should be ensured that all villages have at least one type of informal open space where play can be promoted"</i> (p151)17. The Parish Council will work to identify a suitable location and potential funding for a new play space for the benefit of the local community.</p> <p><input type="checkbox"/> <b>The need to support local employment through diversification of rural businesses</b></p> <p>The majority of business-related land uses in the Parish are related to agriculture and horticulture.</p> <p><input type="checkbox"/> <b>The need to protect and enhance the high quality natural environment</b></p> <p>The Parish has an exceptionally high quality natural environment, with a number of designated sites which are already given protection. These include Chaddesley Woods NNR (National Nature Reserve) and SSSI (Site of Special Scientific Interest), three Special Wildlife Sites at Mearse Farm Heath, Hoo and Barnet Brook, and Hadley, Elmley and Hockley Brooks. There are also a number of Tree Preservation Orders (TPOs)18.</p> <p>It is important that any opportunities from new development maintain and enhance these and any other valued features of the natural environment.</p> <p><input type="checkbox"/> <b>The need to protect and enhance the high quality historic environment</b></p> <p>The Parish enjoys an exceptionally high quality environment with many heritage assets including around 67 listed buildings, two Conservation Areas at Chaddesley Corbett and Harvington, two SMs (scheduled monuments) and a range of undesignated assets including 48 historic farmsteads and 9 out farms, 100 historic buildings, monuments, parks and gardens. It is important that any new development is designed sensitively to maintain and enhance these and any other built heritage features.</p> <p><input type="checkbox"/> <b>Flooding and Water Quality</b></p> <p>The main source of flooding in Chaddesley Corbett comes from the overrunning of watercourses in the area, in conjunction with surface water run-off from roads and agricultural land, and limited capacity of the highways drainage network. There is potential for flooding of roads (including the A448) and a few properties during heavy rainfall. When roads in the area become impassable the village becomes isolated. Flooding of roads makes it difficult for local communities to access services and facilities, and flooding of properties</p> |  |
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|  |  | <p>can cause significant damage, resulting in major adverse impacts on householders. Drayton Pool has a raised earth dam which poses a potential inundation risk for downstream properties. Map 2 Flood Risk Areas in Chaddesley Corbett Parish (Source Environment Agency and Worcestershire County Council)</p> <p>Map 3 Risk of Flooding from Surface Water, Chaddesley Corbett (source: Environment Agency)</p> <p>There are three known flooding problems in the Parish. These are:</p> <ul style="list-style-type: none"> <li>- Hockley Brook at Dorhall and Woodrow — excess water affects land and property. Highway drainage issue.</li> <li>- Hockley Brook at Hillpool — excess water affects land and property. Highway drainage issue.</li> <li>- Hockley Brook at Drayton — excess water affects land and property. Highway drainage issue.</li> </ul> <p>The area covered by the Neighbourhood Development Plan drains into the Hoo Brook and Hadley/Elmley Brook Water Framework Directive (WFD) water catchments. Neither of these water bodies has reached the required good ecological status. The Worcestershire Local Flood Risk Management Strategy sets out how the County Council plans to manage surface, ground water and local watercourse flooding for which it is responsible as Lead Local Flood Authority.</p> <p>Sources of pollution can originate from a variety of sources including:</p> <ol style="list-style-type: none"> <li>1) Point source pollution from spillage or tipping incidents or incorrect disposal;</li> <li>2) Urban diffuse pollution from roads, pathways or other sources;</li> <li>3) Rural diffuse pollution from agriculture, horticulture or other land uses.</li> </ol> <p>Green infrastructure and land management techniques such as riparian buffers provide opportunities to reduce this risk alongside the use of SuDS which provide opportunities for the filtering and settling out of contaminants.</p> <p>It is important that the location and design of any new development proposals take account of these issues. The Parish Council intends to rely on the District Council's policies in relation to Sustainable urban Drainage Systems (SUDs).</p> <p><input type="checkbox"/> <b>Accessibility and Transport</b></p> |  |
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|  |  | <p>Chaddesley Corbett Parish falls into the 10% most deprived areas in the country for Barriers to Housing and Services. This is because average house prices within the Parish are relatively high and whilst Chaddesley Corbett Village offers a range of services, these are not easily accessible from some parts of the Parish. Car ownership is relatively high however, and this may contribute towards traffic and parking problems in the Village centre. The Parish Council recognises that car use is and will continue to be an important means of accessing services in such a rural area. The Plan proposes various actions to improve the parking and access issues in the Village centre.</p> <p><b><u>3.0 Key Issues for Chaddesley Corbett in 2022</u></b></p> <p><u>3.1 The key issues for the Chaddesley Corbett NDP Review have been identified from the Residents' Survey and Parish Housing Needs Survey undertaken in 2019. These issues update the issues identified in the previous NDP and are:</u></p> <p><b><u>Maintaining a strong sense of community and supporting initiatives which improve quality of life for all</u></b></p> <p><u>3.2 Chaddesley Corbett Parish has an active community, with a number of groups providing for a wide variety of sporting and leisure interests. Community spirit/good neighbours was the second most popular choice residents like most about living in the Parish, after the rural location/countryside, on the Residents' Survey. Positive comments frequently referred to the friendliness of local people, sense of community and village atmosphere.</u></p> <p><u>3.3 This sense of community and the local clubs and facilities are highly valued and should be retained and supported.</u></p> <p><u>3.4 The housing needs survey considers data from the 2011 Census. It notes that Chaddesley Corbett has a slightly higher proportion of 25-64 year olds, in comparison to the district and a higher population of 65+ year olds in comparison to district and national figures.</u></p> |  |
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|  |  | <p><b><u>The need to protect and enhance local Green Infrastructure and promote biodiversity net gain</u></b></p> <p>3.5 The Parish has an exceptionally high quality natural environment, with a number of designated sites which are already given protection. These include Chaddesley Wood NNR (National Nature Reserve) and SSSI (Site of Special Scientific Interest), three Local Wildlife Sites at Mearse Farm Heath, Hoo and Barnet Brook, and Hadley, Elmley and Hockley Brooks. There are also a number of Tree Preservation Orders (TPOs). The former NDP also identified features such as Important Open Spaces in the Conservation Area and Protected Views.</p> <p>3.6 The area also has a distinctive landscape character of ancient woodlands, rolling mixed farmland, fields with hedgerow boundaries and traditional brick and timber buildings, defined as falling within the landscape types Principal Timbered Farmland and Estate Farmlands by Worcestershire County Council.</p> <p>3.7 It is important that any opportunities from new development maintain and enhance these and any other valued features of the natural environment.</p> <p><b><u>A high proportion of large, detached houses and occupiers in private rented accommodation, in an area of relatively high house prices</u></b></p> <p>3.8 The housing needs survey summarises key data from the 2011 Census and notes that Chaddesley Corbett has a high proportion of detached dwellings in comparison to the district, regionally and nationally and a significantly lower proportion of purpose built flats.</p> <p>3.9 The Parish has a lower proportion of households in owner occupied accommodation than Wyre Forest as a whole (64.2% compared to 70.6% in Wyre Forest). There are a higher proportion of households in homes owned outright than in Wyre Forest as a whole (40.9% compared to 37.7%) but the</p> |  |
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|  | <p><u>proportion of households in homes with a mortgage is lower (23.3% compared to 33%) The Parish also has a higher population of residents who are in private rented accommodation than in Wyre Forest as a whole (18.4% compared to 13.2% in Wyre Forest).</u></p> <p><u>3.10 The housing needs survey also notes that property prices in rural areas are less affordable than in urban areas, leading to many residents moving away from villages in order to find suitable and affordable homes. The report identifies types, sizes and tenure of houses needed in Chaddesley Corbett over the plan period.</u></p> <p><b><u>The need to support local employment through diversification of rural businesses</u></b></p> <p><u>3.11 The responses to the Residents' Survey showed that a large majority of respondents (91%) agreed that the NDP Review should include policies to retain a wide range of businesses in the Parish.</u></p> <p><u>3.12 The Parish has a number of existing businesses and these make a significant contribution to the economic sustainability and vitality of the Parish.</u></p> <p><u>3.13 However, the rural character of the Parish means that employment opportunities in the area are limited. The responses to the housing needs survey showed that 10% of respondents worked in the Parish. The Residents' Survey showed that 14% of households had 1 member travelling under 5 miles to work, 16% included 1 member travelling 5-10 miles and 13% had 1 member travelling 11-20 miles. This has implications for pressures on the local road network as a majority of household members (53%) travelled to work by car or taxi.</u></p> <p><u>3.14 There is evidence that working from home is increasing as 8% of respondents were from households with 1 person working from home and 5% had 2 members working from home. (It is likely that this has increased as a result of restrictions linked to COVID-19).</u></p> |  |
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|  |  | <p><u>3.15 Most respondents (84%) agreed that the NDP Review should address the development / conversion of insubstantial buildings to form new residential properties.</u></p> <p><b><u>The need to protect and enhance the historic environment and to promote high quality design in new development</u></b></p> <p><u>3.16 The Parish enjoys an exceptionally high quality environment with many heritage assets including around 67 listed buildings, two Conservation Areas at Chaddesley Corbett and Harvington, two scheduled monuments and a range of undesignated assets including 48 historic farmsteads and 9 out farms<sup>2</sup>, 100 historic buildings, monuments, parks and gardens.</u></p> <p><u>3.17 The responses to the Residents' Survey showed that a majority of respondents supported the proposals for design principles in planning policies and the highest level of support was for requiring hedgerows using native species in boundaries along roadsides. There was also a high level of support for design principles to promote local character and distinctiveness, to address space standards and to provide off road parking, gardens and landscaping.</u></p> <p><u>3.18 It is important that any new development is designed sensitively to conserve and enhance heritage assets and to contribute positively to the distinctive character of the Parish.</u></p> <p><b><u>Flooding and Water Quality</u></b></p> <p><u>3.19 The main source of flooding in Chaddesley Corbett comes from the overrunning of watercourses in the area, in conjunction with surface water run-off from roads and agricultural land, and limited capacity of the highway's drainage network. There is potential for flooding of roads (including the A448) and a few properties during heavy rainfall. When roads in the area become impassable the village becomes isolated, as happened in early 2020. Flooding</u></p> |  |
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<sup>2</sup> Note - Traditional farmsteads comprise the farmhouse and some or all of the working farm buildings. Some farms also having isolated field barns or outfarms (see Historic England Farmstead Assessment Framework, 2015).

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|  |  | <p>of roads makes it difficult for local communities to access services and facilities, and flooding of properties can cause significant damage, resulting in major adverse impacts on householders.</p> <p><u>3.20 Drayton Pool has a raised earth dam which poses a potential inundation risk for downstream properties.</u></p> <p><u>3.21 The SFRA<sup>3</sup>, 2019 notes that Chaddesley Corbett has historic instances of flooding due to surface water flooding. Table 6-6: Summary of flood risk to key towns and villages in Wyre Forest notes that for Chaddesley Corbett, Brockencote and Cakebole, 'Flood Zones show the main fluvial flood risk is from Hockley Brook and an unnamed tributary to the west that has its confluence within Cakebole. With the exception of a few properties in the vicinity of Cakebole the fluvial flood risk is largely contained to the greenfield floodplain.' In terms of surface water flood risk, 'Surface water flooding up to 1% AEP<sup>4</sup> is relatively minor and has a tendency to pool or flow along existing watercourses or in fields and gardens. However, at 0.1% AEP surface water flooding is extensive although still largely contained to streets and open spaces.'</u></p> <p><u>3.22 There are three known flooding problems in the Parish. These are:</u></p> <ul style="list-style-type: none"> <li>• <u>Hockley Brook at Dorhall and Woodrow – excess water affects land and property. Highway drainage issue.</u></li> <li>• <u>Hockley Brook at Hillpool – excess water affects land and property. Highway drainage issue.</u></li> <li>• <u>Hockley Brook at Drayton – excess water affects land and property. Highway drainage issue.</u></li> <li>• </li> </ul> <p><u>3.23 The area covered by the Neighbourhood Development Plan drains into the Hoo Brook and Hadley Brook Water Framework Directive (WFD) water catchments<sup>5</sup>. Neither of these water bodies has reached Good Ecological</u></p> |  |
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<sup>3</sup> Wyre Forest District Council Level 1 and 2 Strategic Flood Risk Assessment Final Report August 2019  
<https://www.wyreforestdc.gov.uk/media/4741727/Strategic-Flood-Risk-Assessment-Main-Report-August-2019-.pdf>

<sup>4</sup> Annual Exceedance Probability

<sup>5</sup> Catchment Based Management in Worcestershire, Technical Background Document, June 2018

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|  |  | <p><u>Status which is required by 2027. Hoo Brook Source to confluence with River Stour is Medium Risk for flood risk and the main areas for targeting flood risk management interventions are Belbroughton, Chaddesley Corbett and Kidderminster. WFD designation is Low Priority – 'The brook is at Moderate status due to impacts from; abstractions, physical modifications, diffuse pollution and discharges from Sewage Treatment Works, resulting in elevated phosphate levels and impacts on river ecology. The Brook currently meets its required status.'</u> Hadley Brook source to confluence with River Salwarpe has a WFD classification of Medium Priority – 'The brook is at Poor status due to impacts from; abstractions, physical modifications, diffuse pollution and discharges from Sewage Treatment Works, resulting in elevated phosphate levels and impacts on river ecology.'</p> <p><u>3.24 Worcestershire County Council as a Lead Local Flood Authority, has a duty to manage flood risk from surface water, groundwater and ordinary watercourses across the county. The Worcestershire Local Flood Risk Management Strategy<sup>6</sup> sets out how it will do this.</u></p> <p><u>3.25 Sources of pollution can originate from a variety of sources including:</u></p> <ol style="list-style-type: none"> <li><u>1) Point source pollution from spillage or tipping incidents or incorrect disposal;</u></li> <li><u>2) Urban diffuse pollution from roads, pathways or other sources;</u></li> <li><u>3) Rural diffuse pollution from agriculture, horticulture or other land uses.</u></li> </ol> <p><u>3.26 Green infrastructure and land management techniques such as riparian buffers provide opportunities to reduce this risk alongside the use of SuDS which provide opportunities for the filtering and settling out of contaminants.</u></p> <p><u>3.27 It is important that the location and design of any new development proposals take account of these issues. The Parish Council intends to rely on the District Council's policies in relation to Sustainable urban Drainage Systems (SUDs).</u></p> |  |
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<sup>6</sup> Worcestershire Local Flood Risk Management Strategy 2015 – 2021 Adopted March 2016

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|  |  | <p><b><u>3.28 Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Assessment Reports</u></b> were prepared for the emerging Draft Modified Plan in Autumn 2021. The two draft reports were emailed to the three consultation bodies, Environment Agency, Natural England and Historic England for comment. Natural England and Historic concurred with the reports' conclusions that the Plan is unlikely to result in significant negative effects, and Environment Agency had no comments on the reports.</p> <p><u>3.29 Environment Agency also advised that 'it is important that the NP offers robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.'</u> The EA advised that the Environment Agency guidance and pro-forma should be completed for all site allocations and matters relating to surface water (pluvial) flooding should be discussed with the drainage team at Wyre Forest District Council as the Lead Local Flood Authority (LLFA). The EA proforma was duly completed for all sites and forwarded to Severn Trent, Wyre Forest District Council and North Worcestershire Water Management for their comments. The EA Proforma was amended and is provided on the NDP Review web pages along with the revised SEA and HRA Screening Assessment reports.</p> <p><b><u>Accessibility and Transport</u></b></p> <p><u>3.30 The responses to the Residents' Survey showed that traffic, speeding, parking and road conditions remain significant issues in Chaddesley Corbett. These issues were noted in 109 responses.</u></p> <p><u>3.31 Recent traffic calming improvements have included the provision of white gates on the approach to the village where the speed limit changes and 'dragons' teeth' white road markings to encourage drivers to slow down, and double yellow lines and passing spaces in the village centre.</u></p> |  |
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|     |                      | <p><u>3.32 Chaddesley Corbett Parish falls into the 10% most deprived areas in the country for Barriers to Housing and Services. This is because average house prices within the Parish are relatively high and whilst Chaddesley Corbett Village offers a range of services, these are not easily accessible from some parts of the Parish. Car ownership is relatively high however, and this may contribute towards traffic and parking problems in the Village centre.</u></p> <p><u>3.33 The Parish Council recognises that car use is and will continue to be an important means of accessing services in such a rural area. However the NDP includes policies which aim to reduce reliance on the car for short journeys by encouraging walking and cycling.</u></p>  |   |
| 17. | 4.0 Vision Statement | <p>4.2 Objectives</p> <p>In order to meet the needs of the Parish in the 21st Century, we aspire to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <del>Maintain and enhance the built, historic and natural environment for present and future generations;</del></li> <li><input type="checkbox"/> <del>Support small scale affordable/market housing and business developments that meet local needs and are in keeping with the scale, demands and population profile of a small rural parish;</del></li> <li><input type="checkbox"/> <del>Encourage opportunities for parishioners across all the generations to find enjoyment and fulfilment through a range of educational, sporting and leisure activities;</del></li> <li><input type="checkbox"/> <del>Ensure that the Parish is a welcoming setting for visitors by improving facilities within the context of a safe and secure rural environment, accessible via a range of means of transport;</del></li> <li><input type="checkbox"/> <del>Foster partnership working between Parish organisations and institutions for the mutual benefit of all;</del></li> <li><input type="checkbox"/> <del>Support local businesses and services that contribute to the quality of life for residents and visitors of all ages, including support for suitable diversification and use of new technology.</del></li> </ul> <p><u>In order to meet the needs of the Parish up to 2036, our NDP Review Objectives are:</u></p> | <p>The previous Vision remains unchanged in the Review Plan but the Objectives have been reviewed, updated and now refer to the relevant modified policies.</p> <p>Material modification that changes the nature of the Plan.</p> |

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|  |  | <ul style="list-style-type: none"> <li>• <u>Objective 1 - To promote health and wellbeing for all by providing opportunities for parishioners across the generations to find enjoyment and fulfilment through a range of educational and leisure activities.</u><br/><u>(Through NDP Policies CF1 Supporting Health and Wellbeing, CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities and Policy GI1 Local Green Infrastructure Network and Biodiversity)</u></li> <li>• <u>Objective 2 - To identify and support a local Green Infrastructure Network so that the countryside and wildlife are valued and enjoyed by everyone.</u><br/><u>(Through NDP Policy GI1 Local Green Infrastructure Network and Biodiversity and D5 Local Green Spaces)</u></li> <li>• <u>Objective 3 - To support small-scale affordable housing developments that meet local needs and are in keeping with the scale, demands and population profile of a small rural parish.</u><br/><u>(Through NDP Policies H1 House Types, Sizes and Tenures, H2 Housing Site Allocations, H3 Criteria for Assessing the Suitability of Potential Housing Sites, H4 Backland and Rear and Side Garden Development and Extensions and C1 Conversion of Insubstantial Buildings)</u></li> <li>• <u>Objective 4 - To support local businesses and services that contribute to the quality of life for residents and visitors of all ages, including proposals for suitable rural diversification.</u><br/><br/><u>(Through NDP Policies B1 Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use and B2 Working from Home)</u></li> <li>• <u>Objective 5 - To protect and enhance the built and historic environment for present and future generations by ensuring change is managed sensitively and development is of a high design quality.</u></li> </ul> |  |
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|     |                                 | <p><u>(Through NDP Policies D1 Promoting High Quality Design in New Development, D2 Architectural Details and Materials and D3 Protecting and Enhancing Heritage Assets and Archaeology and D4 Protected Views and Landmarks)</u></p> <ul style="list-style-type: none"> <li>• <u>Objective 6 - To ensure that the Parish is a welcoming setting for visitors by improving facilities within the context of a safe and secure rural environment, accessible via a range of means of transport.</u></li> </ul> <p><u>(Through NDP Policies CF1 Supporting Health and Wellbeing, CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities, T1 Parking in the Village and other measures such as providing electric vehicle charging points)</u></p>                                      |  |
| 18. | 5.0 Neighbourhood Plan Policies | <p>5.0 Neighbourhood Plan Policies</p> <p>This section sets out the planning policies of the Chaddesley Corbett <u>Review Neighbourhood Development Plan</u>. These will be used to help determine planning applications in the Parish and to help shape the future of the Parish <u>up to 2036</u> as a place to live, work and visit.</p> <p><del>Each topic also includes proposed complementary actions to be undertaken by the Parish Council, to support the planning policies. These proposed actions will be used to help prioritise activity by the Parish Council over the lifetime of the Neighbourhood Plan. These are not part of the statutory neighbourhood plan but are an important tool in the implementation of the plan. An action plan is included at Appendix 1 setting out how these will be delivered.</del></p> | <p>The first paragraph has been amended slightly to refer to the Review Plan and new plan period.</p> <p>The Review Plan has less emphasis on actions as many have now been addressed and so this section has been deleted.</p> <p>Minor change.</p> |
| 19. | <u>Policies Maps</u>            | <p><u>The NDP Review includes new Policies Maps for Chaddesley Corbett village (Map 2A) and Harvington Area (Map 2B).</u></p>  | <p>The new Policies Maps refer to several new and amended policies including housing site allocations, local green spaces, community facilities and the village centre.</p>  |



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| 20. | 5.1 Housing and Built Environment | <p><del>5.1.1 The adopted Core Strategy apportions residential development to different areas of the District. Chaddesley Corbett falls into 'Bewdley and the rural areas' for the purposes of housing land supply. The Core Strategy requires approximately 400 houses to be provided in 'Bewdley and the rural areas' up to 2026 and, as set out in the Rural Completions Data 2006-2014, development is on track to meet that requirement. Because the Parish is washed over by the Green Belt its contribution to housing land supply will be limited to those types of housing supply which are not inappropriate in the Green Belt. It is accepted however that some small scale, appropriately designed development within existing settlements may be appropriate to meet local needs.</del></p> <p><del>5.1.2 A local housing needs survey undertaken in 2008 indicated that up to 11 properties should be built to meet local needs and the first four of these have been completed at The Green, off Briar Hill24.</del></p> <p><del>5.1.3 Parish Housing Needs Survey, Winter 2013</del><br/> <del>Overview</del><br/> <del>To help assess the basis for proposals in the Chaddesley Corbett Submission Neighbourhood Plan, a Parish Housing Needs Survey was conducted in October/November 2013. A total of 637 surveys were delivered to households in the Parish, and 208 surveys were completed and returned (of which 2 were completed online), which represents a response rate of 32.7%.</del><br/> <del>Summary</del><br/> <del>The key points emerging from the Survey include:</del><br/> <del>□ The population has a significant proportion of older people, with many long-term residents:-</del><br/> <del>o 41.4% (183) of respondents in all households are age 65 or older</del><br/> <del>o Almost 50% (100) have lived in the Parish for more than 20 years</del><br/> <del>o Just over 40% (86) have lived in their current house for 20 years or more</del><br/> <del>o Most (82.6%) (171) live in a house, many of which (34.6%) (68) have 4 or more bedrooms</del></p> | <p>The section on housing has been completely re-written in the Review Plan, taking into account recent development, the more up to date parish housing needs survey and proposed new site allocations.</p> <p>The order of the sections has been changed and there is now a new section 5.2 Housing.</p> <p>This is a material modification that changes the nature of the Plan.</p> |

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|  |  | <p><del>□ Affordability of property in the Parish is an issue, but where household members have left in the last 5 years, this was predominantly (83.6%) (51) for education or work</del></p> <p><del>□ Residents expect to stay in the Parish, but many anticipate that their housing needs may change:</del></p> <ul style="list-style-type: none"> <li><del>○ Almost everyone (97.6%) (200) intends to stay in the Parish for the next 5-10 years</del></li> <li><del>○ Roughly half of respondents thought that they may at some time need a different type of accommodation</del></li> <li><del>○ Almost 60% (50) said they would need a property with 1 or 2 bedrooms</del></li> <li><del>○ Almost 50% (75) gave 'smaller accommodation' as a likely reason to move within the Parish, with some mentioning moving closer to Village facilities</del></li> <li><del>○ Nearly 30% (40) thought they would want to move from a house to a bungalow</del></li> <li><del>○ Over 80% (110) expect to be an owner occupier; 17% (23) expect to rent or part buy from a social landlord</del></li> </ul> <p><del>Conclusion</del></p> <p><del>Based on National trends and the older age profile of the Parish's residents, some potential 'churn' in the ownership or tenancy of property could have been predicted, whether for medical, financial or practical reasons. However, the Parish already has a higher than average proportion of larger properties, which will tend to limit the opportunities for downsizing.</del></p> <p><del>This situation does not constitute a case for seeking to develop large numbers of new, smaller properties; such a move would be counter to Green Belt planning policies, and also the views of residents clearly expressed in the 2013 Neighbourhood Plan Survey. However, the findings of the Parish Housing Needs Survey 2013 do support the view in the Submission Neighbourhood Plan that, if any development opportunities should arise, then the accommodation to be built should be one or a combination of the following smaller types:</del></p> <ol style="list-style-type: none"> <li><del>1. Affordable housing for rental or shared ownership only by those with a local connection;</del></li> <li><del>2. Properties aimed at those downsizing, young families or first time buyers;</del></li> </ol> |  |
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|  |  | <p>3. <del>Properties built to the Lifetime Homes standard, located close to key facilities.</del></p> <p>5.1.4 <del>In addition to the local need identified in the recent Parish Housing Needs Survey, there is housing need arising from households registered on the District Council's housing waiting list.</del></p> <p>5.1.5 <del>Census information summarised in the Sustainability Appraisal Scoping Report identifies a high proportion of larger, more expensive detached houses in the Parish than the District average.</del></p> <p>5.1.6 <del>Comments received from local residents in the Consultation Survey and at the Drop In event in September 2013 included concerns that housing should be for local people, first time buyers, young families, older people and those with disabilities. New development should be near the village, but away from roads and traffic noise, make use of brownfield sites and be of modern design.</del></p> <p>5.1.7 <del>In the Adopted Core Strategy, Chaddesley Corbett is identified as a Rural Settlement where sustainable development such as housing to meet local needs and, in appropriate circumstances, small scale rural employment may be acceptable. Policy DS04 requires that new residential development in rural settlements will be to meet local housing needs and only established through parish surveys. Rural based workspace will be permitted where it is small in scale, is appropriate to local character and it does not have an adverse impact on the greenbelt.</del></p> <p><del>Policy CC1 – Criteria for Assessing the Suitability of Potential Housing Sites. Proposed sites for new development in Chaddesley Corbett Parish will be required to meet the following criteria:</del></p> <p><del>1. Any proposed site should be a brownfield site unless it is in conformity with policy SAL.DPL2 of Wyre Forest District Council Site Allocations and Policies Local Plan</del></p> <p><del>2. The proposed site should be no larger than a small infill site; development proposals should be in proportion with the surrounding area</del></p> <p><del>3. The proposed site should be within or adjacent to an existing settlement,</del></p> |  |
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|  |  | <p>and not an isolated site.</p> <p>4. Any development on the proposed site should not extend existing ribbon development.</p> <p>All proposed housing development, including rural exception sites, rural workers' dwellings and replacement dwellings should:</p> <p>5. Ensure the scale does not:</p> <ul style="list-style-type: none"> <li>a. adversely affect the neighbours' enjoyment of their homes and gardens;</li> <li>b. have a detrimental impact on the openness of the countryside;</li> <li>c. increase significantly the scale or size of population of the surrounding area or adjacent settlement and its impact on local services.</li> </ul> <p>6. Demonstrate that they have satisfied all regulatory requirements to minimise potential impacts on water quality and to reduce flood risk. Development sites should be sited within Flood Zone 1 ("low probability") and should not increase flooding issues downstream.</p> <p>7. Include measures to maximise efficiency in terms of water usage and management, and should incorporate Sustainable urban Drainage (SUDs) technologies to re-charge water courses and ground water levels.</p> <p>Development proposals on land likely to be affected by contamination issues should demonstrate that the site is capable of appropriate remediation without compromising the development viability, in line with Wyre Forest District Core Strategy Policy CP01.</p> <p>Documentation submitted with any planning application should include a Phase 1 Report as a minimum for any brownfield development or housing development. Any proposals for new housing will also need to meet the requirements of all other Chaddesley Corbett Neighbourhood Plan policies for housing and any relevant Wyre Forest District Local Plan policies.</p> <p>Wyre Forest District Core Strategy policies:</p> <ul style="list-style-type: none"> <li>DS04 Rural Regeneration</li> <li>CP02 Water Management</li> <li>CP04 Affordable Housing</li> </ul> <p>Wyre Forest District Site Allocations and Policies Local Plan policies:</p> <ul style="list-style-type: none"> <li>SAL.DPL2 Rural Housing</li> </ul> |  |
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|  |  | <p><del>SAL.CC7 Water Management</del><br/><del>SAL.UP1 Green Belt</del></p> <p><del>Policy CC2 – Types of New Housing Development</del><br/><del>Where suitable sites are identified in accordance with the Sustainability Appraisal and Policy CC1 above, limited residential development will be supported where it comprises one or a combination of the following types:</del></p> <ol style="list-style-type: none"> <li><del>1. Affordable housing for rental or shared ownership by those with a local connection (as defined in Wyre Forest District Council's Local Connection Policy)29</del></li> <li><del>2. Properties should be one or two bedroomed to meet the needs of first time buyers and small families</del></li> <li><del>3. Properties designed to be suitable for the elderly (Lifetime Homes standard), which are located close to key facilities.</del></li> </ol> <p><del>All proposals for new housing will be required to be supported by an up to date Local Needs Survey.</del></p> <p><del>Wyre Forest District Core Strategy policies:</del><br/><del>DS04 Rural Regeneration</del><br/><del>CP04 Providing Affordable Housing</del><br/><del>Wyre Forest District Site Allocations and Policies Local Plan policies:</del><br/><del>SAL.DPL2 Rural Housing</del><br/><del>SAL.UP1 Green Belt</del></p> <p><del>Action</del><br/><del>Action 1 – Sites for Affordable Housing</del><br/><del>The Parish Council will work with the District Council to identify suitable exception sites for affordable housing.</del></p> <p><b><u>5.2 Housing</u></b></p> <p><u>Introduction</u></p> |  |
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|  |  | <p><u>5.2.1 Local housing provision and affordability are key issues for residents in Chaddesley Corbett and the NDP Review provides an opportunity to set out a positive planning framework which supports limited new residential development which is of a suitable scale, type and tenure to contribute to the future social and economic sustainability of the Parish.</u></p> <p><u>5.2.2 The previous NDP included policies which set out criteria for assessing new housing proposals. It included preferred house types in response to local housing needs and identified the former school site as a specific site suitable for development.</u></p> <p><u>5.2.3 Since the NDP was adopted, there have been a number of new homes created, including conversions of former agricultural buildings to residential use in the wider Parish, most commonly for large single dwellings. The Old Grammar School has been converted to a private house (despite the former site allocation policy in the original NDP for 'educational or related D1 use'). Recent conversions of semi-detached cottages into single large houses and demolition of smaller houses and replacement with larger properties have contributed to an incremental reduction in the number of smaller houses in the Parish. Details of recent planning applications in the Parish since 2014 are provided in Appendix 1.</u></p> <p><u>5.2.4 Most significantly, the former school site has been developed, providing 11 houses and 4 apartments, with a mix of one and two bedroom apartments in the former school building, and one, two and three bedroom new build houses. This was 100% market housing, with the obligation for affordable housing provision offset by a financial contribution to Wyre Forest District Council.</u></p> <p><u>5.2.5 The development of the former school site for market housing underlines the difficulty of forecasting need and targeting housing supply in a small area and for a small population. The identified need was for smaller properties for local people wishing either to get on the housing ladder or downsize, and this is what was developed. In the event, no more than two dwellings are occupied by people previously resident in the Parish, and several of the properties have been acquired on a buy-to-let basis. It is clearly very</u></p> |  |
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|  |  | <p><u>difficult to align the timing and character of any new provision with the personal tastes and life plans of those expressing a need. The Parish Council can only hope that, over time, this sensitive development in the heart of the Village does increasingly meet the needs of local residents.</u></p> <p><u>5.2.6 The economic aspects of the development, most notably the price of building land in the Parish, underline the difficulties in delivering any new affordable housing. After enabling the development of 15 properties on the former school site, and based on the resulting tenure of those properties, the Parish Council considers that efforts should now be focused on the provision of affordable housing for local people and has taken steps to identify Rural Exception Sites for this purpose.</u></p> <p><u>5.2.7 The development of new affordable housing on any Rural Exception site identified by the Parish Council will be managed by an accredited social landlord.</u></p> <p><u>5.2.8 The NPPF sets out in paragraph 8 that one of the overarching objectives of the planning system is a b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. Paragraph 62 goes on to say that 'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Paragraph 70 advises that 'Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.'</u></p> <p><u>5.2.9 Chaddesley Corbett is in a rural area in the Green Belt. Paragraph 78 sets out that 'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.' Paragraph 79 goes on to say that 'To</u></p> |  |
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|  |  | <p><u>promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.'</u></p> <p><u>5.2.10 Green Belt policy is set out in Section 13. Paragraph 149 sets out that 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this [include]: ...</u></p> <p><u>e) limited infilling in villages;</u></p> <p><u>f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and</u></p> <p><u>g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:</u></p> <p><u>– not have a greater impact on the openness of the Green Belt than the existing development; or</u></p> <p><u>– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.'</u></p> <p><u>5.2.11 The Wyre Forest Local Plan 2016 - 2036 sets out in Policy SP.1- Spatial Development Strategy 2016 - 2036 that the amount of dwellings required over the plan period for the district is 5,520 net additional dwellings (including market housing and affordable housing provision).</u></p> <p><u>5.2.12 Policy SP.2 - Locating New Development sets out the settlement hierarchy for the District. Chaddesley Corbett is identified as a village covered (washed over) by the Green Belt where suitable development includes 'housing to meet local needs via allocated sites and rural exception sites in appropriate circumstances.'</u> Part 3 of the Policy advises that 'Where a community decides to bring forward a Neighbourhood Plan the District Council will cooperate with and support the community in this activity so that greater local control over the location of development can be exerted whilst supporting the delivery of the Local Plan. Neighbourhood Plans will need to be consistent with the strategic policies of the Local Plan as a whole and will be expected to support the District in meeting its development needs.'</p> |  |
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|  |  | <p><u>5.2.13 Policy SP.9 - Housing Density &amp; Mix sets out that 'New housing developments must be well designed and address local housing needs incorporating a range of different types, tenures and sizes of housing to create mixed communities'. The Policy goes on to provide a suggested dwelling mix for a minimum average target of 276 units by market and affordable dwellings (including all types of housing need) in Table 7.0.1.</u></p> <p><u>5.2.14 Chaddesley Corbett is a designated rural area. Policy SP.10 - Affordable Housing Provision advises that affordable housing provision of a minimum of 25% on sites within designated rural areas comprising more than 5 dwellings will generally be required subject to viability. The Policy goes on to say that on Registered Provider-led developments which would predominantly deliver affordable housing but still need some enabling market housing to make the site viable, the number, tenure and type of units will be agreed on a site by site basis, taking into account housing needs in the area.' The number of enabling dwellings should not exceed more than 20% of the overall number.</u></p> <p><u>5.2.15 Policy SP.11 - Addressing Rural Housing Needs sets out that 'the provision of residential development to meet specific local needs within the District's designated rural settlements will be encouraged. Residential development will be permitted where it is in accordance with the relevant rural development or Green Belt policies as contained within the Local Plan.' The District Council will work closely with the Parish Councils, Registered Providers, Community Led Housing Groups and Neighbourhood Planning Forums to identify appropriate sites for rural exception schemes where there will be an expectation to provide 100% affordable housing of a size, type and tenure to meet local housing needs, subject to criteria.</u></p> <p><u>NDP Review Evidence Base</u></p> <p><u>5.2.16 In order to gain a better understanding of local residents' views and concerns about housing and to assess local housing needs in the Parish, the Parish Council commissioned several consultation surveys and studies to inform policies and proposals in the NDP Review.</u></p> |  |
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|  |  | <p><u>Residents' Survey, 2019</u></p> <p><u>5.2.17 The key findings in relation to housing included the following:</u></p> <ul style="list-style-type: none"> <li>• <u>Four questions were asked around provision of housing needs. The question which met with the biggest agreement was that new housing is needed to ensure local shops/facilities remain viable; 56% strongly agreed or tended to agree. For each question more respondents agreed than disagreed.</u></li> <li>• <u>The proposal that the plan should prioritise provision of affordable social housing over housing available to buy at market rates received relatively lower levels of support with 46% of respondents agreeing with this suggestion.</u></li> <li>• <u>In the final section of the survey, residents were asked about their hopes and fears for the future of life in the Parish. Under the theme of Housing and Development, 94 respondents commented. 26 respondents wanted more affordable /social housing / houses for 1st time buyers, 11 wanted more houses for locals, and 10 wanted more retirement / bungalows /downsizing /smaller properties. However, 9 respondents each wanted no new developments or small developments and 8 wanted more family homes.</u></li> <li>• <u>74 respondents commented with fears related to Housing and Development. The highest number of respondents (27) cited fears about excess housing development / large developments / urbanisation, 12 were concerned about green belt / green field development / no environmental consideration, 9 were concerned about no affordable / social housing being built; village children won't be able to buy a house locally, but 8 were worried about too much affordable / social housing built; and gardens of social housing not being maintained.</u></li> </ul> <p><u>Parish Housing Needs Survey, 2019</u></p> |  |
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|  |  | <p><u>5.2.18 A housing needs survey was carried out in June 2019 in the Chaddesley Corbett Parish to establish what the expected housing requirements are for the Parish in the next 5-10 years.</u></p> <p><u>5.2.19 The conclusion to the survey reported that there had been a 13% response rate and, out of the responses received, 36 residents indicated that they could be looking to move or need additional homes within the next 10 years. As some households indicated a likely need for more than one property, the survey's conclusion summarises the position as follows:</u></p> <p><u>'From the 36 responses 44 homes would be required in total and 13 would be met by natural churn therefore 31 additional homes will be required within the parish within the next 10 years. However not all of those whose housing needs can be met with natural churn will be able to afford the properties that become available within the parish and therefore the need for new affordable housing will be greater.'</u></p> <p><u>5.2.20 In total, the survey indicates the following forecast need for new homes over the next 10 years:</u></p> <ul style="list-style-type: none"> <li><u>• 21 Owner Occupier properties: 11 x 2 beds, 5 x 3 beds and 5 x 4 beds</u></li> <li><u>• 5 Shared Ownership properties: 4 x 2 beds and 1 x 3 beds</u></li> <li><u>• 4 Social rented properties: 4 x 2 beds</u></li> <li><u>• 1 Private Rented Property: 1 x 2 bed</u></li> </ul> <p><u>5.2.21 The findings of the Housing Needs Survey supports the view in the Neighbourhood Plan that, if any development opportunities should arise, then the accommodation to be built needs to include affordable housing for rental or shared ownership (or other type of low cost home ownership product) and this should be a mix of sizes (primarily 2/3 bed) and types. The affordable housing should meet the requirements of the Council's rural Local Connection Policy and local connection.'</u></p> <p><u>5.2.22 As the Parish is washed over by the Green Belt, any new market housing will primarily rely on a developer bringing forward proposals for a suitable brown field or windfall site, or for enabling market housing as part of a development of affordable housing on a Rural Exception Site. The 'Call for</u></p> |  |
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|  |  | <p><u>Sites' exercise conducted as part of the review of the NDP has therefore sought to respond primarily to the identified need for approximately 10 affordable homes over the next 10 years.</u></p> <p><u>Wyre Forest District Housing Need Study 2018, Wyre Forest District Council Final Report, October 2018</u></p> <p><u>5.2.23 The Wyre Forest Housing Needs Study forms part of the Local Plan Review Evidence Base and provides information relating to Wyre Forest District as a whole. In terms of dwelling need, type and mix, the report sets out in the Executive Summary that 'it is recommended that a broad range of affordable dwellings are built to reflect a range of needs, with 34.1% one bedroom, 33% two bedroom, 27.7% three bedroom and 5.3% four or more bedroom. A broad tenure split of 65% rented and 35% intermediate tenure is suggested.'</u></p> <p><u>5.2.24 The overall market mix by dwelling type, size and tenure is summarised in Table ES1 in the report; this suggests a broad mix (75% market housing and 25% affordable) including, amongst other sizes, 9.6% 2-bedroom houses, 27.5% 3-bedroom houses, 21.5% 1-2 bedroom flats, and 19.5% 2-bedroom bungalows.</u></p> <p><u>Housing Policies and Proposals</u></p> <p><u>5.2.25 Taking into consideration the above policy framework and evidence, the NDP sets out planning policies and proposals to guide new housing development in the Parish up to 2036.</u></p> <p>_____</p> |  |
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| 21. | 5.2<br><br>Policy H1 | <p><u>Housing Mix</u></p> <p><u>5.2.26 Policy H1 House Types, Sizes and Tenures sets out that new housing proposals should contribute towards meeting local housing needs through a suitable mix of sizes and tenures, based on evidence from the most up to date housing needs survey. The Policy prioritises smaller houses and housing for older residents as this need is identified in the Parish Housing Needs Survey and District Housing Needs Survey. The Policy aims to address the existing imbalance in provision and concerns that the relatively high proportion of larger properties in the Parish are unaffordable to many newly forming households.</u></p> <p><u>5.2.27 In addition, the Policy will support provision for older residents who may be under occupying larger family houses and who wish to downsize to smaller properties whilst staying in the local community, therefore increasing the availability of family housing in the area.</u></p> <p><u>5.2.28 In recent years there have been a number of conversions of smaller properties, and demolitions and replacements, to form one, single, larger dwelling. Over time this has had an impact on the existing stock of houses in the Parish, leading to a loss of smaller 1-2 bedroom cottages and an increase in the proportion of larger family homes. Policy H1 therefore aims to address this by resisting such proposals in the future, where planning consent is required.</u></p> <p><b><u>Policy H1 House Types, Sizes and Tenures</u></b></p> <p><u>Proposals for residential development should demonstrate how they contribute towards maintaining a balanced and sustainable mix of type, size and tenure of housing in the Parish, in line with the most up to date Parish housing needs assessment.</u></p> | <p>New Policy H1 is an updated planning policy based on more recent evidence.</p> <p>This is a material modification that changes the nature of the Plan.</p> |

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|     |                  | <p><u>In particular proposals should demonstrate how they respond to local needs for smaller housing (1 to 3 bedrooms) including housing suitable for first time buyers, young families and housing suitable for older residents.</u></p> <p><u>Where planning permission is required, the replacement of two or more smaller units with one, single, larger dwelling will not be supported. This could include (but is not limited to) the demolition of two or more smaller houses and replacement with one large unit, or the conversion of two or more smaller units to provide one single large unit.</u></p> <p><u>Demolition generally will not be supported, due to the adverse environment impact, unless reports can be produced providing evidence that an existing dwelling or other building is not capable of being redeveloped.</u></p> <p><u>In terms of tenure mix, proposals for affordable housing for shared ownership or social rental will be sought in line with Local Plan Policy SP.10 - Affordable Housing Provision. The affordable element should meet the requirements of Wyre Forest District Council's Rural Local Connection Policy.</u></p> <p><u>Proposals for Rural Exception Schemes will be supported where they are identified as site allocations in Chaddesley Corbett NDP Policy H2, or if they are windfall schemes, where they meet the criteria addressed in Local Plan Policy SP.11 Addressing Rural Housing Needs and NDP Policy H3.</u></p> |  |
| 22. | 5.2<br>Policy H2 | <p><u>Site Allocations for Affordable and Other Housing</u></p> <p><u>5.2.29 Local Plan Policy SP.10 - Affordable Housing Provision sets out that affordable housing provision of a minimum of 25% will be expected on sites within designated rural areas comprising more than 5 dwellings subject to viability.</u></p> <p><u>5.2.30 The Parish Council decided that in order to address local need, the NDP Review should include a process to identify one or more site allocations</u></p>  | <p>New site allocations for housing are proposed in the Review Plan to support more affordable housing and housing that meets local needs.</p> <p>This is a material modification that changes the nature of the plan.</p> |

|                  | <p><u>for affordable housing, under Local Plan Policy SP.10 and taking account of Green Belt local and national policies.</u></p> <p><u>5.2.31 In January 2020, the Parish Council undertook a Call for Sites, seeking possible Rural Exception Sites with potential for new affordable housing to meet local needs on land within or adjacent to the village of Chaddesley Corbett.</u></p> <p><u>5.2.32 A technical site assessment was undertaken by consultants AECOM under the Locality Technical Support programme. The full report, Chaddesley Corbett Neighbourhood Plan Site Options and Assessment Final Report, Chaddesley Corbett Parish Council, August 2020 is provided on the NDP website. A total of 18 sites were assessed to consider whether they would be suitable for affordable housing; they included those submitted in the Call for Sites exercise and also sites identified in the Wyre Forest District Council Housing and Economic Land Availability Assessment (HELAA).</u></p> <p><u>5.2.33 The assessment was based on a traffic light system (red, amber, green); with green sites suitable for allocation, amber sites potentially suitable if identified constraints can be resolved or mitigated and red sites not suitable for allocation. Only one site (NP04, Old Quarry, Mustow Green) was rated green.</u></p> <p><u>5.2.34 The Parish Council reviewed the results of the assessment and identified the following eight sites for public consultation:</u></p> <table><tr><th><u>Reference</u></th><th><u>Location</u></th><th><u>Rating</u></th></tr><tr><td>NP02a</td><td>Land behind Malvern View, Chaddesley Corbett</td><td>Red</td></tr><tr><td>NP02c</td><td>Land at Bluntington Farm, Chaddesley Corbett</td><td>Amber</td></tr><tr><td>NP03</td><td>Land at end of Morton Road, Harvington</td><td>Amber</td></tr><tr><td>NP04</td><td>The Old Quarry, Mustow Green</td><td>Green</td></tr><tr><td>WFR/CC/2</td><td>Land adjacent Woodthorne House, Tanwood Lane, Bluntington</td><td>Amber</td></tr><tr><td>WFR/CC/7</td><td>Land off Bromsgrove Road, Chaddesley Corbett</td><td>Amber</td></tr><tr><td>WFR/CC/8</td><td>Land at Fold Farm, Chaddesley Corbett (Local Plan allocation)</td><td>Amber</td></tr><tr><td>WFR/CC/9</td><td>Former garden centre, Worcester Road, Harvington</td><td>Amber</td></tr></table> | <u>Reference</u> | <u>Location</u> | <u>Rating</u> | NP02a | Land behind Malvern View, Chaddesley Corbett | Red | NP02c | Land at Bluntington Farm, Chaddesley Corbett | Amber | NP03 | Land at end of Morton Road, Harvington | Amber | NP04 | The Old Quarry, Mustow Green | Green | WFR/CC/2 | Land adjacent Woodthorne House, Tanwood Lane, Bluntington | Amber | WFR/CC/7 | Land off Bromsgrove Road, Chaddesley Corbett | Amber | WFR/CC/8 | Land at Fold Farm, Chaddesley Corbett (Local Plan allocation) | Amber | WFR/CC/9 | Former garden centre, Worcester Road, Harvington | Amber |  |
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| <u>Reference</u> | <u>Location</u>   | <u>Rating</u>    |                 |               |       |  |     |       |  |       |      |  |       |      |                              |       |          |   |       |          |  |       |          |   |       |          |  |       |  |
| NP02a            | Land behind Malvern View, Chaddesley Corbett  | Red              |                 |               |       |  |     |       |  |       |      |  |       |      |                              |       |          |   |       |          |  |       |          |   |       |          |  |       |  |
| NP02c            | Land at Bluntington Farm, Chaddesley Corbett  | Amber            |                 |               |       |  |     |       |  |       |      |  |       |      |                              |       |          |   |       |          |  |       |          |   |       |          |  |       |  |
| NP03             | Land at end of Morton Road, Harvington  | Amber            |                 |               |       |  |     |       |  |       |      |  |       |      |                              |       |          |   |       |          |  |       |          |   |       |          |  |       |  |
| NP04             | The Old Quarry, Mustow Green  | Green            |                 |               |       |  |     |       |  |       |      |  |       |      |                              |       |          |   |       |          |  |       |          |   |       |          |  |       |  |
| WFR/CC/2         | Land adjacent Woodthorne House, Tanwood Lane, Bluntington   | Amber            |                 |               |       |  |     |       |  |       |      |  |       |      |                              |       |          |   |       |          |  |       |          |   |       |          |  |       |  |
| WFR/CC/7         | Land off Bromsgrove Road, Chaddesley Corbett  | Amber            |                 |               |       |  |     |       |  |       |      |  |       |      |                              |       |          |   |       |          |  |       |          |   |       |          |  |       |  |
| WFR/CC/8         | Land at Fold Farm, Chaddesley Corbett (Local Plan allocation)   | Amber            |                 |               |       |  |     |       |  |       |      |  |       |      |                              |       |          |   |       |          |  |       |          |   |       |          |  |       |  |
| WFR/CC/9         | Former garden centre, Worcester Road, Harvington  | Amber            |                 |               |       |  |     |       |  |       |      |  |       |      |                              |       |          |   |       |          |  |       |          |   |       |          |  |       |  |

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|  |  | <p><u>5.2.35 A six-week Public Consultation took place from September to October 2020 on eight sites. Residents were invited to respond online or to complete a paper copy of a survey and return in a postage paid envelope. There were 254 responses - approximately 40% of households in the Parish. Consultation responses were also received from Worcestershire County Council Highways and the District Council's Planning department. The detailed results of the public consultation are set out in the Neighbourhood Plan Review Report on Outcome of Call for Sites for Affordable Housing, November 2020 which is provided on the NDP website. The results of the appraisal and consultation exercise are provided in Appendix 1 of the report.</u></p> <p><u>5.2.36 The Parish Council reviewed the results of the consultation exercise, together with all other available information, and identified the Southern section of WFR/CC/7 (Bromsgrove Road) as the preferred allocation for a Rural Exception Site for affordable Housing. Two further sites were identified where development might be supported if identified constraints could be overcome. They were NP04 (The Old Quarry, Mustow Green) and WFR/CC/9 (Hewitts Site, Worcester Road, Harvington). These conclusions were approved by the Parish Council at the meeting on 2nd November 2020.</u></p> <p><u>5.2.37 Following the Parish Council's decision to include the sites as proposed site allocations in the NDP, the Parish Council wrote to the landowners; the current position is as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>The agent for site WFR/CC/7 (site allocation H2/1, Land off Bromsgrove Road) has confirmed initial interest in the site from a small number of social landlords and private developers.</u></li> <li>• <u>The owner of Site NP04 (site allocation H2/2, The Old Quarry, Mustow Green) has indicated his support to the Parish Council for allocating the site for affordable housing.</u></li> <li>• <u>The current tenant of Site WFR/CC/9 (site allocation H2/3, Hewitts, Worcester Road), has been unsuccessful in appealing the refusal of their retrospective Planning Application for the current use as vehicle storage and dismantling, and is under notice to vacate the site by 4th September 2021. The</u></li> </ul> |  |
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|  |  | <p><u>owners of the site were notified of its inclusion in the draft NDP, but as yet have not made any response.</u></p> <p><u>5.2.38 Site allocation H2/3 Hewitts Site, Stourbridge Road, Harvington is on previously developed land in the Green Belt and is considered suitable for a mix of housing development, provided that the provisions of NPPF paragraph 149 (g) are met (see paragraph 5.2.10 above).</u></p> <p><u>5.2.39 The Parish Council will review and assess any potential social landlords and housing providers wishing to work in partnership with landowners and the District Council to bring sites forward.</u></p> <p><b><u>Policy H2 Housing Site Allocations</u></b></p> <p><u>The following two sites (H2/1 and H2/2) are identified as a Rural Exception Sites suitable for affordable housing schemes, subject to planning conditions:</u></p> <p><u>Site H2/1 Land off Bromsgrove Road, Lower Chaddesley</u><br/> <u>Development for a scheme providing up to 10 affordable homes will be supported where:</u></p> <ol style="list-style-type: none"> <li><u>1. Suitable and safe vehicular access is provided from the A448 using the existing access road;</u></li> <li><u>2. Pedestrian linkages are provided to Fold Lane, which is an approved walking route to Chaddesley Corbett Endowed Primary School;</u></li> <li><u>3. Landscaping is provided on the western boundary to screen the development from the noise, pollution and traffic impacts of the A448, and on the northern boundary to soften the edge of the development and to protect views southwards from the Conservation Area and historic core of the village; and</u></li> <li><u>4. Schemes are designed in accordance with the Site Design Guidelines set out in the Chaddesley Corbett Parish Design Guide. Specifically, development should:</u></li> </ol> |  |
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|  |  | <p><u>A. Design access and streets for slow traffic speeds to encourage pedestrians;</u></p> <p><u>B. Include plot sizes and patterns which contribute to the rural character. Densities should allow for spaces between buildings to preserve views of the countryside setting and maintain openness. Where appropriate, new properties should provide rear and front gardens with boundaries incorporating hedges, trees and low level planting;</u></p> <p><u>C. Provide layouts which respond to any protected views, especially of the Church and other countryside views;</u></p> <p><u>D. Design landscaping to integrate development with the open fields that border the village and to maintain the separation of settlements;</u></p> <p><u>E. Use details and materials which refer to the local vernacular and historic buildings in the Conservation Area;</u></p> <p><u>F. Provide parking on-plot or integral to the buildings to minimise impacts of parking on the streetscape, and pave access roads and drives with quality permeable materials;</u></p> <p><u>G. Include an area of open space to support informal recreation activity and enhance local wildlife;</u></p> <p><u>H. Provide a mix of semi-detached and terraced houses of varying sizes, of 1.5 storeys or a maximum of 2 storeys in height and with low roof pitches;</u></p> <p><u>I. Incorporate subtle variations in façade rhythm, roof line, and building line.</u></p> <p><u>J. Locate frontages onto the public realm to provide enclosure and overlooking and a sense of safety and security.</u></p> <p><u>Site H2/2 The Old Quarry, Mustow Green</u><br/> <u>Development of a scheme providing up to 3 affordable homes will be supported provided that:</u></p> <p><u>1. A full ground conditions assessment is carried out prior to development to investigate any potential issues associated with the site's former use as a quarry, including stability and contaminated land;</u></p> <p><u>2. Any necessary remediation works are undertaken prior to the development of the site;</u></p> |  |
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|  |  | <p><u>3. Safe and suitable vehicular access can be provided onto the A450 in the 40mph zone, avoiding obstruction of the existing substation entrance; and</u></p> <p><u>5. Schemes are designed in accordance with the Site Design Guidelines set out in the Chaddesley Corbett Parish Design Guide. Specifically, development should:</u></p> <p><u>A. Front onto the A450 with generous front gardens. The edges of front gardens should be softened by landscaping in the form of hedges, trees, and low-level planting to avoid a vehicle-dominated character;</u></p> <p><u>B. Provide a green buffer and set back along the A450 to reduce impacts of traffic noise and air pollution and to enhance the streetscape;</u></p> <p><u>C. Locate new buildings at an appropriate distance from the substation;</u></p> <p><u>D. Provide suitable vehicle parking on-plot or integral to the buildings using permeable paving;</u></p> <p><u>E. Limit new buildings to 1.5 storeys maximum (single storey with rooms in the roof) to reflect the height of neighbouring buildings; and</u></p> <p><u>F. Include architectural details and construction materials which refer to the local vernacular.</u></p> <p><u>The following site (H2/3) is allocated for a mix of market and affordable housing:</u></p> <p><u>Site H2/3 Hewitts Site, Stourbridge Road, Harvington</u></p> <p><u>Development of a scheme providing up to 10 homes will be supported provided that:</u></p> <p><u>1. Development is limited to the previously developed (brownfield) part of the site and a landscaped green buffer / open space is provided along the road to the northwest of the developed area;</u></p> <p><u>2. The new housing is designed to integrate well with the existing settlement pattern of Harvington;</u></p> <p><u>3. Any issues related to contaminated land and the need for demolition are resolved;</u></p> |  |
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|  |  | <p>4. <u>The development is sited and designed to minimise any potential adverse impacts on views from the footpath that runs to the rear of the site;</u></p> <p>5. <u>Development does not contribute to increased surface water flooding, and where possible, provides a betterment;</u></p> <p>6. <u>Suitable and safe vehicular access can be provided by improving the existing access from the A450; and</u></p> <p>7. <u>Schemes are designed in accordance with the Site Design Guidelines set out in the Chaddesley Corbett Parish Design Guide. Specifically, development should:</u></p> <p>A. <u>Retain and enhance existing mature trees and hedgerows within the site, and integrate them into landscaping schemes to mitigate visual and environmental impacts;</u></p> <p>B. <u>Provide generous green set backs (potentially in the form of open space) at the entrance of the site to respect the character of neighbouring dwellings and the character of the road;</u></p> <p>C. <u>Provide landmark buildings to respond to and terminate protected views and approaches through the development;</u></p> <p>D. <u>Include more formal frontages to the main green space to provide a higher degree of enclosure and overlooking.</u><br/> <u>Elsewhere frontages should respond to their specific location, for example to reflect character and their place in the hierarchy of the streets or spaces they overlook, to consider protected views and approaches, and to provide an appropriate sense of enclosure;</u></p> <p>E. <u>Maintain visual connections to the surrounding landscape and long views out of the settlement and avoid obstruction of strategic protected views;</u></p> <p>F. <u>Incorporate streets which allow for landscaping, green infrastructure and sustainable drainage;</u></p> <p>G. <u>Provide vehicle parking within the site on-plot or integral to the buildings to minimise impact of parking on the street-scape;</u></p> <p>H. <u>Limit heights to 1-2 storeys maximum to reflect the height of neighbouring existing buildings;</u></p> <p>I. <u>Include subtle variations in façade rhythm, roof line, and building line to echo the informal built fabric of the neighbouring historic buildings and architectural details, and include materials which reflect the local vernacular and immediate context.</u></p> |  |
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|     |                              | <u>That part of the site that was in horticultural use should be returned to agricultural use.</u>   |  |
| 23. | 5.2 Housing<br><br>Policy H3 | <p><u>Criteria for Assessing Proposals for Other New Housing Development</u></p> <p><u>5.2.40 The previous NDP for Chaddesley Corbett included a Policy CC1 - Criteria for Assessing the Suitability of Potential Housing Sites. The Policy took into account the Parish's location in the rural area, washed over by the Green Belt and promoted brownfield and small infill sites, within or adjacent to existing settlements of a suitable scale which addressed flood risk and any contamination issues.</u></p> <p><u>5.2.41 Appendix 1 provides information about recent planning applications for residential development and conversions in Chaddesley Corbett Parish. It is likely that some residential development will continue over the Plan period up to 2036 although opportunities will be constrained by the Parish's location in the Green Belt and policies restricting housing to local needs and rural exception sites.</u></p> <p><u>5.2.42 Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites has been prepared taking into account the previous policy and updating it in line with national and local planning policy constraints and the comments and concerns of local residents expressed during the Residents' Survey consultation.</u></p> <p><b><u>Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites</u></b></p> <p><u>In addition to the site allocations in Policy H2, proposals for new residential development in Chaddesley Corbett Parish will be supported on windfall and Rural Exception Sites (in line with Local Plan Policy SP.11 - Addressing Rural Housing Needs) where:</u></p> | <p>This is an updated policy to guide housing proposals.</p> <p>It is a material change that changes the nature of the Plan.</p> |

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|     |                              | <p>1. <u>Schemes provide a suitable housing mix to meet local community needs in line with the most up to date Parish Housing Needs Assessment;</u></p> <p>2. <u>Proposals involve the re-use of previously developed land or the conversion of an existing building within or adjacent to an existing settlement, or are for a small infill site , and would not lead to the development of an isolated site in the open countryside;</u></p> <p>3. <u>Proposals are small in scale and do not comprise major development ;</u></p> <p>4. <u>Development does not increase significantly the scale or size of population of the surrounding area or adjacent settlement and does not have an unacceptable adverse impact on existing local facilities and services;</u></p> <p>5. <u>Development does not lead to any extension of existing ribbon development;</u></p> <p>6. <u>Proposals do not adversely affect the neighbours' enjoyment of their homes and gardens;</u></p> <p>7. <u>Schemes include suitable provision for off road parking and adequate provision of spaces for charging plug-in and other ultra-low emission vehicles;</u></p> <p>8. <u>Developments are located within walking distance of local facilities and bus routes, and positively encourage walking and cycling through physical linkages to existing walking and cycle networks (including bridleways) and providing adequate cycle storage facilities;</u></p> <p>9. <u>Developments take account of the identified Significant Views in Policy D2; and</u></p> <p>10. <u>Developments respond positively to the design guidelines set out in Chaddesley Corbett Parish Design Guide and summarised in the Design Policies D1, D2, D3 and D4.</u></p> |  |
| 24. | 5.2 Housing<br><br>Policy H4 | <p><u>Backland and Rear Garden Development</u></p> <p>5.2.43 <u>There have been several examples of 'backland' or rear garden development in the Parish in recent years and the Parish Council is concerned about the impact such development can have on local character, particularly where there is a risk of portions of multiple rear gardens being acquired and consolidated into a single development site.</u></p>   | This is a new Policy prepared to guide small scale backland development and extensions. It is a material change that changes the nature of the Plan. |

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|  |  | <p><u>5.2.44 The NPPF advises in paragraph 71 'Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.' The Government's recently published Housing White Paper, "Fixing our broken housing market" sets out in paragraph 1.31 that the Government 'will ensure councils can continue to protect valued areas of open space and the character of residential neighbourhoods and stop unwanted garden grabbing.'</u></p> <p><u>5.2.45 NDP Policy H4 has been prepared to help ensure that the loss of rear domestic gardens is minimised, due to the need to maintain local character, amenity, garden space, green infrastructure and biodiversity.</u></p> <p><b><u>Policy H4 Backland and Rear and Side Garden Development and Extensions</u></b></p> <p><u>1. Backland and Rear and Side Garden Development</u></p> <p><u>Residential development on backland sites and in rear and side gardens should not have an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery, or lead to a significant increase in the density of built form.</u></p> <p><u>Development will be supported only where all of the following are demonstrated:</u></p> <p><u>A. The site layout reflects the original development of the area. This is particularly important within older established residential areas where a uniformed plot layout and street-scene has been created.</u></p> <p><u>B. The proposed building plot is of similar dimensions, in size and shape to the existing plots within the immediate locality. Proposals should not lead to over-development of a site or the appearance of cramming, and tandem development will be resisted.</u></p> <p><u>C. Established building lines are respected. In proposals where a site is to be cleared to create a cul-de-sac, the established street-scene should be respected and the house or houses at the entrance should face the original</u></p> |  |
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|     |                              | <p><u>road frontage and be similar to adjacent properties in terms of height, scale, massing, siting and appearance.</u></p> <p><u>D. Designs help the development to blend within the surroundings and the type, colour and texture of buildings materials complements those within the surrounding residential area.</u></p> <p><u>E. Access by foot, cycle or by vehicle does not cause adverse amenity effects on neighbouring dwellings.</u></p> <p><u>F. Adequate off-street car parking is provided to minimise adverse impacts on visual amenity and conflicts with existing residential areas.</u></p> <p><u>G. Development does not lead to unacceptable adverse impacts on privacy, or residential amenity of neighbouring occupiers in terms of noise, vibration, light pollution, intrusive lighting or cctv/surveillance installations, road safety and visual amenity, as well as daylight and overshadowing.</u></p> <p><u>2. Extensions</u></p> <p><u>Proposals for extensions to existing dwellings should be subordinate in scale to the original building and should have regard the Design Guidelines for Building modifications, extension and plot infill set out in the Chaddesley Corbett Parish Design Guide.</u></p> |   |
| 25. | 5.2 Housing<br><br>Policy C1 | <p><u>Conversions of Former Agricultural Buildings for Residential Development</u></p> <p><u>5.2.46 The Residents' Survey noted that in recent years there have been a number of contentious applications seeking to develop new residential properties by converting insubstantial buildings. The Survey posed the question, To what extent do you agree or disagree that the Neighbourhood Plan should include policies that clarify what development would/would not be supported? Most respondents (84%) agreed that the plan should include policies clarifying what development of insubstantial buildings would be supported. NDP Policy C1 has been prepared to address this issue.</u></p> <p><u>5.2.47 Wyre Forest Local Plan Policy DM.29 Re-use and adaptation of rural buildings covers this issue quite extensively. In practice, the small number of</u></p>   | <p>This Policy updates previous NDP policies CC4 and CC5.</p> <p>It is a material change that changes the nature of the Plan.</p> |



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|  |  | <p>developments that have been brought forward in the Parish in recent years have highlighted the scope for interpreting what would constitute 'substantial alterations, significant building works'. For the avoidance of doubt, the Parish Council will not support the conversion of a former agricultural building where it would require works such as (but not limited to):</p> <ul style="list-style-type: none"> <li>• Building one or more new external walls to the main structure or</li> <li>• The addition of one or more floors of accommodation, whether above or below ground.</li> </ul> <p><u>5.2.48 The Town and Country Planning (General Permitted Development) (England) Order 2015 Part Q allows for some agricultural buildings to be converted to residential dwelling houses without the need for planning permission and therefore control is limited to those instances where planning permission is required.</u></p> <p><b><u>Policy C1 Conversion of Insubstantial Buildings</u></b></p> <p><u>The conversion of former agricultural buildings will be supported only when it does not require substantial alterations or significant building works, including (but not limited to):</u></p> <ul style="list-style-type: none"> <li>• Building one or more new external walls to the main structure; or</li> <li>• The addition of one or more floors of accommodation, whether above or below ground.</li> </ul> <p><u>The redevelopment of semi-permanent and insubstantial buildings such as sheds, out houses and glasshouses will not be supported. When it can be demonstrated that such buildings and structures are no longer viable, the area occupied should be returned to open land or uses considered not inappropriate in the Green Belt.</u></p> |  |
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| 26. | 5.2 Business, Agriculture and Commerce | <p><del>5.2 Business, Agriculture and Commerce</del></p> <p><b><u>5.3 Business</u></b></p> <p><del>5.2.1</del> <b><u>5.3.1</u></b> Chaddesley Corbett includes a wide range of businesses which provide local employment opportunities and which make a <u>major</u> contribution to the economic sustainability of the Parish.</p> <p><del>5.2.2</del> <b><u>5.3.2</u></b> Traditionally the main business activities in the Parish have been related to farming and horticulture. Whilst the Parish has responded to change over the centuries it remains largely rural and agricultural in character with 23 working farms, market gardens and smallholdings. The extensive land and property occupied by these businesses contributes fundamentally to the rural character of the Parish.</p> <p><del>5.2.3</del> <b><u>5.3.3</u></b> Other significant businesses in the Parish today include Brockencote Hall, a large country house hotel and restaurant which provides a venue for weddings and functions, <del>and Winterfold House, an independent school for girls and boys aged 3 to 13 years and nursery for babies from 6 weeks to children of 3 years.</del> <b><u>5.2.4</u></b> The village of Chaddesley Corbett has two public houses/ restaurants, <u>a post office and general store, a tea room, hairdressers and beauty shop, a flower shop, a butchers and a doctors' surgery. The village surgery has a team of doctors and medical staff, and includes a dispensary</u> a Bistro, hairdressers, a flower shop, and a butcher/general store. In Lower Chaddesley Corbett there is the Fox Inn, a petrol station/small supermarket and a large garden centre which has a farm shop with a range of foods including fresh fruit and vegetables, a butchery and the post office.</p> <p><del>5.2.5</del> <b><u>5.2.5</u></b> <del>The post office and general store is a very important feature of the village as it is a place for residents to meet and socialise with friends and neighbours, as is the adjacent Tea Rooms. In Lower Chaddesley Corbett there is the Fox Inn, a petrol station and shop, a large garden centre and the new school.</del></p> | <p>Former Section 5.2 has been reviewed, updated and significantly amended.</p> <p>It is now replaced by a new Section 5.3 Business.</p> <p>The introductory text changes comprise minor modifications.</p> |
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|     |  | <p><del>5.2.6 5.3.4</del> Old industrial units in Drayton are still used by the blacksmith and occupied by a cricket bat manufacturer, and Drayton Mills is currently occupied by a furniture shop and piano retailer. <u>There is a proposal for the former Drayton Mills business units to be converted to residential use.</u> There is also a motor bike repair and sales unit on this site. The garage at Mustow Green, Harvington is a major distributor of cars and along the main A450 there is a boarding kennel/cattery and a farm shop outlet.</p> <p><del>5.2.7 5.3.5</del> In terms of tourism, the Parish of Chaddesley Corbett has much to offer with local shops, pubs, restaurants, and a country house hotel, 60 miles of rural public footpaths, an historic wood, and many listed and historic buildings. The Parish Council recognises that there is a need to encourage more visitors to the Parish to support these local services and employment opportunities.</p> <p><del>5.2.8</del> Small scale development which supports existing businesses and encourages investment in future employment opportunities will be supported in the Parish, subject to the following policies: <u>In addition to Brockencote Hall hotel, local accommodation includes bed and breakfast and a self-catering holiday home. The Parish Council recognises that there is a need to encourage more visitors to the Parish to support these local services and employment opportunities and has set up a Tourism/Business website exclusively to help local businesses and groups within the Parish: <a href="https://www.visitchaddesley.co.uk/">https://www.visitchaddesley.co.uk/</a>.</u></p> |   |
| 27. | 5.2 Business, Agriculture and Commerce | <p><del>Policy CC3 - Tourism</del></p> <p><del>Sustainable development that improves the quality and diversity of existing tourist facilities, attractions, accommodation and infrastructure will be permitted providing that the development is not inappropriate in the Green Belt and it:</del></p> <ul style="list-style-type: none"> <li><del><input type="checkbox"/> does not have a detrimental effect on the distinct character of the rural settlements;</del></li> <li><del><input type="checkbox"/> does not adversely affect the surrounding infrastructure, particularly local road networks and water supply and sewerage;</del></li> <li><del><input type="checkbox"/> benefits the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it is located; and</del></li> </ul>   | <p>Former Policy CC3 Tourism has been deleted as this is now adequately addressed in the Local Plan.</p> <p>This comprises a material modification that changes the nature of the Plan.</p> |

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|     |     | <p><del>□ where feasible, the development involves the re-use of existing buildings or is part of farm diversification.</del></p> <p><u>Wyre Forest District Core Strategy policies:</u><br/> <u>DS04 Rural Regeneration</u><br/> <u>CP07: Delivering Community Wellbeing</u><br/> <u>CP10 Sustainable Tourism</u><br/> <u>CP12: Landscape Character</u><br/> <u>Wyre Forest District Site Allocations and Policies Local Plan policies:</u><br/> <u>SAL.GPB3 Protecting and Enhancing Local Retail Services</u><br/> <u>SAL.UP1 Green Belt</u><br/> <u>SAL.UP11 Re-use and Adaptation of Rural Buildings</u></p>  |  |
| 28. | 5.2 | <p><u>Policy CC4 – Re-Use of Agricultural and Commercial Buildings</u><br/> <u>Notwithstanding permitted development rights granted by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 or any subsequent amendment, and, in order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported where it is justified, to promote expansion in the rural economy. The proposed conversions will be expected to satisfy the design criteria in Policy CC10 Building Design Principles.</u></p> <p><u>5.2.9 It is worth noting that Permitted Development (PD) rights allow the change of use of some agricultural and commercial buildings to residential use. Furthermore, in the case of agricultural buildings PD rights allow alterations to the exterior of the building providing that they are reasonably necessary for the building to function as a dwellinghouse. These PD rights do not apply to Listed Buildings or in Conservation Areas. Changes which are not covered by PD rights would still require planning permission.</u></p> <p><u>Wyre Forest District Core Strategy policies:</u><br/> <u>DS04 Rural Regeneration</u><br/> <u>CP10 Sustainable Tourism</u><br/> <u>Wyre Forest District Site Allocations and Policies Local Plan policies:</u></p> | <p>Former Policy CC4 has been deleted and is now addressed in more detail in new Policies C1 and B1.</p> <p>This comprises material modifications that do not change the nature of the Plan.</p> |

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|     |     | <del>SAL.GPB3 Protecting and Enhancing Local Retail Services</del><br><del>SAL.UP1 Green Belt</del><br><del>SAL.UP11 Re-use and Adaptation of Rural Buildings</del>  |  |
| 29. | 5.2 | <p><del>5.2.10 Agriculture and horticulture take up a substantial proportion of the land in the Parish, often with extensive areas of glass houses or similar constructions. Future changes to the needs or viability of these businesses could present significant challenges to maintaining the Parish's rural character and the setting for its settlements; Policy CC5 seeks to anticipate such situations.</del></p> <p><del>Policy CC5 – Re-development of Semi-Permanent and Insubstantial Buildings and Structures</del><br/> <del>The redevelopment of semi permanent and insubstantial buildings such as sheds, out houses and glasshouses will not be permitted. When it can be demonstrated that such buildings and structures are no longer viable the area occupied should be redeveloped for open land uses not inappropriate in the Green Belt, or returned to open land.</del></p> <p><del>Wyre Forest District Core Strategy policies:</del><br/> <del>DS04 Rural Regeneration</del><br/> <del>GP10 Sustainable Tourism</del><br/> <del>Wyre Forest District Site Allocations and Policies Local Plan policies:</del><br/> <del>SAL.GPB3 Protecting and Enhancing Local Retail Services</del><br/> <del>SAL.UP1 Green Belt</del><br/> <del>SAL.UP11 Re-use and Adaptation of Rural Buildings</del></p> | <p>Section 5.2 has been reviewed, updated and significantly amended.</p> <p>It is now replaced by a new Section 5.3 Business.</p> <p>Former Policy CC3 Tourism has been deleted as this is now adequately addressed in the Local Plan.</p> <p>Former Policy CC5 is updated in new Policy C1 (in 5.2 Housing).</p> <p>These comprise minor modifications.</p> |
| 30. | 5.2 | <p><del>5.2.11 Comments received from local residents in the Consultation Survey30 and at the drop in event in September 2013 included concerns that there was a need for faster broadband, better car parking and improved public toilet facilities. There was support for businesses which give employment to local people and for farm diversification, and concern that barn conversions should not lead to more new barns being built. There were also concerns about the impact of increased visitor numbers in terms of traffic and the impact of businesses making the Parish untidy by advertising.</del></p>   | <p>Policy CC6 is deleted as this is adequately covered in the Local Plan.</p> <p>This comprises a material modification that changes the nature of the Plan.</p>   |

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|     |         | <p><u>Policy CC6 – New Communication Technologies</u><br/> <del>The development of new high speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed and when appropriate suitably camouflaged. All new development will be required to make provision for high speed broadband and other communication networks.</del></p> <p><u>Wyre Forest District Core Strategy policies:</u><br/> <u>DS04 Rural Regeneration</u><br/> <u>CP07 Delivering Community Wellbeing</u><br/> <u>CP10 Sustainable Tourism</u><br/> <u>Wyre Forest District Site Allocations and Policies Local Plan policies:</u><br/> <u>SAL.CC5 Telecommunications</u></p> <p><u>5.2.12 The Parish Council recognises that there is a need to improve accessibility to new information technologies across the area to support local businesses and employment in rural areas. Poor internet coverage and the need to improve Broadband were identified in the Questionnaire Survey in 2013.</u></p> |   |
| 31. | 5.2     | <p><u>Actions</u><br/> <u>Action 2 – Farmers’ Market</u><br/> <del>The Parish Council recognises the important role of visitors to the Parish in terms of supporting local businesses such as shops, pubs, visitor attractions and overnight accommodation. The Parish Council will work to support local initiatives such as a regular farmers’ market or similar public events.</del></p>   | <p>The Action has been deleted.</p> <p>This is a minor modification.</p>                    |
| 32. | New 5.3 | <p><u>5.3.6 A Business Survey was undertaken at the same time as the Residents’ Survey in 2019. The survey was provided online with link sent by letter to all businesses within the Parish by the Parish Clerk. However, no responses to the business survey were received from businesses operating in the Parish.</u></p>  | <p>This section refers to the updated evidence base.</p> <p>It is a minor modification.</p> |

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|  |  | <p><u>5.3.7 The Residents' Survey included a question (14) asking 'to what extent do you agree or disagree that the Neighbourhood Plan should include policies that seek to retain a range of amenities and retail premises in the village?' A large majority (91%) of respondents agreed that the neighbourhood plan should include policies to retain the wide range of businesses operating within the Parish.</u></p> <p><u>5.3.8 Q16 of the Residents' Survey asked whether the NDP Review should support the use of open land for renewable energy (eg solar farms). The responses to this were mixed with 40% of respondents strongly agreeing or agreeing to such an approach and 36% tending to disagree or strongly disagreeing and 24% neither agreeing nor disagreeing.</u></p> <p><u>5.3.9 One of the overarching objectives for the planning system as set out in the NPPF is a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure (paragraph 8).</u></p> <p><u>5.3.10 Planning policies should support a prosperous rural economy. Paragraph 84 sets out that 'planning policies and decisions should enable:</u><br/> <u>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</u><br/> <u>b) the development and diversification of agricultural and other land-based rural businesses; ...</u><br/> <u>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'</u></p> <p><u>5.3.11 Paragraph 85 goes on to advise that 'The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.'</u></p> |  |
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|     |                      | <p><u>5.3.12 As Chaddesley Corbett Parish is washed over by the Green Belt opportunities for new employment related development will be limited to those proposals considered not inappropriate as set out in paragraph 149 of the NPPF. Such proposals include 'a) buildings for agriculture and forestry; ...c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; Paragraph 150 goes on to say 'Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.' Such proposals include d) the re-use of buildings provided that the buildings are of permanent and substantial construction.'</u></p> <p><u>5.3.13 Wyre Forest Local Plan Policy SP.2 - Locating New Development sets out that in Villages covered (washed over) by the Green Belt (including Chaddesley Corbett), suitable development includes local services and small scale rural employment, including offices. Policy SP.17 - A Diverse Local Economy Part 9 sets out 'Rural employment sites will be safeguarded for employment uses where appropriate. Proposals for small scale employment of less than 500 sqm in rural areas will be assessed on their merits and should have regard to accessibility by public transport and national policy as well as other Development Plan Policies (such as Policy DM.10). The use of previously developed land will be supported where suitable sustainable, accessible opportunities exist.'</u></p> |   |
| 33. | 5.3<br><br>Policy B1 | <p><u>Rural Diversification</u></p> <p><u>5.3.14 Policy B1 supports the small scale development on previously developed sites and the re-use of former agricultural buildings of permanent and substantial construction for small scale employment and service related development as part of rural diversification, subject to local criteria.</u></p> <p><u>5.3.15 There are significant local issues related to local traffic and parking and these are explained in more detail in Section 5.5, but overall proposals for new</u></p>   | <p>There is a new Policy B1 which sets out criteria for conversions for employment uses.</p> <p>This updates a previous policy and is a material modification that does not</p> |



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|  |  | <p><u>development and conversions should not exacerbate existing problems of traffic and parking on rural roads.</u></p> <p><b><u>Policy B1 Small Scale Employment Proposals on Previously Developed Sites and Conversions of Former Agricultural Buildings for Business Use</u></b></p> <p><u>Proposals for small scale employment related development on previously developed sites, and the re-use of buildings of permanent and substantial construction for small scale employment and service related uses, will be supported where:</u></p> <ol style="list-style-type: none"> <li><u>1. Proposals would not have a greater impact on the openness of the Green Belt than the existing development;</u></li> <li><u>2. Satisfactory access is provided to and from the public highway;</u></li> <li><u>3. Proposals would not lead to the introduction of significant additional traffic or aggravation of existing traffic problems. Any significant adverse impacts from traffic will be required to be mitigated through suitable traffic management measures such as traffic calming schemes;</u></li> <li><u>4. There is suitable provision of parking for employees and visitors, where possible provided on site, taking account of the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels, and adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. Overall there should not be an increase in demand for on street parking in existing congested areas;</u></li> <li><u>5. Local residential amenity is protected, and suitable measures are put in place to mitigate and reduce to a minimum any noise or air light pollution, intrusive lighting or cctv/surveillance installations or other disturbance which impacts on human health and quality of life;</u></li> <li><u>6. Conversions of traditional rural buildings are sensitively designed to conserve and enhance local character and distinctiveness through detailed design and landscaping (see detailed Design Policies in Section 5.4); and</u></li> <li><u>7. Proposals take into account Significant Views identified in Policy D2 and do not have an adverse impact on important open spaces within and</u></li> </ol> | <p>change the nature of the Plan.</p> |
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|     |                      | <p><u>adjoining the Conservation Areas or Local Green Spaces identified in the NDP in Policy D5.</u></p> <p><u>Any proposed increase in the development of poly-tunnels and glasshouses will need to demonstrate that it takes account of the visual impact on the landscape of the Parish.</u></p>  |  |
| 34. | 5.3<br><br>Policy B2 | <p><u>Working from Home</u></p> <p><u>5.3.16 There has been an increase in people working from home in recent years, and this has accelerated during the COVID-19 pandemic. Simply using a room within the home as an office space would not normally require planning consent. Bespoke 'live work units' are different, providing living accommodation with a business being run from the same place as where the worker resides. The employment aspect is the main use, with the residential area as an ancillary use.</u></p> <p><u>5.3.17 Wyre Forest Local Plan Policy DM.11 - Live Work Units sets out that proposals for Live Work units will be permitted in sustainable, appropriate locations within the rural area and sets out criteria for such development and conversions including that they do not constitute inappropriate development in the Green Belt (Part 2 c) There may be opportunities in the Parish for replacement buildings (in the same use), re-use or conversion of existing buildings, the redevelopment of a previously developed site, or extensions to a residential property to provide additional business accommodation for those working from home, and Live Work Units.</u></p> <p><u>5.3.18 NDP Policy B2 Working from Home sets out where such conversions or development would be acceptable in Chaddesley Corbett Parish, where planning consent is required.</u></p> | <p>There is a new Policy B2 Working from Home to reflect recent changes to working patterns.</p> <p>This is a material modification that changes the nature of the Plan.</p> |

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|     |   | <p><b><u>Policy B2 Working from Home</u></b></p> <p><u>Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:</u></p> <p>1. <u>Development would not result in unacceptable traffic movements and appropriate parking provision is made; and</u></p> <p>2. <u>No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, intrusive lighting, cctv/surveillance installations or other nuisance associated with the work activity;</u></p> <p>3. <u>Any extension or free-standing building is designed having regard to policies in this Plan and does not detract from the quality and character of the building to which it is subservient, by reason of height, scale, massing, location or the facing materials used in its construction; and where</u></p> <p>4. <u>Proposals for Live Work units meet the criteria set out in Local Plan Policy DM.11.</u></p> |  |
| 35. | 5.1 Community Facilities and Green Infrastructure | <p><del>5.3 Community and Leisure</del></p> <p><b><u>5.1 Community Facilities and Green Infrastructure</u></b></p> <p><u>5.1.1 Chaddesley Corbett Parish has a range of community facilities and green spaces which are highly valued by local residents.</u></p> <p><del>5.3.1</del> <u>5.1.2</u> The Parish is well served by a Village Hall at Brockencote and a Community Hall at Harvington. Parking is available at both venues but is insufficient for large gatherings. Social and cultural organisations such as Chaddesley Amateur Theatrical Society and St. Cassian's Players are active and well supported. Membership of the two branches of Women's Institute is very high with many members coming from outside the Parish. Apart from Mother and Toddler groups and Brownies, most sessions at the two halls are targeted at adults and attract many who live outside the Parish. The village hall</p>   | <p>The introductory section has been updated and edited.</p> <p>Minor modifications.</p> |

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|  |  | <p>is a popular venue for weddings, children's parties, christenings, parties and other social gatherings.</p> <p><u>5.1.3 Also of importance are:</u></p> <ul style="list-style-type: none"> <li>• <u>Chaddesley Corbett Endowed Primary School - a single form entry school located on a new site to the south east of the village</u></li> <li>• <u>Winterfold House - an independent school for girls and boys aged 3 to 13 years and nursery for babies from 6 weeks to children of 3 years and</u></li> <li>• <u>The village surgery which has a team of doctors and medical staff and includes a dispensary.</u></li> </ul> <p><del>5.3.2</del> <u>5.1.4</u> Sporting activities are focused on Chaddesley Corbett Sports Club at Lower Chaddesley, just outside the village. It currently has more than 150 members, and provides training and competition in Rugby, Cricket and Football for both adults and children. <del>The Sports Club has recently secured a grant of £49,000 from the Lottery Fund to upgrade the clubhouse and this will be augmented by an additional £5000 from the Rugby Football Union.</del> In order to access these facilities most young people living in the main settlement areas of the Parish are taken by car, as the sports ground is situated off a rural lane without a footpath. <del>There is currently no area in the centre of the village or any settlement which provides opportunities for young people to pursue leisure activities.</del> <u>In 2016 a play area, consisting of swings for toddlers and children up to 9 years, and a climbing frame with slide was installed in the Community Orchard. (This was Action 13 in the previous NDP).</u></p> <p><del>5.3.3</del> <u>5.1.5</u> <del>The recently established</del> Community Orchard is much appreciated and is an important feature of the Parish. It provides easy access to open space with benched seating. <del>The recently planted</del> varieties of Worcestershire fruit trees continue to thrive. Alongside the Community Orchard there are over 30 individual allotment plots which are popular and well used. This is an established and important facility for the Parish.</p> <p><u>5.1.6 The Parish Council owns and administers a small burial ground, which is adjacent to the churchyard of St Cassian's church and the old school site. The burial ground was purchased in the 1950s when St Cassian's churchyard was full and subsequently closed. The existing burial ground is almost full and</u></p> |  |
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|  |  | <p><u>has been extended to include an area of land adjoining the recent housing development on the former school site.</u></p> <p><del>5.3.4 5.1.7</del> The Parish also has an extensive network of rural footpaths. Chaddesley Woods can be accessed by footpaths from a number of locations in the Parish. This important landscape feature is appreciated by both residents and visitors alike. <del>Apart from the orchard and an area on The Green, there is no additional open space which is easily accessible for community use.</del></p> <p><del>5.3.5</del> The Old Grammar School is an important historic building. The results of the consultation survey undertaken in April 2013 showed strong support for the preservation of the building for the benefit of the community, with 98% of respondents supporting the redevelopment of this building for community activity.</p> <p><del>5.3.6</del> The Parish Council owns and administers a small burial ground, which is adjacent to the churchyard of St Cassian's church and the old school site. The burial ground was purchased in the 1950s when St Cassian's churchyard was full and subsequently closed. The existing burial ground is almost full.</p> <p><del>5.3.7</del> Comments from the Consultation Survey and the drop in consultation event in September 2013 included the following concerns and suggestions:</p> <ul style="list-style-type: none"> <li><del><input type="checkbox"/> there are not enough children to require a children's play area;</del></li> <li><del><input type="checkbox"/> there is a need but play areas should be sited near where children live;</del></li> <li><del><input type="checkbox"/> a play area could be provided on the old school site;</del></li> <li><del><input type="checkbox"/> the school could be used for community events;</del></li> <li><del><input type="checkbox"/> better use could be made of the community orchard; and</del></li> <li><del><input type="checkbox"/> better use could be made of the old school site.</del></li> </ul> <p><u>General landscape characteristics include rolling landforms with examples of large and small mixed field patterns with some evidence of indigenous hedgerows and large areas of woodland. Within this setting sits an historic village with several important spaces, and a series of ancient hamlets and settlements.</u></p> <p><u>5.1.8</u> The responses to the Residents' survey showed that respondents continue to place a high value on local community facilities in the Parish. Q8 asked residents what they like most about living in the Parish. The main</p> |  |
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|     |   | <p><u>positives listed were the rural location, the community spirit and the peace and quiet. Facilities frequently mentioned in a positive light were the Doctor's surgery, pub, church and shops. Footpaths / walking / cycling / countryside access and social activities / social life were also mentioned.</u></p> <p><u>5.1.9 In addition a number of respondents thought life in the Parish had improved in the last five years. The most common reason given was an improvement of facilities or social activities; in particular the play area for children received 3 comments.</u></p>   |  |
| 36. | 5.1 Community Facilities and Green Infrastructure | <p><b><u>Community Facilities</u></b></p> <p><u>5.1.10 The NPPF sets out that one of the overarching objectives of the planning system linked to the achievement of sustainable development is 'b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being' (paragraph 8).</u></p> <p><u>5.1.11 Paragraph 92 sets out that 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: ... c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'</u> Paragraph 99 sets out that 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on' unless various criteria apply.</p> <p><u>5.1.12 Wyre Forest Local Plan Policy SP.16 Health and Wellbeing advises in Part 1 that development should help minimise negative health impacts and maximise opportunities to ensure that people in Wyre Forest District lead healthy, active lifestyles and experience a high quality of life by various means, including d. delivering new and expanded health services provision and</u></p> | <p>This section has been updated.</p> <p>Minor modification.</p> |

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|     |   | <p><u>facilities in locations where they can be easily accessed using public transport, walking and cycling.</u></p> <p><u>5.1.13 Policy DM.6 - Community Facilities supports the provision of new community facilities or the enhancement of existing facilities which offer an increased overall provision and protects against the loss of land or buildings currently or formerly used as a community facility. Policy DM.7 - Open Space safeguards open spaces identified on the Policies Map from development.</u></p>   |   |
| 37. | 5.1 Community Facilities and Green Infrastructure | <p><b><u>Chaddesley Community Care Initiative</u></b></p> <p><u>5.1.14 In the Residents' Survey, parishioners were provided with the following information, and then asked about whether they thought the Neighbourhood Plan should support the initiative: 'Chaddesley Community Care initiative is seeking charitable status in order to broaden the range of its activities, helping to address health and wellbeing needs for all in the community, limit loneliness and help those living with dementia to live well. To what extent do you agree or disagree that the Neighbourhood Plan should support the Initiative's activities?' Over 90% of respondents agreed that the Neighbourhood Plan should support the initiative.</u></p> <p><u>5.1.15 The Care Cafe was established by a group of local volunteers with the support of Chaddesley Corbett Patient Participation Group. It was initially designed to provide activity for those living with dementia and their carers. Over time it developed to include those in need of company or with ongoing health needs or disability, as well as those living with dementia. Having received donations from many organisations and community groups it is now a registered charity. The Community Cafe works closely with the Chaddesley Surgery and is linked to the NHS Social Prescribing Initiative. The range of activities include movement and music, entertainment from local musicians, film shows, keep fit and song and dance from local schools, and an annual excursion to a local attraction.</u></p> <p><u>5.1.16 The NDP Review provides an opportunity to support Chaddesley Community Care by providing a positive planning framework for future</u></p> | <p>This is a new section written to provide background information about a new initiative in the village.</p> <p>This is a material modification that changes the nature of the plan.</p> |

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|  |  | <p><u>proposals. Facilities at the village hall are often booked and there is an identified need to provide improved provision in the form of a bespoke facility which would be fully accessible to all and flexible to meet the changing requirements of the project as it develops in the future to meet residents' needs.</u></p> <p><u>5.1.17 In a recent report commissioned by the Alzheimer's Society the prevalence rate of dementia among older people in England is estimated to be 7.2% in 2019. Among the 885,000 people with dementia in the UK, 127,000 have mild dementia, 246,000 have moderate dementia and 511,000 have severe dementia. The report projects that the number of older people with dementia in the UK will increase by 80%, from almost 885,000 in 2019 to around 1.6 million in 2040. It will reach one million in the year 2024. Table 1 in the report gives the projected number of older people aged 65 and over with dementia (persons) by local authority area. Figure 1 provides an extract from Table 1 and shows that there is a projected increase in Worcestershire of 42.2% from 2019 - 2030.</u></p> <p><u>Figure 1</u><br/> <u>Extract from Table 1, Projections of older people with dementia and costs of dementia care in the United Kingdom, 2019 –2040, November 2019</u></p> <p><u>5.1.18 Policy CF1 identifies local community facilities in Chaddesley Corbett which are highly valued by residents and which should be protected.</u></p> <p><u>5.1.19 Policy CF1 also supports proposals which would provide improved accommodation and facilities for Chaddesley Community Care. This would include for instance provision of community rooms provided as part of a development scheme for affordable housing, or if possible, a suitable new building or conversion. In this way the project would be able to expand and improve services at the local level as part of enhancing mental and physical health and wellbeing in the Parish. Policy CF1 provides a local response to Wyre Forest Local Plan Policy SP.16 Health and Wellbeing by encouraging proposals that support innovative and flexible design, including consideration of older people and those living with dementia, and supporting the provision of</u></p> |  |
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|     |  | <u>local facilities delivering new and improved health services and facilities in locations where they can be easily accessed by local people.</u>   |   |
| 38. | 5.1 Community Facilities and Green Infrastructure Policy CF1 | <p><b><u>Policy CF1 Supporting Health and Wellbeing</u></b></p> <p><u>Protecting Existing Facilities</u></p> <p><u>The following existing community facilities are of recognised importance:</u></p> <ul style="list-style-type: none"> <li>• <u>CF1/1 Village Hall at Brockencote</u></li> <li>• <u>CF1/2 Community Hall at Harvington</u></li> <li>• <u>CF1/3 Chaddesley Corbett Sports Club, Lower Chaddesley</u></li> </ul> <p><u>These are shown on the Policies Maps 2A and 2B.</u></p> <p><u>There will be a presumption in favour of the re-use of such facilities for community uses. The loss of these facilities will only be permitted where the criteria in Wyre Forest Local Plan Policy DM.6 - Community Facilities Part 7 are met.</u></p> <p><u>New and Improved Community Facilities</u></p> <p><u>Proposals for new and improved facilities to support community led health and social projects in Chaddesley Corbett NDP area will be supported.</u></p> <p><u>Such facilities could include rooms provided as part of new development schemes which are available for community use, a new purpose built building, or suitable conversion of an existing building.</u></p> <p><u>Proposals should be of a high quality design which promotes health and wellbeing, be fully accessible to all and include sufficient flexibility to allow for future adaptation to meet changing health and social needs.</u></p> | <p>This is a new Policy.</p> <p>It comprises a material modification that changes the nature of the Plan.</p> |

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|     |   | <u>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.</u>   |   |
| 39. | 5.1 Community Facilities and Green Infrastructure | <p><u>Protecting Facilities in Chaddesley Corbett Village Centre</u></p> <p><u>5.1.20 Wyre Forest Local Plan Policy SP.6 - Role of the existing villages and rural areas sets out that 'the network of local groups of shops and public houses will be safeguarded in order to support nearby settlements and reduce the need to travel.'</u></p> <p><u>5.1.21 The village centre of Chaddesley Corbett provides a range of important local facilities which are highly valued by residents. Facilities include public houses, a hairdressers, a butchers and general store and a former tearoom, now a Bistro. The NDP Review offers the opportunity to identify the boundary of 'the local group' under Local Plan Policy SP.6 Role of the existing villages and rural areas for safeguarding and this is shown on NDP Map 3. Policy DM.15 Local Shops sets out in Part 2 that existing retail and commercial units (within use class E) within village or neighbourhood centres will be safeguarded. Any planning application for change of use will be resisted unless the site has been actively marketed for a minimum of 12 months at an appropriate value. The provision of new, or the extension of existing, small scale commercial and retail units (within Use Class E) will supported, subject to the resulting size being commensurate with the size of the centre in which it is located.</u></p> <p><u>5.1.22 Valuations for marketing purposes must be demonstrated to be realistic. Adverse financial implications for the owner / applicant (such as negative equity or sale at a loss) will be regarded as normal commercial risk, and will not be considered sufficient evidence for supporting the loss of a local business or facilities.</u></p> <p><u>5.1.23 Policy CF2 safeguards the local facilities within this area in line with Local Plan Policies SP.6 and DM.15. However the marketing period has been</u></p> | <p>This is a new section of supporting text.</p> <p>It comprises a material modification that changes the nature of the Plan.</p> |

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|     |  | <p><u>extended to 18 months to take account of the ongoing Covid-19 pandemic. During the pandemic normal market conditions have not prevailed and many businesses have struggled to survive or ceased trading. In addition in more rural areas and villages there may be additional economic pressures when compared to the towns, and so the marketing period should be longer. Consequently market testing and viability for local retail and hospitality businesses should demonstrate a longer marketing period when making a case for a change of use.</u></p>   |   |
| 40. | <p>5.1 Community Facilities and Green Infrastructure</p> <p>Policy CF2</p> | <p><b><u>Policy CF2 Protecting the Local Group of Shops and Public Houses in Chaddesley Corbett and other Local Facilities</u></b></p> <p><u>The Local Group of shops and public houses in Chaddesley Corbett village is identified on Policies Map 2A and Map 3.</u></p> <p><u>Facilities within the Local Group will be safeguarded in accordance with Local Plan Policy SP.6 - Role of the existing villages and rural areas and Local Plan Policy DM.15 Local Shops.</u></p> <p><u>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.</u></p> <p><u>Proposals which would lead to the loss of any local businesses and facilities will be strongly resisted unless satisfactory evidence can be produced to demonstrate that:</u></p> <ol style="list-style-type: none"> <li><u>1. Active and appropriate marketing has taken place, for at least a continuous period of 18 months as a minimum at an appropriate and realistic value, and the business is no longer viable; and</u></li> <li><u>2. Commercial reasons for the proposed loss are clearly justified, when balanced against the potential impacts of the loss of services and employment opportunities on the local community.</u></li> </ol> | <p>This is a new Policy.</p> <p>It comprises a material modification that changes the nature of the Plan.</p> |

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|     |   | <u>Map 3: The Local Group of Shops and Public Houses, Chaddesley Corbett</u>  |  |
|     |   | <p><u>Open Space</u></p> <p><del>5.3.8 Good quality open space affects the quality of life and personal wellbeing of parishioners and visitors and makes an important contribution to bio-diversity and geo-diversity of the Parish and the District.</del></p> <p><del>5.3.9 The highest point within the Parish is the summit of Barrow Hill. Open space is an important feature of the local environment and the rural and open aspect of the Parish was highlighted in responses to the informal consultation process on the Neighbourhood Plan. General landscape characteristics include rolling landforms with examples of large and small mixed field patterns with some evidence of indigenous hedgerows and large areas of woodland. Within this setting sits an historic village and a series of ancient hamlets and settlements.</del></p> <p>Natural, semi-natural and historic open space</p> |  |
| 41. | 5.1 Community Facilities and Green Infrastructure | <p><u>Green Infrastructure</u></p> <p><u>5.1.24 Green infrastructure is 'the network of green spaces and natural elements that intersperse and connect our cities, towns and villages. It is the open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage and open countryside. Green infrastructure provides multiple benefits for the economy, the environment and people.' All these networks and open spaces form an important part of the Parish's Green Infrastructure (GI), providing important habitats and wildlife corridors for birds, insects and small mammals, as well as opportunities to support healthy lifestyles and well-being of parishioners.</u></p> <p><del>5.3.10</del> <u>5.1.25</u> A key feature of natural open space is Chaddesley Woods. These are owned by Natural England and managed by the Worcestershire</p>      | <p>This section updates previous text about open spaces. It has been edited and updated and provides some new information and some existing text.</p> <p>Minor change.</p> |

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|  |  | <p>Wildlife Trust. A body of volunteers support the work of two Parish based wardens. The public gain access through a series of footpaths which extend across the Parish. Chaddesley Woods National Nature Reserve is a designated site of national importance and the Forest of Feckenham SSSI includes unimproved neutral grasslands which are associated with ancient woodland. The woods represent a fine example of lowland English Oakwood which includes species such as ash, hazel, holly and rowan. <del>Significantly the woods house a variety of wildflowers including Herb Paris, which is an indication of ancient woodland.</del> Additionally the recent felling of conifers and the planting of deciduous trees has resulted in an increase of insects, butterflies and moths.</p> <p><u>5.1.26 Important features at the entrance of the Village from the Kidderminster direction include the area of land adjacent to the A448, a green triangle, and the orchard next to St Cassian's church. These areas provide an important link with the Conservation Area as well as the rural environment. In the Chaddesley Corbett Conservation Area Character Appraisal these areas are identified and mapped as 'important spaces' - see NDP Map 5.</u></p> <p><u>5.1.27 As well as contributing to the visual aspect of the Parish some of these locations provide an opportunity for the planting of wildflowers to support insects and birds. The Character Appraisal also identifies trees of particular importance which are not covered by Tree Preservation Orders, but which benefit from a degree of protection through the Conservation Area.</u></p> <p><u>5.1.28 The area around Harvington Hall is an important historic site and the open space associated with the Hall is of particular significance. The grounds beneath are registered as a scheduled monument. Trees and hedgerows are an important feature of the Harvington Conservation Area which protects the trees. Again, this area provides a natural habitat for insects, birds and small mammals.</u></p> <p><u>5.1.29 Most of the open countryside between the settlements is cultivated, with some important examples of ancient hedgerows which include ash, blackthorn,</u></p> |  |
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|     |   | <p><u>hawthorn, holly and ivy. These important features should be preserved and enhanced wherever possible.</u></p> <p><del>5.3.14</del> <u>5.1.30</u> There is evidence of medieval fishponds in Chaddesley Village either side of the A448 road between Bromsgrove and Kidderminster, which extend behind the Village Street on the western side. Other examples are to be found at Harvington Hall within the Conservation Area. These interesting examples testify to the longevity of settlements in the Parish and provide important stretches of green space (see Historic Environment Records at Worcestershire County Council for further information.)</p> <p><u>5.1.31 The Churchyards and larger houses in the Parish contain some fine examples of mature tree species including Yew and Wellingtonia, which are subject to tree preservation orders.</u></p> <p><u>5.1.32 The fruit orchards established after 1945 have largely disappeared. The Community Orchard is managed by the Parish Council. More than 100 Worcestershire fruit trees have been planted by volunteers on the site since 2008 and a series of memorial benches provide an opportunity for rest and quiet contemplation. The site is regularly mowed and in the last two years.</u></p> <p><u>5.1.33 The village allotments in Chaddesley Corbett are located on land to the rear of properties on the east side of the Village Street and accessed by Fishers Lane and Fold Lane. The land is owned by the Worcester Diocese and the site is managed by the Parish Council. Plots are available for rent and in the first instance are offered to parishioners. Plots are currently in demand, are well tended and productive.</u></p> |   |
| 42. | 5.1 Community Facilities and Green Infrastructure | <p><u>Footpaths, Public Rights of Way and Green Corridors</u></p> <p><u>5.1.34 There are more than 80 Parish paths and bridleways covering some 59 miles in total. The landscape and terrain of the paths is varied and includes</u></p>   | This section updates previous text about open spaces. It has been edited and updated and provides |

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|  |  | <p>meadows, woodland, agricultural and horticultural land, valleys, hills, St Cassian's Churchyard and a number of domestic gardens. There are several established walks which start elsewhere but make use of the footpaths in the Parish. Public footpaths include two paths of historic significance; namely Royal Hunter's Way and Monarch's Way, and all are well used by parishioners and visitors to the Parish. The various settlements of the Parish are also linked by a green network of hedgerows, water courses and verges.</p> <p><del>5.3.12</del> <u>5.1.35</u> Of particular note are areas of land that separate settlements such as the fields between Stewards Cottage and Hemming Way and the beginning of the Conservation Area. Hockley Brook is an important <del>green route</del> <u>wildlife corridor</u> across the Parish passing to the east of the Village under Hockley Bridge. <del>These areas provide a natural route and provides natural routes and habitats for a variety of birds and small mammals. It is noted that this water course does not meet good standards for water quality.</del></p> <p><del>5.3.13</del> An important characteristic at the entrance of the Village from the Kidderminster direction includes the area of land adjacent to the A448, the green triangle which houses a mature chestnut tree and the orchard next to St Cassian's church. These green features provide an important link with the Conservation Area as well as the rural environment. In the Chaddesley Corbett Conservation Area Character Appraisal these areas are highlighted and mapped as designated 'important space.' As well as contributing to the visual aspect of the Parish some of these locations provide an opportunity for the planting of wild flowers to support insects and birds. The Character Appraisal also identifies trees of particular importance which are not covered by Tree Preservation Orders but which benefit from a degree of protection through the Conservation Area.</p> <p><del>5.3.14</del> <u>5.1.36</u> The Footpaths and verges host a variety of wildflowers. <del>Certain Some</del> grass verges host flowers of significant importance. <del>Of; of</del> of particular note is the springtime display of Meadowsweet alongside Tanwood Lane and at Bournes Green. There <del>is an</del> <u>are also</u> extensive displays of Hawkweed in the verge bordering the surgery car park in Hemming Way and also within the wider verges in Tandy's Lane. <u>Daffodils are planted by the Parish Council around the village.</u></p> | <p>some new information and some existing text.</p> <p>Minor change.</p> |
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|  |  | <p><del>5.3.15 The area around Harvington Hall is an important historic site and the general environment together with the open space associated with the Hall is of particular significance. Trees and hedgerows are an important feature within this landscape which is set within the Conservation Area. Three trees in this area are protected by a Tree Preservation Order. Again this area provides a natural habitat for insects, birds and small mammals.</del></p> <p><del>5.3.16 Extensive footpaths linking Rights of Way are a key feature of the landscape. They include two paths of historic significance; namely Royal Hunter's Way and Monarch's Way. The paths are well used by parishioners and visitors to the parish. Together with other areas of open space they accommodate a wide variety of wild flowers.</del></p> <p><del>5.3.17 Most of the open countryside between the settlements is cultivated, with some important examples of ancient hedgerows which include ash, blackthorn, hawthorn, holly and ivy. These important features should be preserved and enhanced wherever possible.</del></p> <p><u>5.1.37 The ponds and brooks provide a natural habitat for amphibians, dragonflies and water loving birds such as the kingfisher. They also create natural corridors for wildlife movements. Surveys conducted by the Worcestershire Wildlife Trust, looking at non-statutory Local Wildlife Sites, identified several meadows of outstanding floristic diversity in the Parish surrounding Chaddesley Woods. A number of species have shown increases during recent years. Examples include birds such as the raven and buzzard, and butterflies such as the silver washed fritillary and white admiral.</u></p> <p><u>5.1.38 Green spaces on Briar Hill, The Green and either side of the A448 at the entrance to the Village are valued open spaces. Together with other areas of open space these accommodate a wide variety of wildflowers. Apart from the small field adjoining St Cassian's Churchyard these open spaces are maintained by Wyre Forest Community Housing in association with the Parish Council.</u></p> |  |
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| 43. | 5.3 Community and Leisure | <p><del>Amenity Green Space</del></p> <p><del>5.3.18 The community orchard is a recently established and planted green space to which the public has access. The land belongs to the Worcestershire Diocese but is managed on a day to day basis by the Parish Council. More than 100 Worcestershire fruit trees have been planted by volunteers on the site since 2008 and a series of memorial benches provide an opportunity for rest and quiet contemplation. The site is regularly mowed and in the last two years the variety of wild flowers on the site has increased.</del></p>   | <p>Text deleted due to editing.</p> <p>Minor change.</p> |
| 44. | 5.3 Community and Leisure | <p><del>Allotments</del></p> <p><del>5.3.19 Allotments have been a feature of the Village landscape for many years and are sited on land to the rear of properties on the east side of the Village Street and accessed by Fishers Lane and Fold Lane. This represents an important green facility. The land is owned by the Worcester Diocese and the site is managed by the Parish Council. Plots are available for rent and in the first instance are offered to parishioners. Plots are currently in demand, are well tended and productive. A committee of allotment holders liaise with the Parish Council on day to day issues. The growing of organic produce is encouraged. A recent innovation has been the provision of piped water directly on to the site.</del></p> | <p>Text deleted due to editing.</p> <p>Minor change.</p> |
| 45. | 5.3 Community and Leisure | <p><del>Provision for Children and Young People</del></p> <p><del>5.3.20 Whilst there is no Parish or District Council dedicated provision for children and young people in the Parish, all have the opportunity to access organised facilities at the Sports Club. Children attending the two schools in the Parish have regular access to sports facilities. Possible sites for a small scale play area may be identified through the exploration of a proposal in the Neighbourhood Plan.</del></p>   | <p>Text deleted due to editing.</p> <p>Minor change.</p> |
| 46. | 5.3 Community and Leisure | <p><del>Outdoor Sport Facilities</del></p>   | <p>Text deleted due to editing.</p>                      |

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|     |   | <p><del>5.3.21 There are no outdoor facilities owned or managed by the Parish or District Council in the area. The well-supported local Sports Club is managed by committee and operates on land leased from the Educational Trust. Access is available through membership and the club has thriving sections for cricket, football and rugby. The club aspires to continue to recruit children, young people and adults and to respond to the needs of the community. The Neighbourhood Plan survey<sup>35</sup> identified a number of additional sports facilities that would be popular in the Parish, with tennis being most frequently highlighted, together with a need to make better provision for children and young people. The outdoor facilities at the new primary school are currently not available to the community.</del></p>  | Minor change.   |
| 47. | 5.3 Community and Leisure   | <p>Indoor sports facilities</p> <p><del>5.3.22 No dedicated indoor facility, managed by either the Parish or the District Council is available for the community. Classes organised by private providers or clubs are available at the Village Hall in Brockencote and the Oaks Community Centre in Harvington. Sports Halls may be available for hire by groups or clubs at the two schools in the Parish.</del></p>  | <p>Text deleted due to editing.</p> <p>Minor change.</p>  |
| 48. | <p>5.3 Community and Leisure</p> <p>5.1 Community Facilities and Green Infrastructure</p> | <p>Cemeteries and Churchyards</p> <p><del>5.3.23 There is an established churchyard at St Cassian's in the village. It houses gravestones dating back to the 18th Century. A number of the tombs are listed. There is currently some space available for burials. The churchyard is maintained by a rota of volunteers on behalf of the Church authorities. It is in good condition and is an important feature of the Parish. A well-used public footpath runs through the churchyard and links the village of Chaddesley and the Village Hall at Brockencote.</del></p> <p><del>5.3.24 The Burial Ground which adjoins St Cassian's churchyard is owned and managed by the Parish Council. It is neat and well kept. The Parish Council would like to extend the space available for burial and efforts to acquire additional land for this purpose are supported by a proposal in the Neighbourhood Plan.</del></p> | <p>Text deleted due to editing.</p> <p>Other text retained in the Review document.</p> <p>Minor change.</p> |

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|     |                           | <p><u>5.1.39 St Cassian's churchyard is located at the entrance to the village. A number of tombs are listed and the churchyard is currently open for burials on land which has previously been used. The churchyard is maintained by a rota of volunteers on behalf of the Church authorities. It is in good condition and is an important feature of the Parish. A well-used public footpath runs through the churchyard and links the village of Chaddesley Corbett with the Village Hall at Brockencote. Chaddesley Parish Council has an adjacent burial ground which was opened in 1955 and is currently full. However land has been purchased alongside the existing burial ground, and this new area is open for burials and pre-purchase of plots for burials and cremation.</u></p> <p><del>5.3.25</del> <u>5.1.40</u> The churchyard of St Mary's Roman Catholic Church at Harvington is owned and maintained by the Archdiocese. There is a small churchyard at Blunton although the church buildings are currently being developed as a private residence.</p>  |  |
| 49. | 5.3 Community and Leisure | <p><del>Green Corridors</del></p> <p><del>5.3.26 The settlements of the Parish of Chaddesley Corbett could be said to be surrounded or linked by green corridors which have a significant visual impact on the area. These locations impact positively on the lifestyle of parishioners and their general sense of well-being, as well as providing important habitats for birds, insects and small mammals. Features of particular interest, in addition to Chaddesley Woods include the area either side of Hockley Brook. It is noted that this water course does not meet good standards for water quality. Green spaces on Briar Hill, The Green and either side of the A448 at the entrance to the Village are valued open spaces. Apart from the small field adjoining St Cassian's Churchyard they are maintained by Wyre Forest Community Housing in association with the Parish Council. Some of these areas, together with designated grass verges throughout the Parish, could be considered for development as wildlife flower plots which would improve the visual image and encourage bees and butterflies.</del></p> | <p>Text deleted due to editing.</p> <p>Minor change.</p> |

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| 50. | 5.3 Community and Leisure | <p><del>Policy CC7 – Open Space, Sport and Recreation</del></p> <p><del>Development which contributes towards the improvement of existing, or provision of new public open space, sport and recreation facilities will be encouraged provided that it does not constitute inappropriate development in the Green Belt. A Green Infrastructure (GI) approach will be promoted for all new public open space proposals in order to support community access and protect and enhance the natural and historic environment. Proposals should be designed to provide open space, sport and recreation uses which:</del></p> <ul style="list-style-type: none"> <li><del><input type="checkbox"/> Are accessible to all;</del></li> <li><del><input type="checkbox"/> Safeguard and enhance the natural and historic environment; and</del></li> <li><del><input type="checkbox"/> Protect priority species and enhance habitats and sites of special biodiversity interest.</del></li> </ul> <p><del>Wyre Forest District Core Strategy policies:</del></p> <p><del>CP07: Delivering Community Wellbeing</del></p> <p><del>CP13: Providing a Green Infrastructure Network</del></p> <p><del>CP14: Providing Opportunities for Local Biodiversity and Geodiversity</del></p> <p><del>Wyre Forest District Site Allocations and Policies Local Plan policies:</del></p> <p><del>SAL.UP3 Providing a Green Infrastructure Network</del></p> <p><del>SAL.UP4 Open Space and Play Provision</del></p> <p><del>SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</del></p> | <p>This Policy has been deleted as it is no longer required.</p> <p>Material modification that changes the nature of the Plan.</p> |
| 51. | 5.3 Community and Leisure | <p><del>Actions</del></p> <p><del>Action 3 – Community Orchard</del></p> <p><del>The Parish Council will continue to develop and maintain the Community Orchard site for the benefit of parishioners and visitors of all ages.</del></p> <p><del>Action 4 – Open Space</del></p> <p><del>The Parish Council will seek to develop and extend areas of Open Space to which the community has access.</del></p> <p><del>Action 5 – Wildflower Habitats</del></p> <p><del>The Parish Council will designate specific areas as wildlife flower development plots to improve the visual impact and to provide a habitat for insects and butterflies.</del></p>   | <p>Actions deleted as no longer required.</p> <p>Minor modification.</p>   |

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|     |                           | <p><del>Action 6 – Verges</del><br/> <del>The Parish Council, in association with Wyre Forest District Council, will ensure that plot and verge management maximises the opportunity for the growth and longevity of wild flowers.</del></p> <p><del>Action 7 – Trees and Hedgerows</del><br/> <del>The Parish Council will support the planting and management of native trees and hedgerows in appropriate locations throughout the Parish.</del></p> <p><del>Action 8 – Monitoring</del><br/> <del>The Parish Council will establish a monitoring group of interested parishioners to report on aspects of the Open Space Policy on a quarterly basis. The monitoring group will:-</del></p> <ol style="list-style-type: none"> <li><del>1. Work with the Parish Council to set standards for the effective development, care and maintenance of agreed locations with regard to a) access by the community b) the reduction of litter and c) limiting the incidence of dog fouling.</del></li> <li><del>2. Report to the Parish Council on a quarterly basis in respect of the implementation of agreed policies.</del></li> </ol> |   |
| 52. | 5.3 Community and Leisure | <p><del>Right to Bid</del><br/> <del>5.3.27 The Community Right to Bid came into force on 21st September 2011, through the Localism Act 2011 (Part 5 Chapter 3).</del></p> <p><del>5.3.28 The purpose of the Community Right to Bid is to give local communities a right to identify a building or land that is considered to be of value to their social wellbeing (an asset of community value) and gives them an equal opportunity to make a bid to buy the property on the open market if the owner decides to sell.</del></p> <p><del>5.3.29 Only eligible community groups, local town and parish councils, local neighbourhood planning forums, voluntary organisations and charities can nominate a building or land to be placed on the list. Buildings and land nominated by the community are considered by the local authority, before a decision is made on whether or not the asset meets the eligibility criteria and should be placed on the list of assets of community value. For a building/land to be eligible its current main use must further the social interests or social</del></p>                          | <p>Text and actions deleted as no longer required.</p> <p>Minor modification.</p> |

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|  |  | <p>wellbeing of the local community and it must be realistic to think that such a use can continue, or a use in the recent past must have furthered the social interests or social wellbeing of the local community and it must be realistic to think it could be brought back into such use within the next five years.</p> <p>Examples of assets that would be eligible include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Community centres</li> <li><input type="checkbox"/> Libraries</li> <li><input type="checkbox"/> Leisure centres</li> <li><input type="checkbox"/> The last pub or shop in an area</li> <li><input type="checkbox"/> Post offices</li> <li><input type="checkbox"/> Theatres</li> <li><input type="checkbox"/> Museums.</li> </ul> <p>5.3.30 It should be noted that the Right to Bid only becomes effective should the owner wish to sell the property in the future. Registering a Right to Bid means that the owner will have to give the Parish Council, or community group, a six month period in which to consider the purchase of the site and prepare a bid. The owner is not obliged to accept the community's bid.</p> <p>5.3.31 The Neighbourhood Plan includes specific proposals in respect of the former school site and the Old Grammar School building, set out in Site Allocations CCSA1 and CCSA2. Site Allocation CCSA1 supports the sensitive re-use of the former school site for new housing, and the development of land to the rear of the building where it is complimentary to the historic character of the village, does not adversely affect neighbouring properties, contributes positively to the street scene and is of sustainable design. Land to the rear of the building is considered suitable for an extension to the burial ground, car parking, or public open space. Site allocation CCSA2 supports the re-use of the Old Grammar School for continued educational or related D1 use such as a library, internet access, advice centre and/or meeting rooms.</p> <p>Actions</p> <p>Action 9 – Old Grammar School</p> <p>The Parish Council will work to secure the use of the Old Grammar School to benefit the community.</p> <p>The Parish Council will seek to:</p> |  |
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|     |   | <p>1. Secure the use of the old grammar school by long term lease, in order to provide a range of services to benefit the community. Priority activities should encourage educational aspiration, access to qualifications, lifelong learning and community well-being. Other uses could include a library, internet access, Citizen's Advice and meeting room.</p> <p>2. Secure by formal agreement vehicular and pedestrian access via the redundant school site</p> <p>Action 10 – Acquisition of Greenfield Land at Old School Site<br/>The Parish Council will work to acquire an area of greenfield land on the old school site in order to provide:</p> <p>1. An extension to the existing burial ground;</p> <p>2. Public open space with landscaping and seating, trees and a wildlife area.</p> <p>Action 11 – Improve Sporting Facilities especially for Children and Young People<br/>The Parish Council will work with the management committee of the Sports Club in order to extend available facilities for the community; in particular for children and young people.</p> <p>Action 12 – Promote the Parish as a Tourist Location<br/>The Parish Council will produce a Tourist Information Guide in order to promote the Parish as a tourist location.</p> <p>Action 13 – Children's Play Area<br/>The Parish Council will work to identify a suitable site for a children's play area and develop recreational opportunities for young people.</p> <p>Action 14 – To Prepare a List of Properties or Land to be Registered for a Right to Bid<br/>The Parish Council will prepare a list of properties and areas of land to be identified as assets of community value for possible Right to Bid activity (under the Localism Act 2011). This is considered to be a useful tool and the Parish Council will work to register a Right to Bid on suitable properties and facilities. The Right to Bid has already been registered with the District Council for the old school site and old grammar school.</p> |   |
| 53. | 5.1 Community Facilities and Green Infrastructure | <p><u>Wildlife Corridor Networks</u></p> <p><u>5.1.41 The Neighbourhood Plan Review offers the opportunity to support the parish's ecological networks and to plan positively for the creation, protection, enhancement and management of biodiversity and Green Infrastructure (GI).</u></p>   | <p>This section updates previous text in relation to wildlife networks and GI.</p> <p>Minor modification.</p> |

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|  |  | <p><u>Whilst planning policy seeks to avoid, mitigate or compensate for harm to biodiversity there also is a clear need to deliver biodiversity enhancement above and beyond this through so-called Biodiversity Net Gain. The Environment Act 2021 will make this net gain mandatory during the lifetime of the plan and positive contributions to the parish's biodiversity and GI networks will be sought. In situations where unavoidable harm to biodiversity arises and cannot be mitigated on site, biodiversity offsetting in agreed areas within the Chaddesley Corbett Wildlife Corridors network will be required. Biodiversity offsets are offsite conservation activities designed to deliver biodiversity enhancement to compensate for losses ensuring that when a development damages nature (and this damage cannot be avoided or mitigated within the development parcel) new habitats, or habitat enhancements, will be created nearby.<sup>7</sup></u></p> <p><u>5.1.42 The Chaddesley Corbett Wildlife Corridors network is safeguarded from inappropriate development in accordance with the Wyre Forest Local Plan (Policies SP.23 and SP.28) for protecting and enhancing biodiversity and safeguarding Green Infrastructure. The National Planning Policy Framework (NPPF), specifically section 15, (Conserving and Enhancing the natural Environment) states that 'Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (and) sites of biodiversity... including by establishing coherent ecological networks that are more resilient to current and future pressures; ' A key principle requires that the intrinsic character and beauty of the countryside should be respected and protected. This approach is further strengthened by the Environment Act 2021, which requires development to deliver 10% biodiversity net gain.</u></p> <p><u>5.1.43 The Parish has several important designated wildlife sites. These include Chaddesley Wood National Nature Reserve and part of Feckenham Forest Site of Special Scientific Interest, and three Local Wildlife Sites at Mearse Farm Heath, Hoo and Barnet Brook, and Hadley, Elmley and Hockley Brooks. The wildlife value of these sites could be improved by the protection</u></p> |  |
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<sup>7</sup> <https://www.gov.uk/government/collections/biodiversity-offsetting>



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|  |  | <p><u>and enhancement of wildlife networks linking habitats and supporting foraging opportunities. In order to support the evidence gathering process with reference to the designation of Local Green Space, information has been drawn from the Worcestershire Biological Records Centre (WBRC, 2021). A full copy of the report is available to view on the Parish Council website and Map 4 Wildlife Sites and Corridors shows the location of the wildlife sites, including the three wildlife corridors described below.</u></p> <p><b><u>Corridor 1</u></b></p> <p><u>This corridor lies to the east of the Parish and includes Chaddesley Wood and Feckenham Forest, close to the Parish boundary. This corridor provides a semi natural environment for a wide variety of moths, butterflies, birds, plants and small mammals. Herb Paris grows in certain locations and is an indication of Ancient Woodland. Wild Service trees can be found in some parts of the wood. The wooded section of this corridor provides a tranquil environment with a Public Right of Way.</u></p> <p><u>The area to the north of Feckenham Forest includes a number of small farmsteads and a designated Local Wildlife Site and is a linked green corridor asset (See Map 4, Area A). It is an area of woodland and meadow and is home to a wide variety of birds.</u></p> <p><u>The area to the south of Chaddesley Wood, and beyond the parish boundary is Cutpursey Coppice, a Local Wildlife Site which further extends the green corridor (See Map 4, Area B.)</u></p> <p><b><u>Corridor 2</u></b></p> <p><u>This corridor runs from Feckenham Forest then East to West following the course of Hockley/Elmley Brook, to the Parish boundary at its southernmost tip. It includes two small areas noted as Local Wildlife Sites linked to the woods. Close to this corridor are two areas of Ancient and Veteran Trees which include the varieties Yew and Plane. Yew trees are a feature within St Cassian's churchyard. The corridor includes meadows and mixed hedgerows and provides a habitat for birds and insects.</u></p> <p><u>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</u></p> |  |
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|  |  | <p><u>both Wildlife Corridors 1 and 2, and a further link with Wildlife Corridor 3 in the north.</u></p> <p><u>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).</u></p> <p><b><u>Corridor 3</u></b></p> <p><u>This corridor runs from East to West in the North close to the Parish boundary. It runs from Belne Brook to Drayton and Hill Pool and the edge of Bissell Wood (outside the parish) and finally to Harvington. The corridor includes a number of Local Wildlife Sites, and 3 areas of Ancient and Veteran Trees. The corridor provides a habitat for Kingfisher and Dipper and mature oaks. Corridor 3 is linked to Corridor 1 by the inclusion of Area A).</u></p> <p><u>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.</u></p> <p><u>5.1.44 Key local ecological networks within the neighbourhood planning area can be found in the Worcestershire Habitat Inventory. The Worcestershire Habitat Inventory identifies Biodiversity Action Plan ‘priority’ habitats and habitat networks, including hedgerows and hedgerow networks. The Worcestershire Biological Records Centre also has information showing statutory and non-statutory designated sites of importance for nature conservation (including ancient woodland and veteran trees). All these wildlife habitats and networks make a significant contribution to the Chaddesley Corbett Green Infrastructure Network.</u></p> <p><u>5.1.45 In addition to the intrinsic value of biodiversity, accessible green space and wildlife have positive benefits for the quality of life and mental and physical wellbeing of parishioners and visitors.</u></p> <p><u>5.1.46 The responses to the Residents' Survey showed that 73% of respondents strongly agreed and 19% tended to agree that the NDP Review</u></p> |  |
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|  |  | <p><u>should protect/enhance existing areas of open space. In addition, 29 respondents expressed Environment and Sustainability hopes linked to 'protecting/retaining green spaces/village character/rural feel/status quo' and a number recorded hopes linked to 'tree planting/improve habitats/wildlife diversity/conservation.' There were 25 responses noting fears of 'development and losing green spaces/habitats/wildlife/ hedgerows' under the theme of Environment and Sustainability.</u></p> <p><u>5.1.47 NPPF paragraph 174 sets out that 'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); ... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</u></p> <p><u>5.1.48 The bedrock underlying the parish was formed in the Triassic period about 200 to 250 million years ago. It consists of three different formations. The oldest, in the northwest of the parish is Wildmoor Sandstone, formed of deep red, rounded, desert sand grains deposited in riverbeds. Above it lies the Helsby sandstone, covering a broad band across the parish from southwest to northeast. The rock is generally harder with more variable sand grains and was also laid down by quite fast flowing rivers. In the southeast of the parish the bedrock is of Sidmouth Mudstone, formed from clay that was laid down in playa lakes. These different formations affect the nature of the soil and it is noticeable that the major settlements in the parish are generally built on sandstone, rather than mudstone.</u></p> <p><u>5.1.49 Much more recent deposits occur in some areas. All of the hill tops are capped with glacial till, left when ice retreated half a million years ago, and before rivers had cut down through the bedrock to form the modern landscape. Remnants of these riverbeds can also be found in the northwest of the county in the form of river terraces. These rocks are not easily seen in this area and there are currently no geological sites within the parish that are designated as of local, national or international importance in exposing this geology.</u></p> |  |
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|     |   | <p><u>5.1.50 Wyre Forest Local Plan Policy SP.16 – Health and Wellbeing Part 1 advises that development should maximise opportunities to ensure that people lead healthy, active lifestyles and experience a high quality of life by: a. Providing easy to maintain, safe and attractive public realm and green infrastructure including green spaces, footpaths, bridleways and cycle routes that encourage active travel opportunities. Policy SP.23 - Protecting and Enhancing Biodiversity requires developments to deliver measurable net gains in biodiversity and protects important habitats and wildlife sites. Policy SP.28 - Strategic Green Infrastructure safeguards the existing green infrastructure (and associated blue infrastructure) network from inappropriate development and requires development to integrate GI into developments and contribute positively to the District's green infrastructure network.</u></p> <p><u>5.1.51 Policy GI1 Local Green Infrastructure Network and Biodiversity provides more local detail to Wyre Forest District policies. The NDP Policy refers to local natural heritage assets and networks linking these areas, seeks to protect and enhance them, and encourages potential developers to retain, protect and enhance assets by integrating GI into developments and contributing positively to the District's wider GI and biodiversity networks.</u></p> |   |
| 54. | <p>5.1 Community Facilities and Green Infrastructure</p> <p>Policy GI1.</p> | <p><b><u>Policy GI1 Local Green Infrastructure Network and Biodiversity</u></b></p> <p><u>The Chaddesley Corbett Green Infrastructure (GI) Network is safeguarded from inappropriate development in accordance with Wyre Forest Local Plan Policy SP.28 – Strategic Green Infrastructure. New development should retain, protect and enhance these local GI assets by integrating GI into developments and contributing positively to the Parish's GI Network.</u></p> <p><u>In particular, developments should support and enhance local wildlife corridors and PROW networks by:</u></p> <p><u>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.</u></p>   | <p>This is an updated Policy. It replaces former Policy CC7 and provides more detailed information about wildlife and GI.</p> <p>This is a material modification that does not change the nature of the Plan.</p> |

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|  |  | <p><u>2. Providing landscaping schemes that contribute positively to existing wildlife corridors where appropriate, and using appropriate native species in planting schemes;</u></p> <p><u>3. Protecting and re-naturalising existing watercourses and ponds; and</u></p> <p><u>4. Providing new linkages to existing Public Rights of Way wherever possible to provide increased accessibility for all to the surrounding countryside and increased opportunities for walking and cycling to local community facilities.</u></p> <p><u>In order to conserve and enhance the natural environment, specific areas of biological and scientific importance (Wildlife Corridors 1, 2 and 3, Linked Green Corridors A and B, Community orchard C, and other areas of wildlife importance as identified on Map 4) should be protected from development. These corridors and areas should be buffered fully from the adverse effects of possible nearby development and any new development in close proximity should include sufficient separation or other buffering to avoid harm to the corridors' ecological function.</u></p> <p><u>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 biodiversity net gain of at least 10% in line with the legal requirements.</u></p> <p><u>Proposals should demonstrate how the conservation, restoration and enhancement of biodiversity, including functional corridors like watercourses and wildlife corridors will be supported.</u></p> <p><u>Proposals should demonstrate that legal requirements have been met for establishing the presence or otherwise of protected species through appropriate levels of ecological survey.</u></p> <p><u>Any trees removed as a result of development should be replaced on a two to one basis.</u></p> |  |
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|     |   | <p><u>Ancient, veteran and mature trees of amenity value should be protected in line with national guidance and incorporated into landscaping schemes wherever possible. Trees planted as new or replacements should include a diverse selection of native species. Species should be appropriate to the location and setting in terms of type, height, spread, density and the need for ongoing management. Any such woodland should have provision in terms of resources for it to be managed for 30 years, to allow it to develop in a sustainable manner. When constructing boundaries hedges permeable to wildlife should be used in preference to building walls or other solid structures. Existing hedgerows should be retained and the establishment of new native hedges is encouraged.</u></p> <p><u>Overall the priority for development is to create a net gain in natural capital and biodiversity. Adverse impacts upon biodiversity and/or geodiversity should be avoided. Where impacts cannot be avoided, mitigation and then as a last resort compensatory measures (for example biodiversity offsetting) should be provided.</u></p> <p><u>Map 4: Wildlife Sites and Corridors</u></p> |  |
| 55. | 5.4 Historic Environment, Architecture and Conservation | <p><u>5.4 Historic Environment, Architecture and Conservation</u></p> <p><u>5.4 Protecting and Enhancing the Rural Character and Built Environment</u></p> <p><u>5.4.1 The Parish of Chaddesley Corbett is located within the county of Worcestershire and is made up of a village, small hamlets and settlements scattered amongst farmland, ancient woodland and open countryside. It is the underdeveloped nature of much of the Parish that is particularly appreciated by parishioners. The peace and tranquillity of the Green Belt setting is valued by visitors and residents alike.</u></p> <p><u>5.4.2 Chaddesley Wood is of especial importance as a National Nature Reserve and represents a highly valued and distinctive feature of the</u></p>  | <p>The section has been given a new title and the introductory and supporting text have been updated and amended.</p> <p>Much of the original text has been retained in the Plan but it has been reordered so that it relates more specifically to the Review Plan and the new policies.</p> |

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|     |     | <p>landscape. From the edge of the woods there are opportunities to view the Parish looking west towards the spire of St Cassian's Church and the village of Chaddesley Corbett. The hamlet of Harvington, Harvington Hall and St. Mary's Church can be located from this vantage point. Feckenham Forest SSSI is located between Bromsgrove and Kidderminster. The site was previously known as Randan Woods and forms a part of Chaddesley Wood.</p> <p>5.4.4 <u>3</u>The Parish of Chaddesley Corbett has a long and interesting history, resulting in a wide array of heritage assets, historic landscapes and a distinctive local character. The line of a Roman road runs through the Parish and finds have included a Roman coin hoard and evidence of irrigation systems. Ceadesleaghe, as it was then spelt, is of Saxon origin. In the Domesday Survey of 1086 reference is made to 8 berewicks or hamlets and to an area of about 3,000 acres with hamlets, woodland and mill.</p> <p>5.4.4 The Parish contains numerous distinctive historic farmsteads and out farms. These are predominantly of 16th through to 19th century origin, commonly formed of 66 regular or loose courtyards. The Worcestershire Historic Farmsteads Project has recognised the significance of the Parish's farmsteads, noting a particularly high level of survival of their historic buildings, form and character.</p> <p>5.4.5 In recent years some farm and industrial buildings have been converted for extensive residential use, often incorporating the common use of courtyards and open spaces with garage facilities located in one area. This has led to an upgrading of farm tracks to provide access roads. Examples include Fold Court in Chaddesley Corbett Village, Swancote Barns at Bluntington and Tanwood Farm Barns at Tanwood and Longmoor at Cakebole.</p> | <p>Some sections of supporting text relating to matters such as biodiversity and landscape has been relocated to new section 5.1 which now addresses Green Infrastructure, PROW and wildlife. The revised section 5.4 now has a stronger focus on built character.</p> <p>These are material modifications that do not change the nature of the Plan.</p> |
| 56. | 5.4 | <p><u>Settlement Pattern</u></p> <p>5.4.6 Historically the development of housing in the Parish has been generally linear, following the routes of roads. Outside the village and hamlets, cottages have sometimes been built on narrow strips of land along field</p>   | <p>The supporting text has been updated and amended.</p>  |

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|     |     | <p>boundaries, with gardens on either side of the house. Examples include <u>Lodgeford Hill and Tanwood Lane</u>. Development has generally maintained open space in proximity to dwellings.</p> <p><u>5.4.7 Modern developments have included new estate roads or the extension of existing roads. These have included Hemming Way in Chaddesley Corbett; Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington; Malvern View and The Green on Briar Hill and Bluntington Green, Bluntington. There is a gated development at Drayton Grove, Drayton.</u></p> <p><u>5.4.8 New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the village, hamlets and historic farmsteads. Existing settlements have grown incrementally over time: the buildings often date from many different periods, providing a richness and variety of styles and materials, with individual buildings clustered around historic street patterns and agricultural holdings. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.</u></p> | <p>Much of the original text has been retained in the Plan but it has been reordered so that it relates more specifically to the modified and new policies. For instance former paragraphs 5.4.16 – 17 have been relocated to this section as new paras 5.4.6 – 7.</p> <p>The revised section 5.4 now has a stronger focus on built character and links back to the design codes.</p> <p>These are material modifications that do not change the nature of the Plan.</p> |
| 57. | 5.4 | <p><b><u>Built Heritage</u></b></p> <p><u>5.4.2 9</u> The Parish contains numerous sites of high potential for below ground archaeological deposits of potential significance. These include the scheduled monuments of the Bronze Age Barrows at Barrow Hill and the moated site at Harvington Hall. Non-designated heritage assets in the Parish largely derive from medieval and post medieval origins although there are records pertaining to early and later prehistoric ritual assets and the conjectural route of the north/south aligned Roman road. Significant medieval settlement remains are present south of Chaddesley Corbett village and at Cakebole, Harvington Hall and several other locations scattered throughout the Parish and within the village. Medieval and post medieval water management has contributed towards the local historic landscape character with significant ponds present at Brockencote, Hill Pool and the remains of the once substantial water meadow irrigation system operated by Lord Foley in the north west of the Parish.</p>  | <p>The supporting text has been updated and amended.</p> <p>Much of the original text has been retained in the Plan but it has been reordered so that it relates more specifically to the modified and new policies.</p> <p>These are material modifications that do not change the nature of the Plan.</p>  |



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|  |  | <p>5.4.3 Today the rural Parish of Chaddesley Corbett includes a village, small hamlets, settlements, ancient woodland, and large areas of farmland. There are 67 listed structures within the Parish of which two are Grade I, namely St. Cassian's Church in Chaddesley Corbett and Harvington Hall, Harvington. There are designated Conservation Areas both within the village of Chaddesley Corbett and the hamlet of Harvington. The layout of the village of Chaddesley Corbett today is little altered from that of the medieval period. The main road dissecting the village has been the principal influence on the development of the main settlement area. In addition there are many non-designated historic environment assets within the Parish as set out in the Table below, and it is highly likely that there are numerous other unrecorded or unidentified assets across the Parish.</p> <p>Non Designated Heritage Asset Number</p> <p>Historic Buildings 420</p> <p>Archaeological Monuments 84</p> <p>Historic Parks and Gardens 5</p> <p>Geology 4</p> <p>5.4.10 There are 65 listed buildings within the Parish including two Grade I (St Cassian's Church in Chaddesley Corbett and Harvington Hall, Harvington), one Grade II* (Drayton House) and the reminder Grade II. There are two scheduled monuments in the Parish comprising the moated site, fishponds and quarries near Harvington Hall and Barrow Hill.</p> <p>5.4.11 There are designated Conservation Areas both within the village of Chaddesley Corbett and the hamlet of Harvington. Chaddesley Corbett Conservation Area is situated off the A448 and which was designated as a Conservation Area by Wyre Forest District Council in 1967. The area contains a small rural village which is largely undeveloped beyond the village boundaries. The Conservation Area has special architectural features and historical characteristics such as, timber framing and brick vernacular cottages. An important landmark is St Cassian's Church, a part of which represents the oldest built structure in the Parish.</p> |  |
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|     |     | <p><u>5.4.4 Harvington Conservation Area consists of an agricultural hamlet focused on the medieval Harvington Hall.</u></p> <p><u>15.4.12 Harvington Conservation Area is located 4.8 kilometres (three miles) east of Kidderminster. This Conservation Area covers an irregular shaped area including a small agricultural hamlet focused upon the medieval Harvington Hall, together with its setting.</u> The Manor House stands on an island (a Scheduled Monument) with an attendant malt house and chapel and is surrounded by a moat traversed by two stone bridges. To the east is Harvington Hall Farm, dating from the seventeenth century, and St. Mary's Roman Catholic Church of 1825, with an adjoining Priest's House and stable.</p> <p><u>5.4.13 The layout of the village of Chaddesley Corbett today is little altered from that of the medieval period. The main road dissecting the village has been the principal influence on the development of the main settlement area.</u></p>  |  |
| 58. | 5.4 | <p><b><u>Buildings in the Parish</u></b></p> <p><u>5.4.14 Continuous addition to the housing stock has resulted in a blend of old and new buildings particularly in Chaddesley Corbett Village. These include black and white properties with dormer windows, Tudor houses with brick facades and Georgian buildings with occluded windows. Properties were added during the Victorian period and further development occurred between the wars. In the 1960s there was additional development in Hemming Way, Chaddesley Corbett and Tanwood Lane in Bluntington.</u></p> <p><u>5.4.15 The majority of the buildings in the Parish are residential. In Chaddesley Corbett Village some properties incorporate shops as well as living accommodation.</u></p> <p><u>5.4.16 There are a number of large properties including Brockencote Hall, (now a country house hotel and restaurant) Winterfold House, (now an independent preparatory school) Sion House, Monks, Drayton House, Tanwood House and Bluntington House. Most of these properties have retained an area of parkland.</u></p> | <p>The supporting text has been updated and amended.</p> <p>Much of the original text has been retained in the Plan but it has been reordered so that it relates more specifically to the modified and new policies. For instance previous paragraphs 5.4.22 is now 5.4.14, 5.4.24 is now 5.4.15, 5.4.25 is new 5.4.16 and 5.4.26 – 5.4.28 are 5.4.17 – 5.4.19.</p> <p>The revised section 5.4 now has a stronger focus on</p> |

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|     |     | <p><u>5.4.17 There are several styles of architecture within the Parish which reflect its historical evolution. A variety of materials have been used over the years, the most common combinations being red brick with lime mortar with red clay roofing tiles.</u></p> <p><u>5.4.18 The housing developments on parts of Briar Hill, The Green and Malvern View in Chaddesley Corbett and Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington were built by the local authority as tenanted properties, the first dating from 1928. Many of the houses are now owned by the occupiers.</u></p> <p><u>5.4.19 There has been an increase in the use of security lighting surrounding domestic and business properties in recent years. This can be intrusive and unattractive and can have a significant impact on historic environments and Conservation Areas. Such lighting is also invariably inefficient in terms of energy conservation. The Parish Council supports the objectives of the Dark Skies campaign and aims to ensure that lighting is kept to the minimum levels appropriate to a rural area.</u></p> | <p>built character and links back to the design codes.</p> <p>These are material modifications that do not change the nature of the Plan.</p>   |
| 59. | 5.4 | <p><b><u>Open Spaces</u></b></p> <p><u>5.4.5-20</u> There are important spaces at either end of the village of Chaddesley Corbett. At the southern end, on the west side, an old orchard provides an open setting for the church and the main street. Opposite this, on the east side, the grounds to Hunter's Ride balance the rural entrance to the village. At the northern end of the village is a gap between the old settlement and a more recent housing estate adjoining Briar Hill.</p> <p><u>5.4.6-21</u> The northern edge of the village is defined by Brook Cottage and the modern development on Hemming Way. Brook Cottage has pleasant surroundings balanced by open grazing land opposite and Hemming Way is backed by a Community Orchard. It is important to maintain the character of Chaddesley Corbett as a tightly packed settlement, with a clear beginning and end, set in open countryside. An absence of street lighting helps to retain a rural and uncluttered feel.</p>  | <p>The supporting text has been updated and amended.</p> <p>The section includes new text relating to identified important protected views which were reviewed as part of the Review process and the more recent residents' survey.</p> <p>Text relating to natural heritage has largely been relocated to section 5.1 which covers Green</p> |

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|  |  | <p><u>5.4.22 A key element of the rural character of the Parish is the pattern of open spaces which contain the traditional settlement patterns of the village and hamlets and provide an attractive open setting around the tighter built form.</u></p> <p><u>5.4.23 Protected views towards key natural and historic features are identified, and these should be protected through careful siting, design and the use of appropriate scale in any new development. Landscaping schemes should be used to add value to habitats through the appropriate use of native species and traditional boundary treatments. In addition, new development should demonstrate consideration of archaeological features.</u></p> <p><del>5.4.7 24 It is the unspoilt nature of the Parish that is especially valued by residents and visitors. The Neighbourhood Plan Survey Questionnaire in 201337 showed strong support for the maintenance of a rural parish set in the heart of the green belt. Additionally there was support for the development of a Local Heritage List, the preservation of natural tree species, an open rather than secluded aspect to housing developments, the use of traditional hedges rather than walls or fast growing conifers, and the careful selection of driveway and entrance gates in keeping with a rural parish.</del></p> <p><u>The Residents' Survey asked for views on design principles and the majority agreed with the proposals. The greatest agreement was for adopting the requirement for hedges of natural tree species to form a boundary against the roadside. 9 questions were asked about specific design requirements for new developments. For each proposed requirement most residents agreed. The proposed requirement with the least agreement was 'Developments should be within walking distance of local facilities', with which 51% respondents agreed. The proposed requirement with the most agreement was 'Designs and materials should reflect the character of the nearby properties', with which 85% respondents agreed.</u></p> <p><del>5.4.8 This part of the Plan builds on the Village Design Statement prepared in 2008. It incorporates additional aspects that were subject to consultation through the Neighbourhood Plan Survey Questionnaire. At the Drop In</del></p> | <p>Infrastructure, PROW and wildlife.</p> <p>These are material modifications that do not change the nature of the Plan.</p> |
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|  |  | <p>consultation event in September 2013 comments generally supported the proposals and there was a suggestion to plant more trees.</p> <p>5.4.9 The overall aim is to protect Chaddesley Corbett so that it retains its character as a unique and distinctive Parish. This should be achieved through appropriate levels of appreciation for the plethora of historic buildings, settlements, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment. In this section therefore, the Neighbourhood Plan sets out planning policies which seek to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of Chaddesley Corbett Parish. These assets are considered under the three key areas of landscape setting, settlement pattern and building design.</p> <p>Landscape Setting of the Parish</p> <p>5.4.10 The Parish is located within the county of Worcestershire and is made up of a village, small hamlets and settlements scattered amongst farmland and open countryside. It is the underdeveloped nature of much of the Parish that is particularly appreciated by parishioners. The peace and tranquillity of the Green Belt setting is valued by visitors and residents alike.</p> <p>5.4.11 Chaddesley Woods are of especial importance and represent a highly valued and distinctive feature of the landscape. From the edge of the woods there are opportunities to view the Parish looking west towards the spire of St Cassian's Church and the village of Chaddesley Corbett. The hamlet of Harvington, Harvington Hall and St. Mary's Church can be located from this vantage point.</p> <p>5.4.12 The Churchyards and larger houses in the Parish contain some fine examples of mature tree species including Yew and Wellingtonia, which are subject to tree preservation orders. The fruit orchards established after 1945 have largely disappeared. The recently developed Community Orchard is planted with a variety of Worcestershire fruit trees.</p> |  |
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|  |  | <p>5.4.13 There are more than 80 Parish paths and bridleways covering some 50 miles in total. The landscape and terrain of the paths is varied and includes meadows, woodland, agricultural and horticultural land, valleys, hills, St Cassian's Churchyard and a number of domestic gardens. There are several established walks which start elsewhere but make use of the footpaths in the Parish. These include Monarch's Way and The Royal Hunter's Way.</p> <p>5.4.14 A series of ponds and brooks provide a natural habitat for amphibians, dragonflies and water loving birds such as the kingfisher. They also create natural corridors for wildlife movements. Recent surveys conducted by the Worcestershire Wildlife Trust, looking at non-statutory Special Wildlife Sites, identified several meadows of outstanding floristic diversity in the Parish surrounding Chaddesley Woods. A number of species have shown increases during recent years. Examples include birds such as the raven and buzzard and butterflies such as the silver washed fritillary and white admiral.</p> <p>5.4.15 It is vital that these natural heritage assets are protected and enhanced, to ensure local wildlife, habitats and the wider local landscape character are supported both for their intrinsic value, and for the benefit and enjoyment of existing and future residents. A key element of the rural character of the Parish is the pattern of open spaces which contain the traditional settlement patterns of the village and hamlets, and provide an attractive open setting around the tighter built form. Significant views towards key natural and historic features are identified, and these should be protected through careful siting, design and the use of appropriate scale in any new development. Signage should be designed sensitively, and proposals for new poly tunnels should give careful consideration to visual impact on the landscape. Landscaping schemes should be used to add value to habitats through the appropriate use of native species and traditional boundary treatments. In addition, new development should demonstrate consideration of archaeological features and incorporate sustainable drainage in order to reduce the potential for flooding.</p> |  |
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|     |     | <u>5.4.25 It is vital that these built heritage assets and open spaces are protected and enhanced, to ensure the intrinsic local character of this distinctive rural area can be enjoyed by residents and visitors in the future.</u>   |   |
| 60. | 5.4 | <p><u>Planning Policy Framework</u></p> <p><u>5.4.26 The NPPF sets out that the planning system has an environmental objective– to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. (paragraph 8).</u></p> <p><u>5.4.27 Design is considered in more detail in Section 12. Achieving well-designed places. This sets out in paragraph 126 that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' Paragraph 127 goes on to say 'Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'</u></p> <p><u>5.4.28 Wyre Forest Local Plan Policy SP.20 - Quality Design and Local Distinctiveness advises that ' All development within Wyre Forest District will be expected to exhibit high quality design. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets and their settings. New, inclusive and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.'</u></p> | <p>This text provides an updated summary of relevant national and local planning policies.</p> <p>This is a minor modification.</p> |

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|     |     | <p><u>5.4.29 Policy SP.21 - Historic Environment advises that 'Development proposals should protect, conserve and enhance all heritage assets and their settings, including assets of potential archaeological interest .... Their contribution to the character of the landscape or townscape should be safeguarded and protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of Wyre Forest District. In particular this applies to: ... i. The rural villages within the District, including their associated Conservation Areas and buildings, along with their settings and historic views to and from the surrounding countryside.'</u></p>   |   |
| 61. | 5.4 | <p><b><u>Preparation of Chaddesley Corbett Parish Design Guide</u></b></p> <p><u>5.4.30 A key piece of work undertaken as part of the NDP Review has been the preparation of design codes to update planning policies in the previous NDP and to ensure new development is sensitive to local context and historic character.</u></p> <p><u>5.4.31 The main objective of the Design Guide was to establish principles so that new development is designed and planned with regard to the existing character and context of the Chaddesley Corbett Parish. The design guidelines have been brought forward into the NDP to provide a suite of revised and updated design policies. The Design Guidelines report does not form part of the statutory Development Plan. Where specific principles are referred to in Chaddesley Corbett Review Neighbourhood Plan Policies, they do form part of the statutory Development Plan. The Chaddesley Corbett Parish Design Guidelines are provided in Appendix 5.</u></p> | <p>This text refers to the design guide.</p> <p>It is a minor modification.</p> |
| 62. | 5.4 | <p><u>Design and Heritage Policies</u></p> <p><u>5.4.32 The guidelines advocate character-led design which responds to and enhances the existing townscape. Reference to context does not mean to copy or use pastiche solutions. It means responding to what is around as inspiration</u></p>  | <p>This text refers to the design codes.</p> <p>It is a minor modification.</p> |



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|     |                   | <p><u>and influence and it could be a contemporary solution that is in harmony with the surroundings.</u></p> <p><u>5.4.33 The following planning policies summarise the main points provided in the Design Guide document, but developers are strongly advised to refer to the full Design Guide to provide more detail and context.</u></p>  |   |
| 63. | Former Policy CC8 | <p><del>CC8 – Landscape Design Principles</del><br/> <del>In order to be considered favourably all new development proposals will need to satisfy the following landscape design principles:</del><br/> 1. <del>The pattern of open spaces surrounding settlements should be retained in any future developments. Of particular importance is the open space either side of Hockley Brook between Stewards Cottage (Briar Hill) and Hemming Way. The additional and important open spaces identified in the Chaddesley Corbett Conservation Area Character Appraisal are particularly significant (see Map 3 below).</del><br/> 2. <del>Strategic views across the Parish shown on Map 5 in Appendix III and the Proposals Map, and defined below will be protected by ensuring that the visual impact of development on these views is carefully controlled. They are:</del><br/> (i) <del>The view across the Parish looking towards St Cassian's Churchspire and Harvington from the edge of Chaddesley Woods and footpath 640.</del><br/> (ii) <del>The view of the Conservation Area of Harvington Hall and its environs from Harvington Hall Lane and footpaths 614 and 615.</del><br/> (iii) <del>The views east from footpath 620 across fields towards Chaddesley Village.</del><br/> (iv) <del>The view of Barrow Hill from footpath 599 at Tanwood Lane.</del><br/> (v) <del>The views towards Chaddesley Corbett and St Cassian's Church spire across fields, trees and hedgerows from footpath 599 at Tanwood Lane.</del><br/> (vi) <del>The view of the medieval fishponds looking towards Brockencote from footpath 674 in St Cassian's churchyard and the view into the Conservation Area looking towards St Cassian's church from the</del></p> | <p>Former Policy CC8 has been deleted in the modified plan and all design policies have been completely re-written following the preparation of more up to date design guide.</p> <p>These are material modifications which do not change the nature of the Plan.</p> <p>The summary of relevant local policies has been deleted as it is out of date.</p> <p>This is a minor modification.</p> |

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|  |  | <p>pavement alongside the A448.</p> <p>3. Development proposals should seek to preserve or enhance the character of the village and hamlets both within and outside the Conservation Areas, especially those with buildings dating from the nineteenth and early twentieth century. The demolition of buildings and structures that contribute to the character and appearance of these areas including those identified in the proposed Local Heritage List will be resisted.</p> <p>4. Local habitats and wildlife biodiversity particularly relating to Chaddesley Woods NNR should be preserved and linking wildlife corridors, including brooks and watercourses, enhanced.</p> <p>5. Minimal and discreet signage will be supported to promote compliance with rules and regulations in respect of access to paths for walkers and the control of dogs and horses.</p> <p>6. Mature and established trees of amenity value should be protected and incorporated into landscaping schemes wherever possible. The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for ongoing management. When constructing boundaries native tree species should be used in preference to building walls or the planting of “Leylandii / conifer”. Existing hedgerows should be retained and the establishment of new native hedges is encouraged.</p> <p>7. New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</p> <p>8. Any proposed increase in the development of poly-tunnels and glasshouses should take account of the visual impact on the landscape of the Parish.</p> <p>9. All new development must incorporate Sustainable urban Drainage Systems (SuDS) which are fully compliant with the most recently adopted national and local standards.</p> |  |
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|     |                             | <p><del>Map 4 Important Green Spaces surrounding the Conservation Area in Chaddesley Corbett</del></p> <p><del>Wyre Forest District Core Strategy policies:</del><br/> <del>CP07: Delivering Community Wellbeing</del><br/> <del>CP11: Quality Design and Local Distinctiveness</del><br/> <del>CP12: Landscape Character</del><br/> <del>CP13: Providing a Green Infrastructure Network</del><br/> <del>CP14: Providing Opportunities for Local Biodiversity and Geodiversity</del><br/> <del>Wyre Forest District Site Allocations and Policies Local Plan policies:</del><br/> <del>SAL.UP3 Providing a Green Infrastructure Network</del><br/> <del>SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</del><br/> <del>SAL.UP6 Safeguarding the Historic Environment</del><br/> <del>SAL.UP7 Quality Design and Local Distinctiveness</del></p>   |   |
| 64. | <p>5.4</p> <p>Policy D1</p> | <p><b><u>Policy D1 Promoting High Quality Design in New Development</u></b></p> <p><u>New development in Chaddesley Corbett Parish should have regard to the design guidelines set out in the Chaddesley Corbett Parish Design Guide.</u></p> <p><u>In particular schemes should demonstrate how they have responded to the following design principles:</u></p> <p><u>1. Landscape/townscape structure and settlement pattern</u></p> <p>A. <u>Any new development in the countryside should be carefully sited to minimise negative impacts on the appearance of the landscape. New buildings should be located away from ridge tops or prominent locations and screened by existing trees or new planting or sited against backdrop of woodlands so that they do not break the skyline.</u></p> <p>B. <u>Proposals should not adversely affect the physical appearance of rural lanes or give rise to an unacceptable increase in the amount of traffic, noise, or disturbance. Developments with a suburban character with car-dependent layouts should be avoided. Gated housing</u></p> | <p>This is a new policy. Some elements have been carried forward from previous NDP policies. It is closely aligned to the design guide.</p> <p>This is a material modification that does not change the nature of the Plan.</p> |

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|  |  | <p><u>developments will not be supported and shared driveways for two or more properties should not have gates.</u></p> <p>C. <u>Interfaces between the existing settlement edges and any new development should integrate new and existing communities. This is particularly important where new residential buildings face existing residential properties that formerly backed onto open fields.</u></p> <p>2. <u>Green spaces, public realm and streetscape</u></p> <p>A. <u>Development adjoining public open spaces and important gaps such as The Green should enhance the character of these spaces by either providing a natural surveillance or a soft landscaped edge.</u></p> <p>B. <u>New green spaces should complement existing green spaces to provide a variety of uses and facilities for residents.</u></p> <p>C. <u>The public realm should be designed to be accessible and inclusive to all users. Public realm verges such as road verges and/or front gardens should be incorporated with planting to soften areas of hard landscaping and built form and maintain a sense of openness along streets.</u></p> <p>D. <u>Trees and other green infrastructure should be given sufficient space to grow. Species selection should be appropriate for each application and include a combination of native, to reflect local character, and non-native, to enhance climate change resilience.</u></p> <p>E. <u>Street furniture should be used to define areas of public realm, increase functionality, safety and provide navigation. Materiality and placement should be carefully considered to ensure longevity and avoid cluttering the public realm.</u></p> <p>F. <u>Creation or enhancement of existing pedestrian links with green and open spaces will be encouraged.</u></p> <p>G. <u>Important open spaces within and adjoining the Chaddesley Corbett Conservation Area should be protected.</u></p> <p>3. <u>Pattern and layout of buildings</u></p> |  |
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|  |  | <p>A. <u>New developments should demonstrate an understanding of the scale, building orientation, enclosure, and façade rhythm of the surrounding area.</u></p> <p>B. <u>Buildings should be clustered in small pockets with a variety of types. The use of a repeating type of dwelling along the entirety of the street should be avoided to create variety and interest in the streetscape.</u></p> <p>C. <u>Appropriate boundaries such as walls or hedgerows should enclose and define each street along the back edge of the pavement.</u></p> <p>D. <u>Rear and front gardens should be provided where appropriate, or where the provision of a front garden is not possible a small buffer should be provided with the public realm.</u></p> <p>E. <u>The layout of new development should optimise the benefit of daylighting and passive solar gains to minimise energy consumption.</u></p> <p>F. <u>Outbuildings, including garages with rooms within the roof space should be positioned behind the principle elevation of the dwelling house and should be subservient in scale and building height.</u></p> <p>1. <u>Gateway and access features</u></p> <p>A. <u>Gateway and built elements or high-quality landscaping features should be provided to clearly mark the access or arrival points of new developments.</u></p> <p>B. <u>Gateway buildings or features should reflect the rural character of the area and should be of traditional wooden or metal field design, such as five-bar gates.</u></p> <p>C. <u>Entrance gates should be avoided on new private drives that serve more than one dwelling house.</u></p> <p>2. <u>Building line and boundary treatments</u></p> <p>A. <u>Developments should front onto, and have access from, the street or public space and avoid dead frontages.</u></p> |  |
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|  |  | <p>B. <u>Streets and/or public spaces should have good levels of natural surveillance from buildings by placing habitable rooms on the ground floor and upper floor windows facing the street.</u></p> <p>C. <u>Setbacks should provide front gardens, or alternatively small areas that offer buffer zones between private and public spaces.</u></p> <p>D. <u>Buffer zones using railings, fences, plants, walls should be used to define the transition between private and public spaces.</u></p> <p>E. <u>Boundaries should include new hedgerows where practical.</u></p> <p>F. <u>If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping should minimise the visual impact of bins and recycling containers.</u></p> <p>3. <u>Building heights and roofline</u></p> <p>A. <u>New buildings should be sympathetic in mass, height, and scale to the existing context.</u></p> <p>B. <u>Subtle variation in height is encouraged to add visual interest, such as altering eaves and ridge heights. The bulk and pitch of roofs, however, should remain sympathetic to the local vernacular, and the low-lying character of the village. Uniform building types throughout a development should be avoided.</u></p> <p>C. <u>The scale of the roof should be in proportion with the dimensions of the building itself.</u></p> <p>D. <u>Locally traditional roof materials and detailing should be considered and implemented where possible, for instance clay tiles are the most prevalent roofing material, and occasionally slate. The use of concrete tiles should be avoided.</u></p> <p>E. <u>Dormers, chimneys, front-gable and cross-gable roofs should be considered to add variety and interest to roofs.</u></p> <p>F. <u>The roofline should respond to the topography of the site and its surroundings in relation to inward long-distance views. New developments should keep rooflines below the tree canopy and avoid obstructing protected views and landmarks.</u></p> |  |
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|     |                             | <p>4. <u>Lighting</u></p> <p><u>Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient. The use of street lighting is not supported unless it is deemed necessary for reasons of public safety, in which case it should be sympathetic in design and luminosity to the surrounding area. Street lighting is not supported in the Conservation Areas.</u></p>   |  |
| 65. | <p>5.4</p> <p>Policy D2</p> | <p><b><u>Details and Materials</u></b></p> <p><u>5.4.34 The Design Guide also provides advice for detailed design including use of materials. The guidelines have been brought forward into Policy D2.</u></p> <p><b><u>Policy D2 Architectural Details and Materials</u></b></p> <p><u>Development proposals should respond positively to the guidelines for architectural detailing and materials set out in the Chaddesley Corbett Parish Design Guide. In particular:</u></p> <ol style="list-style-type: none"> <li><u>1. Development proposals should consider the character of historic cores of the settlements and the surrounding area as well as the surrounding built environment and context of the site.</u></li> <li><u>2. Any new development should use a simple palette of local materials and colours. Richness should be achieved through varied roofscapes, building styles and careful detailing. Architecture details should be introduced in an appropriate and sustainable way.</u></li> <li><u>3. Any new materials should be durable, sourced from eco-friendly, recycled and sustainable supplies when possible.</u></li> </ol> | <p>This is a new supporting section and NDP policy. It refers to the design guide. Some elements have been carried forward from previous NDP policies.</p> <p>This is a material modification that does not change the nature of the Plan.</p> |
| 66. | <p>5.4</p> <p>Policy D3</p> | <p><b><u>Protecting Built Heritage</u></b></p> <p><u>5.4.35 New development proposals should be designed sensitively to ensure that the heritage assets of the Parish are protected and enhanced, particularly</u></p>  | <p>This supporting text updates previous NDP text and Policy CC11.</p>   |

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|  |  | <p><u>where schemes are located within or in close proximity to the Conservation Areas and listed buildings.</u></p> <p><u>5.4.36 In addition, there are many non-designated heritage assets within the Parish (see the adopted Local Heritage List for Chaddesley Corbett at <a href="https://www.wyreforestdc.gov.uk/planning-and-buildings/conservation-areas-and-listed-buildings/listed-buildings/local-heritage-list.aspx">https://www.wyreforestdc.gov.uk/planning-and-buildings/conservation-areas-and-listed-buildings/listed-buildings/local-heritage-list.aspx</a> ), and it is highly likely that there are numerous other unrecorded or unidentified assets across the Parish.</u></p> <p><u>5.4.37 A parish search of the Historic Environment Record held by Worcestershire County Council is provided as a report on the NDP pages of the website . Land and property owners and developers are strongly recommended to access the Historic Environmental Records before contemplating any development in the Parish. Proposals for development in or adjacent to any location referenced in the Heritage Assessment must include an impact assessment.</u></p> <p><u>5.4.38 The Parish Council is also recommending an extension to the boundary of the Harvington Conservation Area boundary. This is a matter for Wyre Forest District Council and should be considered when the Conservation Area is next reviewed. The Parish Council considers that the boundary should be extended to include a second quarry dating from the 16th Century and barns. Further information about this is provided in Appendix 3.</u></p> <p><b><u>Policy D3 Protecting and Enhancing Heritage Assets and Archaeology</u></b></p> <p><u>The Historic Environment Record for Chaddesley Corbett Parish should be consulted at an early stage of development proposals. Development in or adjacent to any heritage assets identified in the Historic Environmental Records must include an impact assessment and set out how any heritage assets will be protected.</u></p> <p><u>Archaeology</u></p> | <p>This is a material modification that does not change the nature of the Plan.</p> |
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|     |                      | <p><u>New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</u></p> <p><u>Conservation Areas</u></p> <p><u>Development, extensions and alterations to existing buildings in the Conservation Areas should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure.</u></p> <p><u>Historic Farmsteads</u></p> <p><u>Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework.</u></p> <p><u>Local Heritage List</u></p> <p><u>Proposals requiring consent which affect a building or structure on the Local Heritage List must demonstrate how they protect or enhance the heritage asset. Renovations and alterations should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting. Loss of locally listed buildings will be resisted.</u></p> |   |
| 67. | 5.4<br><br>Policy D4 | <p><b><u>Protected Views</u></b></p> <p><u>5.4.39 A number of important public views were identified and assessed by the NDP Steering Group. These included important views previously identified in the Made NDP and several additional new views, some of which were noted in the Design Guide. The views are all identified and described in more detail in</u></p>   | The identified important views have been re-considered and re-assessed by members of the NDP Steering Group as part of the review process |

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|  |  | <p><u>the background document Chaddesley Corbett Neighbourhood Plan 2021 – 2036; Protected Views, March 2021 which is provided in the 'Other documents' folder of the NDP Review pages of the Parish Council website.</u></p> <p><u>5.4.40 The identified protected views are shown on Map 6 in Appendix 2 and are:</u></p> <ul style="list-style-type: none"> <li>• <u>View 1. The view west from footpath 640 (from the first rise, before reaching the edge of Chaddesley Wood National Nature Reserve) looking towards Chaddesley.</u></li> <li>• <u>View 2. The view south-west from the sharp bend in Tanwood Lane (opposite the start of footpath 599) across fields of pasture and mature trees towards the village of Chaddesley Corbett, with the spire of Grade I Listed St Cassian's church visible during winter months.</u></li> <li>• <u>View 3. The view north-east from footpath 599 (just off Tanwood Lane) towards Barrow Hill and the Barrow Scheduled Monument (also illustrated).</u></li> <li>• <u>View 4. The south-easterly view of the Harvington Conservation Area (including the Grade I Listed Hall) and its environs from Harvington Hall Lane and footpath 615.</u></li> <li>• <u>View 5. The view south-east from footpath 620 (linking the Village Hall and The Holloway) across fields towards Chaddesley Corbett Village.</u></li> <li>• <u>View 6. The view of the medieval fishponds (Heritage Environment Record and Local List) looking south-west from St Cassian's churchyard on footpath 674 or from the pavement alongside the A448 (opposite Dial Park)</u></li> <li>• <u>View 7. The view south from Fold Court (Conservation Area) on footpath 647 across the small field towards the mature tree, revealing on a fine day the distinctive high peaks of the Malvern Hills.</u></li> <li>• <u>View 8. The view south-west from the high elevation of footpath 624 (accessed just off Tanwood Lane, Bluntington)</u></li> </ul> | <p>and some new views have been added. This section describes them and new Policy D4 is provided in the Review Plan.</p> <p>This is a material modification that does not change the nature of the Plan.</p> |
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|     |                      | <p><u>towards the village of Chaddesley Corbett, surrounded by trees.</u></p> <ul style="list-style-type: none"> <li>• <u>View 9. The view west from the rear of The Swan Car Park towards Potters Park, revealing splendid sunsets on fine days.</u></li> <li>• <u>View 10. The view north-east from footpath 579 (just off The Woodrow) looking ahead across fields towards the peaks of The Clent Hills, and to the east, Chaddesley Wood.</u></li> </ul> <p><b><u>Policy D4 Protected Views and Landmarks</u></b></p> <p><u>Protected views across the Parish are identified on Map 6 in Appendix 2. Where appropriate, development proposals should carefully consider any visual impacts on these views through a Landscape and Visual Impact Assessment or similar study. The information required in the assessment study should be proportionate to the type and scale of development proposed.</u></p> <p><u>Proposals also should respond positively to the guidelines for Views and Landmarks in the Chaddesley Corbett Parish Design Guide. In particular they should:</u></p> <ol style="list-style-type: none"> <li><u>1. Be of an appropriate scale and design and include including screening to minimise visual intrusion;</u></li> <li><u>2. Where appropriate, incorporate a landscape feature to create a landmark to improve legibility;</u></li> <li><u>3. Maintain visual connections to the surrounding landscape and long views out of the settlement. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain openness; and</u></li> <li><u>4. Create short-distance views broken by buildings, trees or landmarks and orientate buildings to maximise the opportunities for memorable views.</u></li> </ol> |  |
| 68. | 5.4<br><br>Policy D5 | <u>Protecting Important Open Spaces and Local Green Spaces</u>  | This is a new section and policy in the modified NDP, although the previous Made |

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|  | <p><u>5.4.41 Important areas of open space within and adjoining the Conservation Area are identified on Map 4 of the Character Appraisal for Chaddesley Corbett Conservation Area and reproduced below in NDP Map 5. These are noted and protected in Policy D1.</u></p> <p><u>Map 5: Important Areas of Open Space within and adjacent to the Conservation Area</u></p> <p><u>5.4.42 In addition the NPPF sets out in paragraph 101 that 'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.'</u></p> <p><u>5.4.43 Paragraph 102 goes in to say that ' The Local Green Space designation should only be used where the green space is:</u><br/> <u>a) in reasonably close proximity to the community it serves;</u><br/> <u>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</u><br/> <u>c) local in character and is not an extensive tract of land.</u></p> <p><u>5.4.44 Chaddesley Corbett Parish is already protected by Green Belt. However Planning Practice Guidance provides advice about this:</u><br/> <u>What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?</u><br/> <u>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.</u><br/> <u>One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be</u></p> | <p>Plan also noted the important open spaces in the Conservation Area.</p> <p>This is a material modification that does not change the nature of the Plan.</p> |
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|  |  | <p><u>exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.</u></p> <p><u>Paragraph: 010 Reference ID: 37-010-20140306</u></p> <p><u>Revision date: 06 03 2014</u></p> <p><u>5.4.45 Local Plan Policy DM.7- Open Space sets out ‘Local Green Space allocated by Neighbourhood Plans will be supported if the proposal is compliant with the NPPF.’</u></p> <p><u>5.4.46 The NDP Steering Group has assessed a number of open spaces in the Parish that are considered to be of particular importance to the local community as part of the preparation of the NDP Review. Assessments of each of these open spaces are provided in Appendix 4 and these have been used to inform the identification of Local Green Spaces in Policy D5.</u></p> <p><u>5.4.47 A number of the Local Green Spaces are under active agricultural management and part of commercial farming businesses. Responses to both informal and formal consultations included concerns from landowners and the NFU that agricultural uses would be constrained by Local Green Space designation. However, the NPPF sets out in paragraph 103 that ‘Policies for managing development within a Local Green Space should be consistent with those for Green Belts.’ The NPPF goes on to say in paragraph 149 that ‘A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: a) buildings for agriculture and forestry ...’</u></p> <p><u>5.4.48 The intention of the Local Green Space protection is not to restrict agricultural production. The Parish Council recognises that farming has been and will continue to be a key shaping feature of the local environment. The agricultural industry is going through a turbulent time; at such a time where food security is in question, there is a need to protect farmers from losing viable productive land for food production.</u></p> <p><u>5.4.49 The Local Green Spaces are all considered to be demonstrably special to the local community and hold particular local significance. However, the Parish Council recognises the need to balance this against the importance of</u></p> |  |
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|     |     | <p><u>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.</u></p> <p><b><u>Policy D5 Local Green Spaces</u></b></p> <p><u>The following areas identified on Policies Maps 2A and 2B and in Appendix 4 are designated as Local Green Space:</u></p> <ul style="list-style-type: none"> <li>• <u>D5/1 The Green, off Briar Hill</u></li> <li>• <u>D5/2 Adjacent to Hunters Ride</u></li> <li>• <u>D5/3 The Sports Field, Longmore, Lower Chaddesley</u></li> <li>• <u>D5/4 Field adjacent to Fold Lane, Chaddesley Village Conservation Area</u></li> <li>• <u>D5/5 Field adjacent to Park Lane, Harvington Hall Lane and Harvington Hall, Harvington</u></li> <li>• <u>D5/6 Field adjacent to Briar Hill</u></li> <li>• <u>D5/7 Field adjacent to Lodge Farm looking North towards the Holloway, Brockencote / Chaddesley</u></li> <li>• <u>D5/8 Area adjacent to Woodthorne House, Tanwood Lane, Bluntington.</u></li> </ul> <p><u>Development of the Local Green Spaces will not be supported except in very special circumstances.</u></p> |  |
| 69. | 5.4 | <p><del>Settlement Patterns within the Parish</del></p> <p><del>5.4.16 Historically the development of housing in the Parish has been generally linear, following the routes of roads. Outside the village and hamlets, cottages have sometimes been built on narrow strips of land along field boundaries, with gardens on either side of the house. Examples include Lodgeford Hill and Tanwood Lane. Development has generally maintained open space in proximity to dwellings.</del></p> <p><del>5.4.17 Modern developments have included new estate roads or the extension of existing roads. These have included Hemming Way in Chaddesley Corbett;</del></p>  | <p>This section is deleted but some of the supporting text has been retained and incorporated as new paragraphs in the modified NDP – see ref 56 above.</p> <p>This is a minor change.</p> |

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|     |                                     | <p>Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington; Malvern View and The Green on Briar Hill and Bluntington Green, Bluntington. There is a gated development at Drayton Grove, Drayton.</p> <p>5.4.18 In recent years some farm and industrial buildings have been converted for extensive residential use, often incorporating the common use of courtyards and open spaces with garage facilities located in one area. This has led to an upgrading of farm tracks to provide access roads. Examples include Fold Court in Chaddesley Corbett Village, Swancote Barns at Bluntington and Tanwood Farm Barns at Tanwood and Longmoor at Cakebole.</p> <p>5.4.19 The Parish contains numerous distinctive historic farmsteads and out farms. These are predominantly of 16th through to 19th century origin, commonly formed of regular or loose courtyards. The Worcestershire Historic Farmsteads Project has recognised the significance of the Parish's farmsteads, noting a particularly high level of survival of their historic buildings, form and character.</p> <p>5.4.20 Wyre Forest District Council is in the process of preparing a detailed Design Quality Supplementary Planning Document which will address a number of issues including the design of parking in new developments and the guidelines in this document will also apply to new development in Chaddesley Corbett.</p> <p>5.4.21 New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the village, hamlets and historic farmsteads. Existing settlements have grown incrementally over time: the buildings often date from many different periods, providing a richness and variety of styles and materials, with individual buildings clustered around historic street patterns and agricultural holdings. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern, and are respectful of their surroundings.</p> |   |
| 70. | <p>5.4</p> <p>Former Policy CC9</p> | CC9 - Settlement Design Principles  | This Policy has been deleted as it is superseded by the design codes. |

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|  |  | <p>In order to be considered favourably all new development proposals will need to satisfy the following settlement design principles:</p> <ol style="list-style-type: none"> <li>1. New developments should be small in scale and retain the open spaces surrounding settlements, as for example the 2013 infill development on The Green, off Briar Hill, which does not adversely impinge on the rural setting of the existing settlement, and those spaces identified in the Conservation Area Character Appraisal for Chaddesley Corbett (see Map 3).</li> <li>2. Gated housing developments will not be supported.</li> <li>3. Driveway and entrance gates should reflect the rural nature of the Parish and be of traditional wooden or metal field design, such as “5-bar” gates.</li> <li>4. The use of sustainable drainage systems and permeable surfaces should be used in preference to hard surfaces in both domestic and commercial developments to reduce run off.</li> <li>5. Extensions to properties should be of a subordinate scale to the original building.</li> <li>6. Infill developments should be in keeping with the scale of the immediate surrounding area and not adversely affect neighbouring properties by way of privacy and outlook or amenity.</li> <li>7. The use of street lighting is discouraged unless it is deemed necessary for reasons of safety, in which case it should be sympathetic in design and luminosity to the surrounding area. Street lighting is not supported in any of the conservation areas.</li> </ol> <p><b>Wyre Forest District Core Strategy policies:</b><br/> CP07: Delivering Community Wellbeing<br/> CP11: Quality Design and Local Distinctiveness<br/> CP12: Landscape Character<br/> CP13: Providing a Green Infrastructure Network<br/> CP14: Providing Opportunities for Local Biodiversity and Geodiversity</p> <p><b>Wyre Forest District Site Allocations and Policies Local Plan policies:</b><br/> SAL.CC7 Water Management<br/> SAL.UP3 Providing a Green Infrastructure Network<br/> SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</p> | <p>This is a material change that does not change the nature of the Plan.</p> <p>The previous local planning policies are out of date and have been deleted.</p> <p>This is a minor modification.</p> |
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|     |     | SAL.UP6 Safeguarding the Historic Environment<br>SAL.UP7 Quality Design and Local Distinctiveness  |  |
| 71. | 5.4 | <p><del>Buildings in the Parish</del></p> <p><del>5.4.22 Continuous addition to the housing stock has resulted in a blend of old and new buildings particularly in Chaddesley Corbett Village. These include black and white properties with dormer windows, Tudor houses with brick facades and Georgian buildings with occluded windows. Properties were added during the Victorian period and further development occurred between the wars. In the 1960s there was additional development in Hemming Way, Chaddesley Corbett and Tanwood Lane in Bluntington.</del></p> <p><del>5.4.23 Chaddesley Corbett Conservation Area was designated in 1967 and covers 19.1 acres in the centre of the village. An important landmark is St Cassian's Church, a part of which represents the oldest built structure in the Parish. Harvington Conservation Area was designated in 1991 and is focussed on the medieval setting of Harvington Hall and its surroundings. Within this complex is the Roman Catholic Church of St. Mary's, dated 1885.</del></p> <p><del>5.4.24 The majority of the buildings in the Parish are residential. In Chaddesley Corbett Village some properties incorporate shops as well as living accommodation.</del></p> <p><del>5.4.25 There are a number of large properties including Brockencote Hall, (now a country house hotel and restaurant) Winterfold House, (now an independent preparatory school) Sion House, Monks, Drayton House, Tanwood House and Bluntington House. Most of these properties have retained an area of parkland.</del></p> <p><del>5.4.26 There are several styles of architecture within the Parish which reflect its historical evolution. A variety of materials have been used over the years, the most common combinations being red brick with lime mortar with red clay roofing tiles.</del></p> <p><del>5.4.27 The housing developments on parts of Briar Hill, The Green and Malvern View in Chaddesley Corbett and Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington were built by the local authority as tenanted properties, the first dating from 1928. Many of the houses are now owned by the occupiers.</del></p> <p><del>5.4.28 There has been an increase in the use of security lighting surrounding domestic and business properties in recent years. This can be intrusive and</del></p> | <p>This supporting text has been superseded by the design guide.</p> <p>Some of the text has been relocated to the new section on buildings in the Parish (see 5.4.14 – 5.3.18) but it has been edited and updated as part of the review process.</p> <p>This is a minor change.</p> |

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|     |                                      | <p>unattractive and can have a significant impact on historic environments and conservation areas. Such lighting is also invariably inefficient in terms of energy conservation. The Parish Council supports the objectives of the Dark Skies campaign<sup>39</sup> and aims to ensure that lighting is kept to the minimum levels appropriate to a rural area.</p> <p>5.4.29 The Parish Council is supportive of approaches which incorporate sustainable design and would encourage developers to have regard to the Town and Country Planning Association's "By Design" series of guidance for sustainable communities, and in particular "Climate Change Adaptation by Design" and "Biodiversity by Design".</p> <p>5.4.30 New development proposals should be designed sensitively to ensure that the high quality built environment of the Parish is maintained and enhanced, particularly where schemes are located within or in close proximity to the Conservation Areas. New designs should respond in a positive way to the local character through careful and appropriate use of traditional and high quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.</p> |  |
| 72. | <p>5.4</p> <p>Former Policy CC10</p> | <p><b>CC10 - Building Design Principles</b></p> <p>In order to be considered favourably all new development proposals will need to satisfy the following building design principles:</p> <p>1. New development should enhance and reinforce the local distinctiveness of an area and proposals should show clearly how the general character, scale, mass, and layout of the site, building or extension fits in with the "grain" of the surrounding area within Design and Access Statements.</p> <p>2. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings, care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant</p>   | <p>Former Policy CC10 has been deleted. It has been superseded by the design guide.</p> <p>This is a material change that does not change the nature of the Plan.</p> <p>This list of relevant local planning policies is out of date and has been deleted.</p> <p>This is a minor change.</p> |

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|  |  | <p>wider landscape views. Proposals should not feature designs specific to a generic “scheme” and should display how they take account of the locally distinctive character of the area in which they are to be sited within Design and Access Statements.</p> <p>3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways.</p> <p>4. Building alterations or extensions in the Parish Conservation Areas especially should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure. The Parish Council promote the use of natural materials from environmentally responsible sources, the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled.</p> <p>5. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework.</p> <p>6. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient.</p> <p>Wyre Forest District Core Strategy policies:</p> <p>CP01: Delivering Sustainable Development Standards</p> <p>CP07: Delivering Community Wellbeing</p> <p>CP11: Quality Design and Local Distinctiveness</p> <p>CP12: Landscape Character</p> <p>CP13: Providing a Green Infrastructure Network</p> <p>CP14: Providing Opportunities for Local Biodiversity and Geodiversity</p> <p>Wyre Forest District Site Allocations and Policies Local Plan policies:</p> |  |
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|     |                     | <p>SAL.CC6 Renewable Energy</p> <p>SAL.CC7 Water Management</p> <p>SAL.UP3 Providing a Green Infrastructure Network</p> <p>SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</p> <p>SAL.UP6 Safeguarding the Historic Environment</p> <p>SAL.UP7 Quality Design and Local Distinctiveness</p>  |  |
| 73. | 5.4                 | <p><del>Local Heritage List</del></p> <p>5.4.31 Local heritage listing is a means for a community and a local authority to jointly identify heritage assets that are valued as distinctive elements of the local historic environment. The Local Heritage List identifies those heritage assets that are not protected by statutory designations. A Local Heritage List provides clarity on the location of these assets and what it is about them that is significant. Their local interest could be related to the social and economic history of the area, individuals of local importance, settlement patterns or the age, design and style of buildings.</p> <p>5.4.32 The Local Heritage List is not restricted to buildings. It may comprise sites, places or areas such as village greens or ponds. It may include structures such as bridges and sluices, and historic street furniture such as letterboxes, signposts or telephone boxes. Work has begun on preparing a Local Heritage List for Chaddesley Corbett in partnership with Wyre Forest District Council. Once the local list has been prepared the assets will be protected through the application of policy CC11.</p> | <p>This section has been deleted as the proposed list is now adopted and the text is out of date.</p>  |
| 74. | Former Policy CC11. | <p><b>CC11 – Local Heritage List</b></p> <p>Once the Local Heritage List for Chaddesley Corbett has been adopted by Wyre Forest District Council, proposals requiring consent which affect a building or structure on the Local Heritage List must demonstrate how they protect or enhance the heritage asset.</p> <p>The renovation or alteration of buildings or structures identified on the Local Heritage List should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.</p> <p>Loss of non-designated heritage assets (locally listed buildings) should be resisted.</p>   | <p>This Policy has been deleted as it is out of date and has been superseded by new Policy D3.</p> <p>This is a material modification that does not change the nature of the Plan.</p> |

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|     |                                     | <p>Wyre Forest District Core Strategy policies:<br/> DS04: Rural Regeneration<br/> CP07: Delivering Community Wellbeing<br/> CP11: Quality Design and Local Distinctiveness<br/> Wyre Forest District Site Allocations and Policies Local Plan policies:<br/> SAL-UP6 Safeguarding the Historic Environment</p>   | <p>The list of relevant local policies is out of date and has been deleted.</p> <p>This is a minor change.</p>   |
| 75. | 5.4                                 | <p><del>Actions</del><br/> <del>Action 15 Local Heritage List</del><br/> <del>The Parish Council will work with the local history group and the District Council to gain recognition for places, areas and buildings of significant historic interest by formulating a Local Heritage List. Suitable plaques for signage should be considered.</del><br/> <del>Action 16 Tree Preservation Orders</del><br/> <del>The Parish Council will review existing Tree Preservation Orders and recommend additions to the District Council</del><br/> <del>Action 17 Conservation Area Review</del><br/> <del>The Parish Council will support and promote a review of the existing boundaries of the two Conservation Areas</del></p> | <p>The actions are out of date and have been deleted in the modified plan.</p> <p>This is a minor change.</p>  |
| 76. | 5.5 Highways, Parking and Transport | <p><del>5.5 Highways, Parking and Transport</del></p> <p><u>5.5 Traffic and Parking</u></p> <p>Highways</p> <p><u>Introduction</u></p> <p>5.5.1 There are two major roads in the Parish; the A450 runs along the northern edge of the Parish from Mustow Green towards Hagley, and the A448 runs from Mustow Green towards Bromsgrove past the village of Chaddesley Corbett.</p> <p>5.5.2 A significant amount of traffic passes through Chaddesley Corbett village and at times the road is very congested. On street parking adds to the</p>   | <p>The reference to the previous residents' survey has been deleted as it is out of date. New supporting text has been added as part of the review to provide a more up to date summary of local issues.</p> <p>These are minor changes.</p> |

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|  |  | <p>congestion and restricts visibility for both drivers and pedestrians. Whilst road signs direct the heaviest traffic to other routes, a significant number of lorries, large farm vehicles, coaches and buses pass through a very congested area which includes residential as well as commercial properties. The consequent wear and tear on roads and pavements is extensive and results in poor and unsafe surfaces for drivers and pedestrians.</p> <p>5.5.3 Speed is an issue throughout the Parish but particularly in the Village of Chaddesley Corbett and on Briar Hill, the hamlets of Harvington and Drayton and the settlements of Woodrow and Tanwood. Curslow Road, just off the A448 near Mustow Green is also an area of concern. <del>The Questionnaire Survey in 2013 demonstrated the high level of local concern around traffic, transport and roads, with around 50 responses identifying these issues as negative aspects of living and working in the Parish. There was support for speed limit signs and landscaping to define settlements and influence driver behaviour. Concerns and suggestions from the Questionnaire Survey and Drop In consultation event in September 2013, included the following:</del></p> <ul style="list-style-type: none"> <li><del><input type="checkbox"/> issues around traffic and the potential traffic impacts from more visitors;</del></li> <li><del><input type="checkbox"/> the need to enforce speed restrictions;</del></li> <li><input type="checkbox"/> there is a need for a car park and off street parking for residents;</li> <li><input type="checkbox"/> a pavement should be provided from the Fox to the new school; and</li> <li><del><input type="checkbox"/> a passing bay could be provided outside the Swan.</del></li> </ul> <p>5.5.4 Whilst there are pavements on both sides of the road through the Village, there are many routes which have no pavement or a pavement on only one side of the road. The pavement between Chaddesley Corbett and Mustow Green on the A448 is difficult to negotiate in some sections for pedestrians and those with pushchairs because it is narrow, and the surface is poor and uneven.</p> <p><u>5.5.5 Improvements which have taken place since adoption of the Neighbourhood Plan include:</u></p> <ul style="list-style-type: none"> <li><u>• Double yellow lines in the village of Chaddesley Corbett to create passing places and improve the flow of traffic and pedestrian safety.</u></li> </ul> |  |
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|  |  | <ul style="list-style-type: none"> <li>• <u>White Gates have been placed to mark village gateways. These are usually positioned alongside 30 mph speed limits. Daffodil bulbs have also been planted in these locations to remind motorists that they are entering a residential area.</u></li> <li>• <u>In Chaddesley Corbett village and Harvington, signs have been erected to inform motorists they are entering a Conservation Area.</u></li> </ul> <p><u>5.5.6 Following the relocation of the local school to a site off the busy A448 Kidderminster to Bromsgrove Road, a new road layout and school entrance has been made and 30mph speed restrictions extended. Suitable road markings have also been introduced together with 'tiger's teeth' on the approach to the school. Similar markings have been introduced at the entrance to Chaddesley Corbett from Brockencote in an attempt to reduce speeding on this section of the A448. VAS signs are also used to remind motorists of speed restrictions.</u></p> <p><u>5.5.7 All these measures have been reasonably successful, but problems still exist through Harvington Conservation Area which is a single width road, and in the village of Chaddesley Corbett. Much of the additional traffic is because of severe hold ups on the A448 from all directions joining at Mustow Green roundabout. Worcestershire County Council have provision in their transport plan for improvements to this road junction when funding is available.</u></p> <p><u>5.5.8 Parking in the village of Chaddesley Corbett is still a problem. Further double yellow lines may also be required to prevent parking on both sides of the road.</u></p> <p><u>5.5.9 The Residents' Survey noted that the main village of Chaddesley Corbett provides limited on-street parking; the main village street is narrow and parking restrictions have been implemented to allow cars to pass. Q18 asked whether recent parking restrictions and passing places helped reduce the congestion problem in the Village. A very slight majority (51%) of respondents thought that the congestion problem has been helped by recent measures.</u></p> |  |
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|  |  | <p><u>5.5.10 Space was provided for those answering 'No' to provide additional information. 22 respondents thought congestion was still a problem/restrictions made worse/too much traffic and 18 respondents thought a car park/parking was needed. There were also comments about drivers ignoring restrictions and speeding / inconsiderate driving. 114 respondents commented with hopes regarding Transport and Traffic, 50 of which referred to reduced traffic speed/reduce speed limit/speed cameras/traffic calming/speed enforcement, 32 wanted to see a car park/off-road parking/more parking/time restricted parking and 32 hoped for an increase/or to maintain public transport or to have a stop at Rowberrys.</u></p> <p><u>5.5.11 In addition 102 respondents commented with fears about Transport and Traffic. 60 respondents noted concerns about increasing congestion/traffic accident/continuation as rat run and 20 respondents were worried about increased speeding/limit not reduced/speeding over limit/speed bumps needed.</u></p> <p><u>5.5.12 These matters are largely related to traffic management and car parking arrangements and cannot be addressed through planning policies.</u></p> <p><u>5.5.13 NPPF paragraph 104 sets out that 'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</u></p> <ul style="list-style-type: none"> <li><u>a) the potential impacts of development on transport networks can be addressed;</u></li> <li><u>b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;</u></li> <li><u>c) opportunities to promote walking, cycling and public transport use are identified and pursued;</u></li> <li><u>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</u></li> </ul> |  |
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|     |                           | <p><u>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.'</u></p> <p><u>5.5.14 Wyre Forest Local Plan Policy SP.27 - Transport and Accessibility in Wyre Forest advises that '1. Proposals must demonstrate that: ... c. they address road safety issues; and in particular, d. they are consistent with the delivery of the Worcestershire Local Transport Plan objectives.'</u></p> <p><u>5.5.15 The Parish Council is concerned that parking provision in the village centre has been reduced over time through the loss of private parking spaces associated with changes to businesses.</u></p> <p><u>5.5.16 This has led to increased pressure from on street parking and associated impacts on through traffic along the main street. The prevalence of traffic in the village centre can lead to a car dominated environment with an adverse visual impact on the sensitive historic character of the Conservation Area and a poorer quality environment generally for pedestrians and non-car users.</u></p> <p><u>5.5.17 Policy T1 has been prepared to help ensure that proposals for development and changes of use of businesses in the village centre give proper consideration to parking and access. Proposals which would result in a reduction in off street customer parking provision will be resisted.</u></p> |  |
| 77. | 5.5<br>Former Policy CC12 | <p><del>CC12 - Highways and Traffic Principles</del></p> <p><del>In order to be considered favourably all new development proposals will need to satisfy the following highways and traffic principles:</del></p> <p><del>1. The impact of development proposals on the existing environment should be comprehensively reviewed to ensure it is sustainable in terms of infrastructure, road safety and the standards required to maintain a peaceful and safe rural parish.</del></p> <p><del>2. Traffic calming measures and landscaping designs which define settlements and influence driver behaviour will be encouraged, in accordance with the</del></p>  | <p>Former Policy CC12 has been deleted in the review as it is out of date.</p> <p>This is a material change that does not change the nature of the Plan.</p> |

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|     |     | <p>recommended standards of Worcestershire County Council and LTP344.</p> <p>3. Street furniture and signage should be practical, of modest scale and in keeping with local surroundings. Street furniture and signage within the conservation area should follow the principles outlined in the Conservation Areas Character Appraisals.</p> <p>4. Any area allocated to increase parking space in the Parish should be small in scale, subservient to the peaceful nature of the settlements and seek to limit the domination of motorised vehicles in a rural environment.</p>   |  |
| 78. | 5.5 | <p>Actions</p> <p>Action 18 – Village Car Park</p> <p>The Parish Council will seek to:</p> <ol style="list-style-type: none"> <li>1. Acquire some of the tarmac hard standing area on the old school site to provide parking for users of the facilities;</li> <li>2. Enter into negotiations with the public houses within the village with an aim of securing access for visitors to existing tarmac car parking space</li> </ol> <p>Action 19 – Improve Pavements where Conditions Represent a Hazard to Pedestrians.</p> <p>The Parish Council will work with County Council Highways to:</p> <ol style="list-style-type: none"> <li>1. Develop and implement a change to parking restrictions and/or road width to alleviate the traffic bottle-neck around the junction of Fishers Lane and the Village street;</li> <li>2. Develop an assessment of the condition and level of pedestrian safety for the paved footpaths of the Parish, and agree priorities for their improvement.</li> </ol> <p>Action 20 – Improve Driver Behaviour and Reduce Speeding</p> <p>The Parish Council will:</p> <ol style="list-style-type: none"> <li>1. Commission a feasibility study and work with the Highways Authority to develop proposals for using landscaping and other measures that would make our settlements more distinctive and recognisable, with a view to improving driver behaviour;</li> <li>2. Liaise with highways and traffic authorities to develop proposals and plans to introduce appropriate speed control systems</li> </ol> <p>Wyre Forest District Core Strategy policies:</p> <p>CP03: Promoting Transport Choice and Improving Accessibility</p> <p>CP07: Delivering Community Wellbeing</p> | <p>The Actions have been deleted in the Modified as they are out of date.</p> <p>This is a minor change.</p> <p>The relevant local planning policies have been deleted as they are out of date.</p> <p>This is a minor change.</p> |

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|     |                      | <p>CP11: Quality Design and Local Distinctiveness</p> <p>CP12: Landscape Character</p> <p>Wyre Forest District Site Allocations and Policies Local Plan policies:</p> <p>SAL.CC1 Sustainable Transport Infrastructure</p> <p>SAL.CC2 Parking</p> <p>SAL.UP6 Safeguarding the Historic Environment</p> <p>SAL.UP7 Quality Design and Local Distinctiveness</p>   |   |
| 79. | 5.5<br>New Policy T1 | <p><b><u>Policy T1 Parking in the Village</u></b></p> <p><u>Proposals which would result in a loss of accessible off street parking provision for residents, visitors and customers will not be permitted.</u></p>  | <p>This is a new Policy in the Review Plan.</p> <p>It is a material change that changes the nature of the Plan.</p> |
| 80. | 5.5                  | <p><u>Electric Vehicle Charging Points</u></p> <p><u>5.5.18 The Government recently announced that the sale of new petrol and diesel cars in the UK will end by 2030 (See 'Government takes historic step towards net-zero with end of sale of new petrol and diesel cars by 2030').</u></p> <p><u>5.5.19 The Parish Council recognises the role Chaddesley Corbett should play in creating a healthier, greener and cleaner environment and supports the use of electric vehicles and cycles as alternatives to petrol and diesel cars. Electric vehicles and cycles are cleaner and cheaper to run and increasing their use in the Parish should help towards addressing the climate emergency and improving air quality. NDP Policies H3 and B1 support the provision of charge points in new residential and business development and the Parish Council would also like to see charge points provided in existing parking areas associated with businesses and community facilities, and in shared parking areas in residential areas in the Parish. Subject to criteria generally these do not require planning permission.</u></p> | <p>This is a new section in the Review Plan.</p> <p>It is a minor change.</p>                                       |
| 81. | 5.5                  | <p>Advertising</p> <p><del>5.5.5 The results of the Neighbourhood Development Plan Survey showed that 87% of residents and 91% of local businesses agreed that there was a need to control unsightly or temporary advertising signs in the Parish. The</del></p>  | <p>This section has been deleted as part of the Review process as it is no longer relevant.</p>                     |

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|  |  | <p>Questionnaire Survey also demonstrated concerns about the prominence of advertising signs in the Parish.</p> <p>5.5.6 Resident complaints about ad hoc unapproved (and typically, unsightly) advertisements are received by the Parish Council on a regular basis. The response from the Neighbourhood Plan survey provides further reinforcement for including related measures within this Plan. The Neighbourhood Plan has an overarching aim of protecting the setting and landscape of the Parish from clutter; this is especially true of the two Conservation areas. The aim is to limit signs and advertisements in the countryside to those necessary for businesses to operate.</p> <p>Current Regulations</p> <p>5.5.7 The statutory provisions for control over outdoor advertisements are quite detailed; in England the present regulations are set out in the Town and Country Planning (Control of Advertisements) Regulations 2007. The DCLG booklet “Outdoor Advertisements and Signs – A Guide for Advertisers”<sup>48</sup> is intended to help local planning authorities, people proposing to display advertisements and the general public understand how the control system works.</p> <p>5.5.8 Nationally, the advertisement control system covers a very wide range of outdoor advertisements and signs including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> posters and notices</li> <li><input type="checkbox"/> placards and boards</li> <li><input type="checkbox"/> fascia signs and projecting signs</li> <li><input type="checkbox"/> pole signs and canopy signs</li> <li><input type="checkbox"/> models and devices</li> <li><input type="checkbox"/> advance signs and directional signs</li> <li><input type="checkbox"/> estate agents’ boards</li> <li><input type="checkbox"/> captive balloon advertising (not balloons in flight)</li> <li><input type="checkbox"/> flag advertisements</li> <li><input type="checkbox"/> price markers and price displays</li> <li><input type="checkbox"/> traffic signs town and village name signs</li> </ul> <p>5.5.9 Under central regulations, many types of advertising sign are either specifically permitted (eg advertisements displayed inside a building) or have</p> | <p>This is a minor change.</p> |
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|  |  | <p><del>'deemed consent' (eg pub signs, temporary signs for charitable events). Some of these types of sign, however, may have limitations on size or position.</del></p> <p><del>5.5.10 It should be noted that 'A' boards are permitted on private property. However, the displaying of 'A' boards on public highways or footpaths is not permitted by present legislation and consent to display an advertisement is required from Wyre Forest District Council.</del></p> <p><del>5.5.11 In a rural parish such as Chaddesley Corbett, perhaps the most common classes of sign benefiting from 'deemed consent' are temporary notices or signs intended to advertise any local event being held for charitable purposes, which may be religious, educational, cultural, political, social or recreational, but not for any commercial purpose. This would include advertisements for:</del></p> <ul style="list-style-type: none"> <li><del><input type="checkbox"/> a church bazaar</del></li> <li><del><input type="checkbox"/> a fete for a parent teacher association</del></li> <li><del><input type="checkbox"/> a sponsored marathon in aid of charity</del></li> <li><del><input type="checkbox"/> an amateur sports event, but not any sporting event organised for commercial purposes.</del></li> </ul> <p><del>The advertisement permitted must not exceed 0.6 of a square metre.</del></p> <p><del>5.5.12 Some frequently displayed types of advertisement require the local planning authority's consent, ie:</del></p> <ul style="list-style-type: none"> <li><del><input type="checkbox"/> virtually all posters</del></li> <li><del><input type="checkbox"/> some illuminated signs</del></li> <li><del><input type="checkbox"/> fascia signs and projecting signs on shop fronts or business premises where the top edge of the sign is more than 4.6 metres above ground level</del></li> <li><del><input type="checkbox"/> most advertisements on gable ends</del></li> </ul> <p><del>5.5.13 Wyre Forest Policy SAL.UP10 of the Wyre Forest District Site Allocations and Policies Local Plan sets out the Planning Authority's requirements for advertising. Part 2 of Policy SAL.UP10 relates specifically to Conservation Areas, and Parts 1, and 3-5 relate to other areas.</del></p> <p><del>5.5.14 Whilst the National Planning Policy Framework makes little specific mention of advertising it does state at Paragraph 67 that poorly placed advertisements can have an impact on the appearance of the built and natural environment. It also states, in discussing support for rural economies that:</del></p> |  |
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|     |                           | <p><del>“To promote a strong rural economy, local and Neighbourhood Development Plans should:</del></p> <ul style="list-style-type: none"> <li><del>□ support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;</del></li> <li><del>□ promote the development and diversification of agricultural and other landbased rural businesses;</del></li> <li><del>□ support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;</del></li> <li><del>□ promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.”</del></li> </ul> |   |
| 82. | 5.5<br>Former Policy CC13 | <p><del>Policy CC13 – Advertisements</del></p> <p><del>Advertising necessary in connection with sustainable economic activity within the plan area will be permitted where it is consistent in number, size, design and appearance with the rural and historic setting of the village and settlements across the Parish.</del></p> <p><del>Lead in signs should be sympathetic in design, limited in number and not present a distraction to motorists.</del></p> <p><del>Internally illuminated signs will not be permitted in the Conservation Areas.</del></p> <p><del>Advertising signs should be small in scale and reflect District and Parish policy objectives in terms of impact and appropriateness in a rural area.</del></p>  | <p>This Policy has been deleted as it is no longer relevant and has been superseded by Local Plan policies.</p> <p>This is a material change that does not change the nature of the Plan.</p> |

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| 83. | 5.5 | <p><del>Wyre Forest District Site Allocations and Policies Local Plan policies: SAL-UP10 Advertisements</del></p> <p><b>Actions</b><br/> <b>Action 21 Parish Noticeboards</b><br/> 1. In addition to their use for communication by the Parish Council, the noticeboards are limited for the use of charitable, voluntary, non-profit making organisations and clubs to publicise activities which are within or close to the Parish.<br/> 2. Business organisations, with permission of the Parish Council, will be permitted to publicise <b>one-off events</b> to be held in or close to the village. No advertisements for commercial events to be held outside the village will be permitted on Parish noticeboards.<br/> <b>Action 22 Monitoring and Reporting</b><br/> The Parish Council will pro-actively monitor and report unauthorised advertising signs and flyposting in the Parish to the District Council for action.<br/> <b>Action 23 Advertising</b><br/> The Parish Council will seek delegated Powers to approve and enforce temporary/<br/> permanent advertising signs.</p> | <p>This text has been deleted as it is no longer relevant.</p> <p>These are minor changes.</p>   |
| 84. | 5.6 | <p><del>5.6 Site Allocations<br/>Former School Site</del></p> <p><del>5.6.1 Chaddesley Corbett Endowed Primary School moved to a new purpose built school building in 2012, on a greenfield site just off the A448. The future use of the old school site, situated in the centre of the village of Chaddesley Corbett and owned by the Education Foundation Trust, is a major consideration in this Neighbourhood Plan.</del></p> <p><del>5.6.2 The old school site is located in the centre of the village's Conservation Area, and is surrounded by listed properties including St Cassian's Church (Grade I), the churchyard and the Parish Council burial ground. Part of the site is currently occupied by a Victorian school building and extension, the Old</del></p>  | <p>The site allocations have been deleted in the Modified Plan as they are no longer relevant.</p> <p>This is a material change that changes the nature of the Plan.</p> |

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|  |  | <p><del>Grammar School, a hard surface area, a swimming pool, a wooden nursery building and a grassed area.</del></p> <p><del>The majority of the area of the site is greenfield.</del></p> <p><del>5.6.3 The Questionnaire Survey<sup>49</sup> and drop in consultation event in September 2013 provided a number of suggestions for the former school site including that the site should benefit the village, a suggestion that the village hall could be transferred there, support for an extension to the burial ground, open space and children's play area, housing for the elderly, car parking, and a community facility. The old school Victorian frontage should be retained.</del></p> <p><del>5.6.4 This site is supported by the SHLAA Site Assessment Sheets for Suggested Sites in Rural Areas<sup>50</sup>. This identified R109 Chaddesley Corbett Endowed Primary School in Chaddesley Corbett as possibly suitable for future housing development.</del></p> <p><del>5.6.5 The former school site falls within Groundwater Water Source Protection Zone 3 (SPZ3). The proposed burial ground extension would be acceptable providing that there are no burials into standing water informed by an appropriate risk assessment in line with the Environment Agency's Cemetery Guidance and Policy<sup>51</sup>, that is, burials should take place within the unsaturated zone (between land surface and water table). In the event that a cemetery extension is proposed the Environment Agency requires that land to be used for burials should not be within:</del></p> <ul style="list-style-type: none"> <li><del>☐ 250 meters of any potable supply;</del></li> <li><del>☐ 30 meters of any surface water course, spring or pond; and</del></li> <li><del>☐ 10 meters of any field drain."</del></li> </ul> <p><del>Site Allocation Policy CCSA1 – Former School Site</del></p> <p><del>The sensitive re-use of the front portion of the former school site for new housing is supported, subject to Policies CC1 and CC2 within this plan, Policy SAL-UP1 in the Wyre Forest Site Allocations and Policies Local Plan and Green Belt policies in the NPPF.</del></p> <p><del>Proposals will be required to retain the former Victorian School building. Any new development on the site at the rear of the Victorian School Building would be required to:</del></p> |  |
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|  |  | <p> <input type="checkbox"/> be complimentary to the historic context of the village centre and conservation area;<br/> <input type="checkbox"/> not adversely affect neighbouring properties;<br/> <input type="checkbox"/> make a positive contribution to the street scene and village setting;<br/> <input type="checkbox"/> safeguard views of the Grade I Listed St Cassian's Church and;<br/> <input type="checkbox"/> meet the sustainability standards set out in Policy CP01 of the Wyre Forest District Adopted Core Strategy.         </p> <p>This plan supports the re-use of space at the rear of the former school site for a range of uses including:</p> <p> <input type="checkbox"/> extension to the burial ground;<br/> <input type="checkbox"/> car parking to serve development and users of the site; and<br/> <input type="checkbox"/> public open space.         </p> <p>The landscaping and design of the site will be required to incorporate a Green Infrastructure (GI) approach which supports a range of uses including provision of public access and seating areas, tree planting and landscaping for the benefit of local wildlife and biodiversity and sustainable drainage. A detailed biodiversity assessment should be undertaken to inform the approach to Green Infrastructure on the site.</p> <p>Any future planning application should be supported by an appropriate risk assessment to demonstrate that there is no adverse risk of pollution of controlled waters including potable domestic water supplies such as wells and boreholes, surface water courses, springs, ponds and field drains,, together with appropriate measures such as monitoring where necessary.</p> <p>Wyre Forest District Core Strategy policies:</p> <p>           DS04 Rural Regeneration<br/>           CP03: Promoting Transport Choice and Accessibility<br/>           CP04 Providing Affordable Housing<br/>           CP07: Delivering Community Wellbeing<br/>           CP11: Quality Design and Local Distinctiveness<br/>           CP12: Landscape Character         </p> <p>Wyre Forest District Site Allocations and Policies Local Plan policies:</p> <p>SAL-CC1 Sustainable Transport Infrastructure</p> |  |
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|  |  | <p>SAL.CC2 Parking<br/>SAL.DPL2 Rural Housing</p> <p>SAL.UP1 Green Belt<br/>SAL.UP3 Providing a Green Infrastructure Network<br/>SAL.UP4 Open Space and Play Provision<br/>SAL.UP6 Safeguarding the Historic Environment<br/>SAL.UP7 Quality Design and Local Distinctiveness<br/>SAL.UP11 Re-use and Adaptation of Rural Buildings</p> <p>Old Grammar School</p> <p>Site Allocation Policy CCSA2 – Re-use of the Old Grammar School</p> <p>The Old Grammar School building will be retained for a continued educational or related D1 use, including a library, internet access, advice centre and/or meeting rooms.<br/>A detailed biodiversity assessment should be undertaken to inform the approach to Green Infrastructure on the site.</p> <p>Wyre Forest District Core Strategy policies:<br/>DS04 Rural Regeneration<br/>CP07: Delivering Community Wellbeing<br/>CP11: Quality Design and Local Distinctiveness<br/>Wyre Forest District Site Allocations and Policies Local Plan policies:<br/>SAL.UP1 Green Belt<br/>SAL.UP6 Safeguarding the Historic Environment<br/>SAL.UP11 Re-use and Adaptation of Rural Buildings</p> |  |
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| 85. | 6.0        | <p><del>6.0 Next Steps</del></p> <p><del>6.1 Once the Neighbourhood Plan has been ‘made’ by Wyre Forest District Council the Council will determine all planning applications and other proposals in light of policies set out in the Plan. Similarly, the parish Council will look to apply the Plan’s policies in its decision making. Applicants will be expected to demonstrate in their applications how they conform to the neighbourhood policies. The adjacent Parish Councils will be expected to have regard to the policies where they are consulted on development proposals within Chaddesley Corbett Parish.</del></p> <p><del>6.2 Wyre Forest District Council and Chaddesley Corbett Parish Council will work together to monitor progress on the Neighbourhood Plan. They will bring forward proposals to review the Plan as necessary during the plan period following procedures for review as may be set out in neighbourhood planning regulations applying at the time.</del></p> <p><u>6.0 Next Steps</u></p> <p><u>6.1 Wyre Forest District Council will publish the Review Plan for a further 6 weeks formal consultation and the Plan will then progress to Examination.</u></p> | <p>This section has been updated.</p> <p>This is a minor change.</p>   |
| 86. | Appendices | <u>Appendices</u>   | <p>All previous appendices have been deleted as they are out of date.</p> <p>Minor change.</p>                           |
| 87. | Appendices | <p><u>Appendices</u></p> <p><u>Appendix 1 Recent Planning Applications for Residential Development and Conversions in Chaddesley Corbett Parish</u></p> <p><u>Appendix 2 Protected Views</u></p>  | <p>New Appendices have been added to the Modified Plan.</p> <p>Note the titles only are provided for information and</p> |

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|     |            | <u>Appendix 3 Harvington Conservation Area</u><br><br><u>Appendix 4 Local Green Spaces</u><br><br><u>Appendix 5 Chaddesley Corbett Parish Design Guidelines</u> | <p>as a summary to minimise the size of the table.</p> <p>New Appendix 1 is a minor change that does not change the nature of the Plan.</p> <p>Appendices 2, 3 and 4 are referred to in the Review Plan Policies and supporting text but provide more detail and justification.</p> <p>Appendix 5 provides a copy of the Design Guidelines in full.</p> <p>These are material changes that change the nature of the Plan as they support updated and new policies.</p> |
| 88. | Back cover | <u>New back cover</u>   | This is a minor change.  |
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Chaddesley Corbett Parish Council, June 2022

With assistance from

