



Chaddesley Corbett Modified NDP

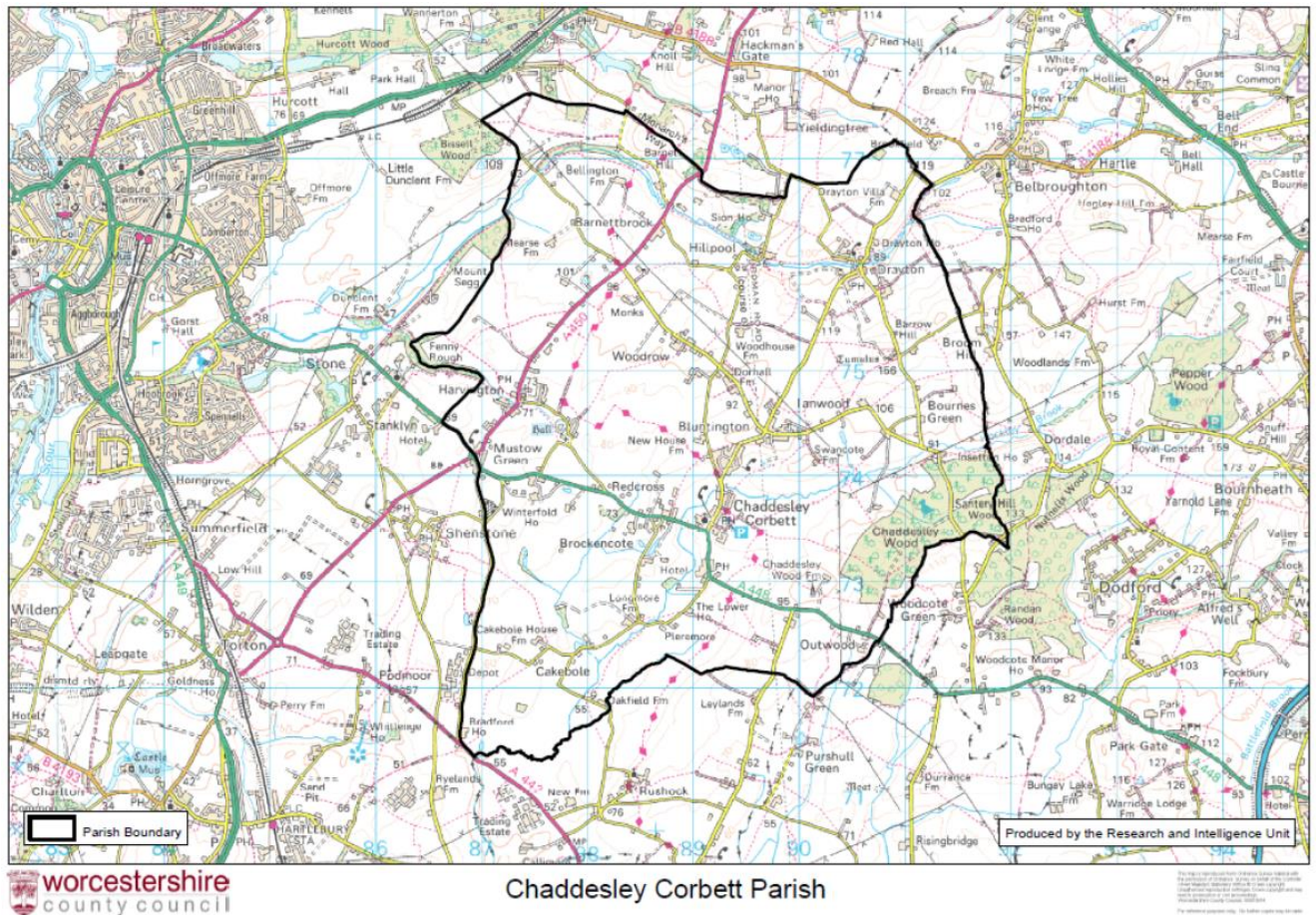
2022 - 2036

Consultation Statement



Chaddesley Corbett Parish Council

June 2022



Contents

1.0	Introduction and Background	4
4.0	Call for Sites in January 2020	9
6.0	Local Green Spaces	12
7.0	Regulation 14 Public Consultation - Tuesday 1 st March 2022 until Friday 22 nd April 2022	13
	Appendix 1: Housing Needs Survey Letters	15
	Appendix 2: Copy of Housing Needs Survey	16
	Appendix 3: Copy of Housing Needs Survey Report, 2019	17
	Appendix 4: Copies of Survey Questionnaires	38
	Appendix 6: Call for Sites Publicity, January 2020	62
	Appendix 7: Public Consultation on Potential Housing Site Allocations.....	66
	Appendix 8: Questionnaire for Housing Sites	75
	Appendix 9: Report on Outcome of Call For Sites For Affordable Housing November 2020	86
	Appendix 10: Local Green Spaces	104
	Appendix 11: Regulation 14 Public Consultation – Screenshots of Parish Council website	126
	Appendix 12: Copy of Letter to Consultees and List of Organisations contacted ..	131
	Appendix 13: Other Publicity	134
	Appendix 14: Copy of Response Form	135

1.0 Introduction and Background

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

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

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

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

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

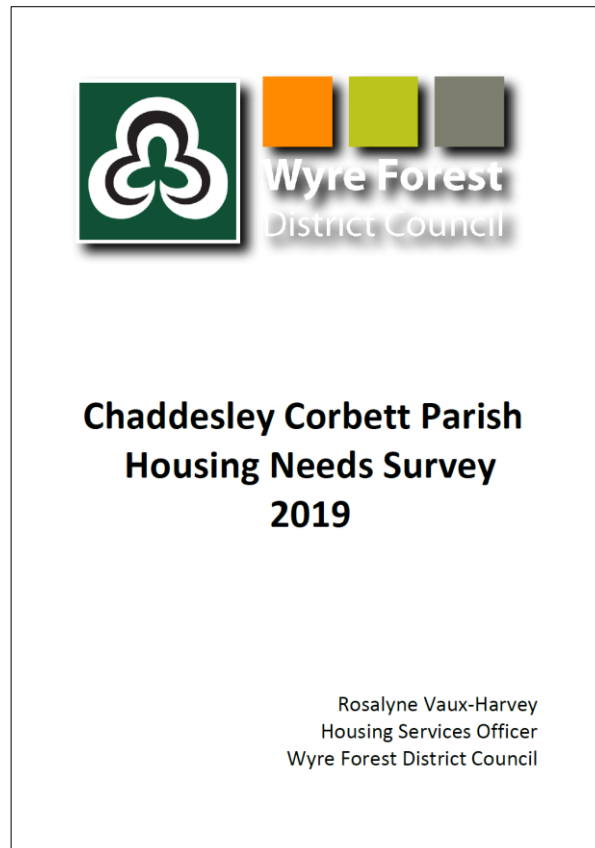
- 1.5 The first Chaddesley Corbett NDP was informed by a wide-ranging public consultation process and was successful in gaining a majority Yes vote at a local referendum. The NDP was subsequently made by Wyre Forest District Council and came into effect on 25th September 2014.
- 1.5 Chaddesley Corbett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

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

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

- 1.6 A Steering Group was set up with members of the Parish Council and residents to progress the plan review process. **Several Working Groups (subgroups) were also established to oversee key themes of the NDP. These included:**
 - **list eg housing, views, important spaces, biodiversity etc.**
- 1.7 The agendas and minutes of the NDP Steering Group and Working Groups are published on the NDP pages of the Parish Council website.
- 1.8 The Parish Council has been highly committed to fully engaging with local residents, landowners and stakeholders throughout the NDP process and the Submission version of the Modified NDP has been shaped by the support and involvement of many residents and stakeholders over a lengthy period of time. The different consultation phases are described in the following sections.

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



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

³ Chaddesley Corbett Parish Housing Needs Survey, Wyre Forest District Council, 2019
<https://chaddesleyparishcouncil.gov.uk/wp-content/uploads/2020/11/Chaddesley-Housing-Needs-Report-FINAL-word.pdf>

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

2.6 The Conclusion set out the following:

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

From the 36 responses 44 homes would be required in total and 13 could be met by natural churn therefore a minimum of 31 additional homes will be required within the parish within the next 10 years. However not all of those whose housing needs can be met with natural churn will be able to afford the properties that become available within the parish and therefore the need for new affordable housing will be greater.

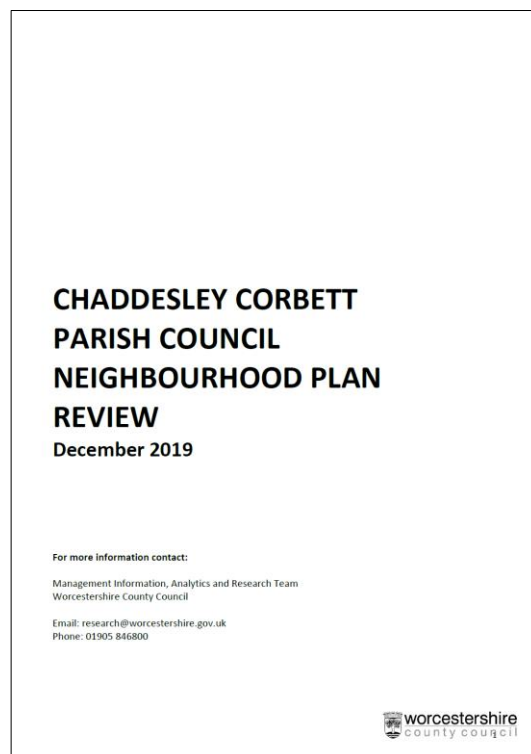
In total within the next 10 years the following new homes will be required:

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

The findings of the Housing Needs Survey support the view in the Neighbourhood Plan that, if any development opportunities should arise, then the accommodation to be built needs to include affordable housing for rental or shared ownership (or other type of low cost home ownership product) and this should be a mix of sizes and types. The affordable housing should meet the requirements of the Council's rural Local Connection Policy and local connection.’

2.7 The findings of the Housing Needs Survey therefore provided evidence that development should include affordable housing for rental or shared ownership (or other type of low-cost home ownership product) and this should be a mix of sizes and types. The affordable housing should meet the requirements of the Council's rural Local Connection Policy and local connection. The Survey informed Draft Policy H1 House Types, Sizes and Tenures in the Regulation 14 Draft Plan and the call for sites and site allocation processes.

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



- 3.1 Worcestershire County Council Management Information, Analytics and Research Team were commissioned by the Parish Council to carry out a number of local surveys on behalf of the Parish Council. Survey content was developed in conjunction with the Parish Council and three survey versions were produced:
- A Resident's survey: mailed to all 677 households in the Parish for completion by one member of the household and return by pre-paid envelope or for completion online.
 - A Business survey: made available online with a link sent by letter to all businesses within the Parish by the Parish Clerk.
 - A Survey for children and young people, made available online with link promoted through the resident survey.
- 3.2 The Survey included a range of questions on a number of planning related themes including work location and travel to work, views on living in the Parish, supporting Chaddesley Community Care Initiative, history, architecture and conservation, business, agriculture and commerce, housing and environment, highways, transport and parking and hopes and fears.
- 3.3 Copies of the Questionnaires are provided in **Appendix 4 (Please provide). (Also any publicity?)**

⁴ Chaddesley Corbett Parish Council Neighbourhood Plan Review December, Worcestershire County Council, 2019

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

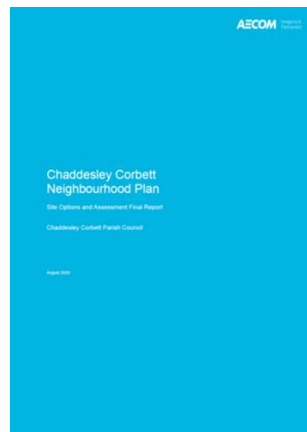
- 3.4 The response rate to the resident survey was 26%, 167 responses were received from 677 mailed out to all households in the Parish. No responses to the business survey were received from businesses operating in the Parish. One response to the young person's survey was received. This data was sent to the Parish Council.
- 3.5 A copy of the Survey Report is provided in **Appendix 5**. The responses helped to shape the main planning themes in the modified Draft Plan and wording of Draft Policies.

4.0 Call for Sites in January 2020

- 4.1 A Call for Sites was undertaken to identify Rural Exception Sites for Affordable housing which were supported in a policy in the previous NDP. The Call for Sites invited landowners and those with an interest in land to submit sites for consideration which had the potential for new affordable housing to meet local needs up to 2036. Potential sites were required to be within or adjacent to the village of Chaddesley Corbett.
- 4.2 Copies of publicity are provided in **Appendix 6**. (I have poster and screenshots – anything else eg in parish magazine? Please provide)

5.0 Public Consultation on Possible Housing Sites, Autumn 2020

- 5.1 The Parish Council applied to the Government's Neighbourhood Planning Support programme run by Locality, on behalf of the Ministry of Housing, Communities and Local Government (MHCLG), for Technical Support for Site Options and Assessment. Independent consultants AECOM Ltd were appointed by Locality to undertake a technical assessment of the potential sites.
- 5.2 The Site Options and Assessment Report⁵ assessed 18 submitted sites for their potential suitability for small scale affordable housing development in the Parish.



- 5.3 The sites identified for assessment included those that were put forward in response to the Parish Council's Call for Sites and also sites submitted through the Wyre Forest District Council Housing and Economic Land Availability Assessment (HELAA).
- 5.4 The site assessment was based on a traffic light system (red, amber, green); with green sites suitable for allocation, amber sites potentially suitable if identified constraints could be resolved or mitigated and red sites not suitable for allocation.
- 5.5 Eight sites were selected for further consideration and informal consultation, although only one site was classified green.
- 5.6 The Parish Council decided to add a site to the consultation process, NP02(a), land at the top of Malvern View, as an alternative to NP02(c) which in view of its extensive views, they did not consider suitable for development.
- 5.7 A six-week public consultation on the eight sites took place from September to October 2020. Copies of publicity are provided in **Appendix 7** and included a letter to all households. **Please provide any other publicity.**
- 5.8 **A Questionnaire Survey was provided for residents to complete, together with a bundle of information including the AECOM Assessment Report, the summary table**

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

(showing red, amber and green ratings) and location maps of the sites – see Appendix 8.

- 5.9 There were 254 responses from approximately 40% of households. Consultation responses were also received from Worcestershire County Council Highways and the District Council. The results of the appraisal and consultation exercise are shown in Appendix 1 of the report. The full Report⁶ is provided in **Appendix 9**.
- 5.9 One site was selected for inclusion in the modified Draft Plan as a Rural Exception Site suitable for affordable housing, (WFR/CC/7 – Land off Bromsgrove Road, Lower Chaddesley - the southern part of the site put forward). Two further sites were identified where development might be supported if identified constraints could be overcome. They were NP04 (The Old Quarry, Mustow Green) and WFR/CC/9 (Hewitts Site, Worcester Road, Harvington). These conclusions were approved by the Parish Council at the meeting on 2nd November 2020.
- 5.10 Following the Parish Council's decision to include the sites as proposed site allocations in the NDP, the Parish Council wrote to the landowners and their responses are summarised below:
- The agent for site WFR/CC/7 (site allocation H2/1, Land off Bromsgrove Road) confirmed initial interest in the site from a small number of social landlords and private developers.
 - The owner of Site NP04 (site allocation H2/2, The Old Quarry, Mustow Green) indicated his support to the Parish Council for allocating the site for affordable housing.
 - The current tenant of Site WFR/CC/9 (site allocation H2/3, Hewitts, Worcester Road), appealed against the refusal of their retrospective Planning Application for the current use as vehicle storage and dismantling and the appeal was dismissed. The owners of the site were notified of its inclusion in the draft NDP but did not respond prior to the Regulation 14 public consultation.
- 5.11 Consequently the Draft NDP include two sites as Rural Exception Sites suitable for affordable housing schemes, subject to planning conditions: Site H2/1 Land off Bromsgrove Road, Lower Chaddesley and Site H2/2 The Old Quarry, Mustow Green. Site H2/3 Hewitts Site, Stourbridge Road, Harvington is a brownfield site is allocated for a mix of 10 units of market and affordable housing.
- 5.12 Following the Technical Site Assessments, the Parish Council commissioned Design Codes through the Locality Technical Support programme. The Design Guide document includes design codes for the proposed housing sites which were incorporated into policy criteria in the NDP, as well as general design codes for the wider neighbourhood area and conservation areas.
- 5.13 The preparation of the Design Guide included an initial meeting with members of the Chaddesley Corbett Parish Council and a site visit, further site visits, character assessment and urban design analysis, preparation of design principles and guidelines to be used to assess future developments, a draft report with design guidelines and a final report. Members of the Parish Council and Steering Group

⁶ Neighbourhood Plan Review Report on Outcome of Call For Sites For Affordable Housing, Chaddesley Corbett Parish Council, November 2020
<https://chaddesleyparishcouncil.gov.uk/wp-content/uploads/2020/11/Outcome-of-Call-for-Sites-FINAL.pdf>

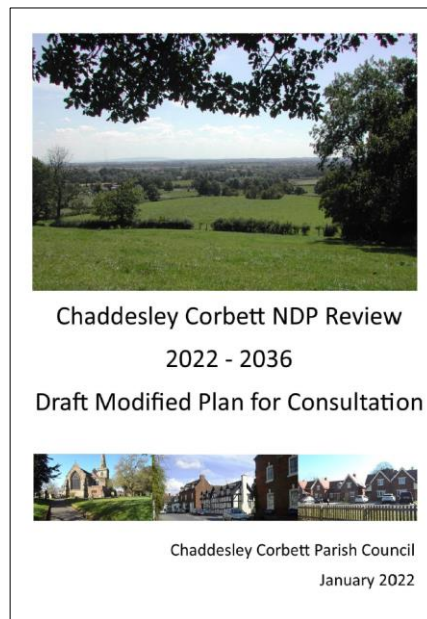
provided comments during the preparation of the report. The final version of the report 'Chaddesley Corbett Parish Design Guide, April 2021, is published on the NDP pages of the Parish Council website⁷.

6.0 Local Green Spaces

- 6.1 As part of the Review process, the NDP Working Group assessed a number of locally important open spaces as possible Local Green Spaces. These included those identified as important open spaces in the conservation area appraisal and several other areas of open space in the Parish which were considered to be of local importance for various reasons.
- 6.2 The identified areas of land were assessed against the criteria for Local Green Spaces in the NPPF and those sites which were considered suitable were included in the Draft Plan, with the assessment and justification provided in an Appendix and as a separate document on the NDP website.
- 6.3 In early 2022 and prior to the Regulation 14 public consultation, the Parish Council wrote to the landowners, advising them that an area of land in their ownership was proposed for protection as a Local Green Space and inviting their comments. A copy of the Parish Council letter and the landowners' responses are provided in **Appendix 10. (Please provide final copy of letter / email from PC and check landowners responses are all there).**
- 6.4 Most landowners objected to the designation of their land as Local Green Space. The sports club supported the area of open space being identified but asked that the club house and car park were removed.
- 6.5 The Parish Council decided to review all the proposed Local Green Spaces following the Regulation 14 Public Consultation, in order to provide local residents and other stakeholders with an opportunity to comment before any final decisions were made.

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

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



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

'Pre-submission consultation and publicity

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

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

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

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

(iii) details of how to make representations;

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

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

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

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

5.2 The Regulation 14 consultation was publicised in the following ways:

5.3 Copies of the Modified Draft Plan and supporting documents could be viewed and downloaded from the NDP pages of the Parish Council website at <https://www.chaddesleyparishcouncil.gov.uk/neighbourhood-plan-review/> - see **Appendix 11**.

5.4 Hard copies of the Draft Plan and response forms were available from The Parish Council Clerk at clerk@chaddesleyparishcouncil.gov.uk . Hard copies also were provided at St Cassian's Church, and at Kidderminster Public Library.

5.5 A public drop in event was held on 30th March 2022 from 11:00am to 8:00pm at Chaddesley Corbett Village Hall. Hard copies of the Draft Plan and other documents were available to view, and members of the Parish Council attended to provide information and advice. **Around XX people attended.**

Insert photos please

5.6 Letters and emails were sent out to the consultation bodies and other local groups and organisations, as well as stakeholders who had previously expressed an interest in being kept informed (**see Appendix 12**).

Please provide PC letter and list of consultees who received it.

5.7 The consultation was also widely publicised in the area (explain posters, PC magazine etc) - **see Appendix 13 and provide**

5.8 Responses were invited using the Response Form published on the website or downloadable as a hard copy at: <https://www.chaddesleyparishcouncil.gov.uk/consultation-response-form/> (see **Appendix 14**). Responses were also invited in writing or by email to: clerk@chaddesleyparishcouncil.gov.uk

5.9 The consultation closed at 5:00pm on 22nd April 2022.

Summary of Responses

Insert and refer to tables

Appendix 1: Housing Needs Survey Letters

- Insert copies of the letters plus any publicity

Appendix 2: Copy of Housing Needs Survey

Insert copies of the surveys

Appendix 3: Copy of Housing Needs Survey Report, 2019



**Chaddesley Corbett Parish
Housing Needs Survey
2019**

Rosalyn Vaux-Harvey
Housing Services Officer
Wyre Forest District Council

Chaddesley Corbett Housing Needs Survey Report 2019Contents

Introduction and Background.....	1
Methodology.....	3
Responses.....	4
Housing Needs Summary.....	4
Results from the questionnaire:	
Current Accommodation.....	5
Current housing and facilities.....	7
New affordable housing.....	8
Alternative and Additional Accommodation.....	9
Housing Needs Results.....	10
House Prices.....	14
Conclusion.....	16
Appendix 1.....	17

Introduction

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

A housing needs survey was carried out in June 2019 in the Chaddesley Corbett Parish to establish what the expected housing requirements are for the parish in the next 5-10 years.

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

Background

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

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

Table 1

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

It can be seen that Chaddesley Corbett has a slightly higher proportion of 25-64 year olds in comparison to the district and a higher population of 65+ year olds in comparison to the local and national figures.

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

Table 2

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

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

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

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

Table 3

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

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

Table 4 below shows the tenure types and a comparison.

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

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

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

Housing in rural areas

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

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

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

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

Methodology.

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

The aim of the survey was to establish:

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

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

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

Responses

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

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

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

Housing Needs Summary

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

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

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

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

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

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

Results from the questionnaire**1. Current Accommodation**

Do you currently live in the parish..

Do you work in the parish..

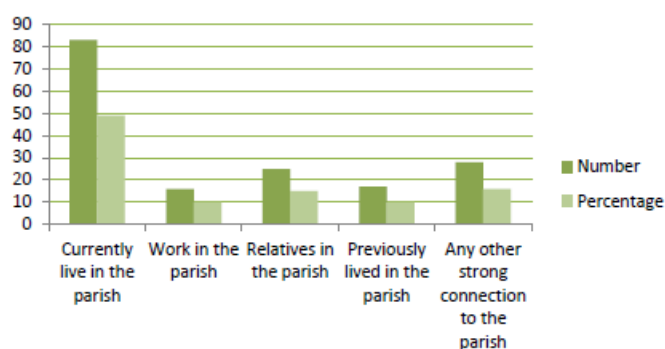
Have you got relatives in the parish..

Have you previously lived in the parish..

Have another strong connection to the parish..

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

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

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

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

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

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

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

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

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

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

How many bedrooms does your home have?

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

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

4. Is your home?

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

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

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

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

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

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

Section 2: Affordable Housing

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

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

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

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

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

Do you feel that the parish has....

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

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

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

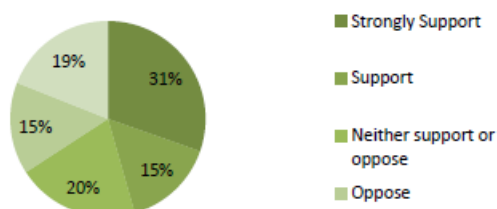
Public transport inadequate (16)
 Most facilities are currently available i.e. shop, bus service, doctors, school, village hall (6)
 Lack of or poor quality of shops available (6)
 More doctors required (2)
 Loss of post office from the village (2)
 Poor parking (1)
 Current facilities are expensive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

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

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

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

Support a development of new affordable housing within the parish?



Section 3 Alternative Accommodation

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

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

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

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

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

Section 4 Additional Households

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

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

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

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

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

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

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

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

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

Results

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

Homes required within the next 12 months.

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

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

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

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

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

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

Homes required in the next 13 months- 5 years.

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

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

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

2x 2 bed bungalows- Social rented

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

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

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

Homes required in 5-10 years.

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

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

2x 2 bed flat/apartment- Shared ownership

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

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

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

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

Total of dwellings required in the next 10 years.

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

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

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

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

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

Comparison of properties being vacated and housing need.

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

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

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

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

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

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

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

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

House Prices

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

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

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

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

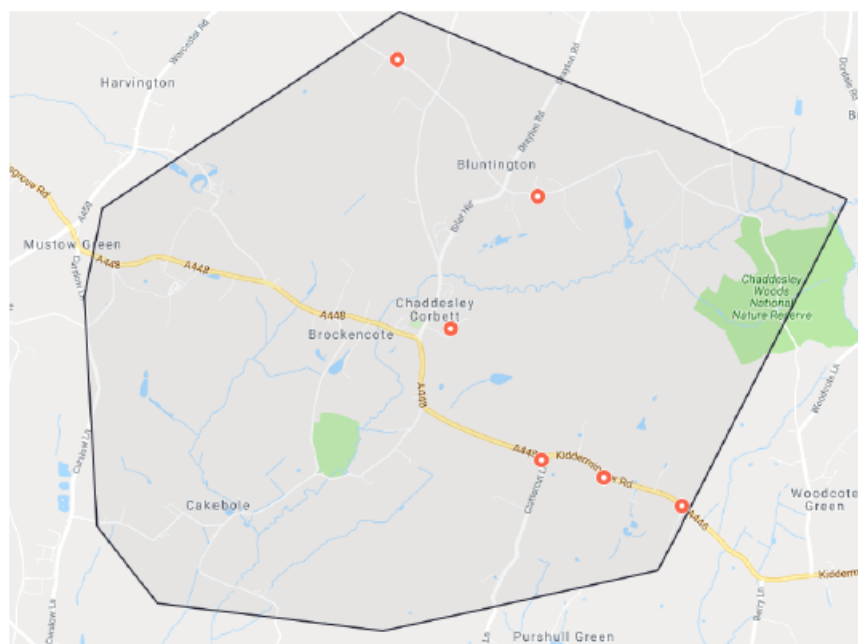
Housing Need Type	Up to £222.00 per month	£221-£300 per month	£301-£390 per month	£391-£520 per month	£521-£650 per month	£650+ per month
Alternative Household	0	0	0	1	3	0
Additional Household	0	0	0	1	0	0
Total	0	0	0	2	3	0
Percentage	0	0	0	40%	60%	0

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

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

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

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



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

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

Conclusion

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

From the 36 responses 44 homes would be required in total and 13 could be met by natural churn therefore a minimum of 31 additional homes will be required within the parish within the next 10 years. However not all of those whose housing needs can be met with natural churn will be able to afford the properties that become available within the parish and therefore the need for new affordable housing will be greater.

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

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

The findings of the Housing Needs Survey supports the view in the Neighbourhood Plan that, if any development opportunities should arise, then the accommodation to be built needs to include affordable housing for rental or shared ownership (or other type of low cost home ownership product) and this should be a mix of sizes and types. The affordable housing should meet the requirements of the Council's rural Local Connection Policy and local connection.

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

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

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

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

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

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

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

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

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

Table 5
Alternative homes required within 5-10 years

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

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

Table 6
Additional homes required within 5-10 years.

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

Appendix 4: Copies of Survey Questionnaires

Insert all 3 Questionnaires

Residents

Business

Children

Plus any publicity

Appendix 5: Copy of Survey Report, 2019

**CHADDESLEY CORBETT
PARISH COUNCIL
NEIGHBOURHOOD PLAN
REVIEW
December 2019**

For more information contact:

Management Information, Analytics and Research Team
Worcestershire County Council

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

Background

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

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

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

Methodology

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

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

Responses

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

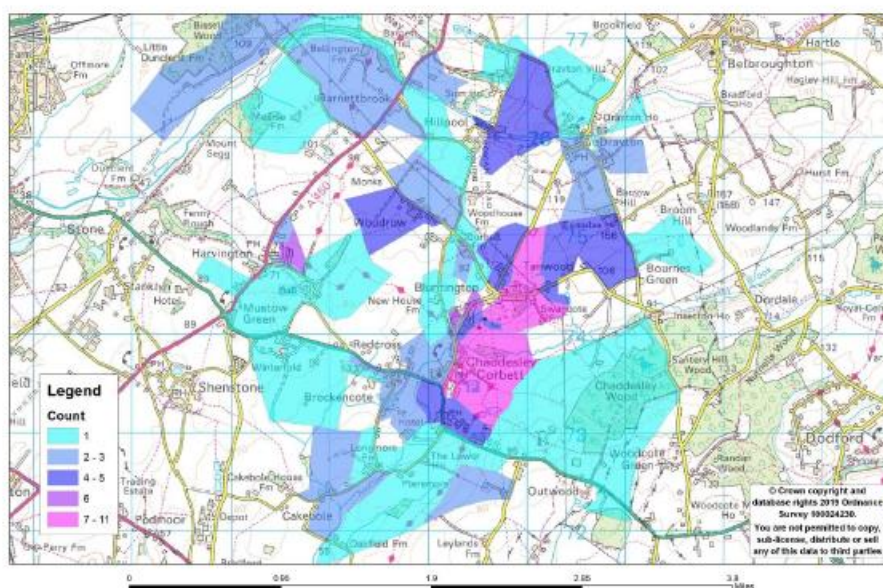
No responses to the business survey were received from businesses operating in the parish.

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

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

Respondent information

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



Chaddesley Corbett Neighbourhood Plan Resident Respondent Postcodes

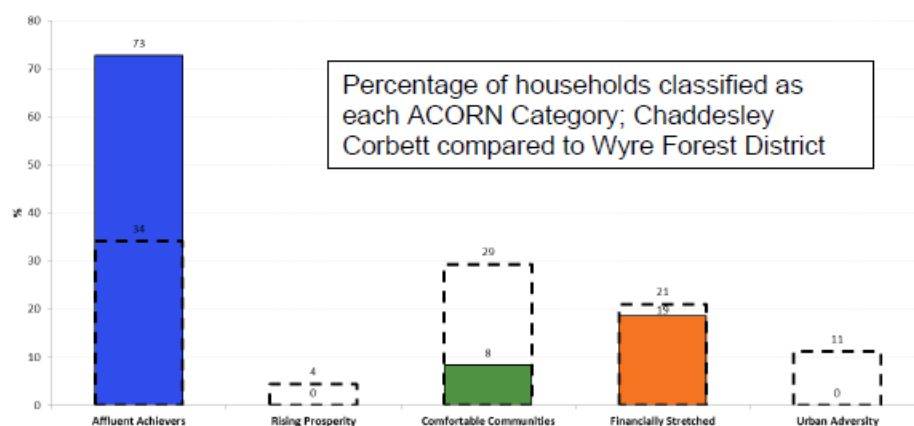
Map produced by the Research Unit, December 2019

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

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

Base: 146 responses

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



Dotted lines: Wyre Forest District

Solid coloured bars: Chaddesley Corbett Parish

ABOUT YOUR HOUSEHOLD

Household Size and Type

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

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

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

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

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

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

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

Base: 160 responses

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

Total household size

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

Base: 160 responses

Household type

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

Base: 160 responses

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

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

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

Base: 161 responses

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

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

Base: 161 responses

Q5 ACCOMMODATION: Is your home..?

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

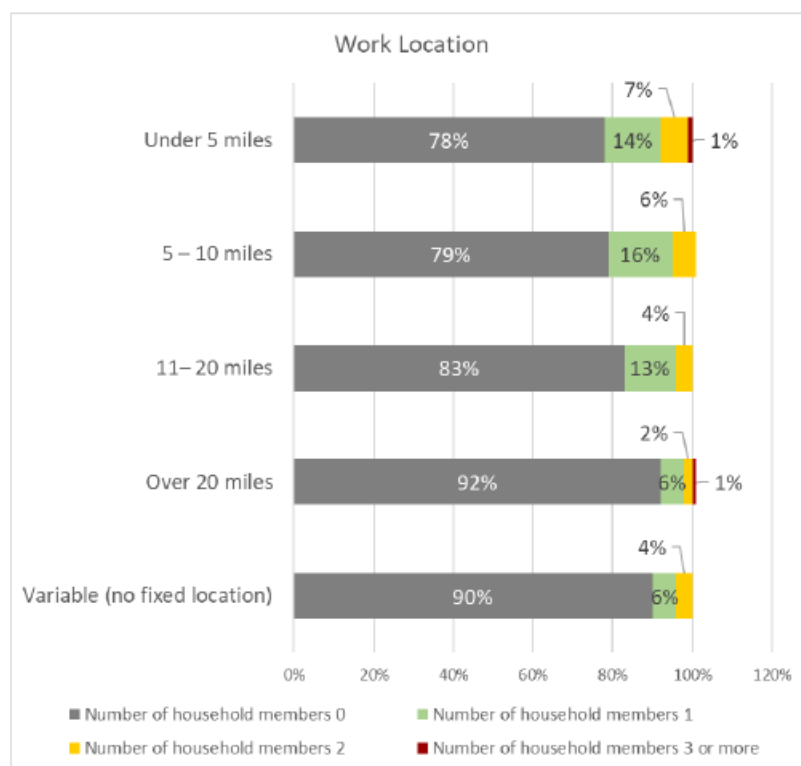
Base: 157 responses

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

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

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

Base: 161 responses

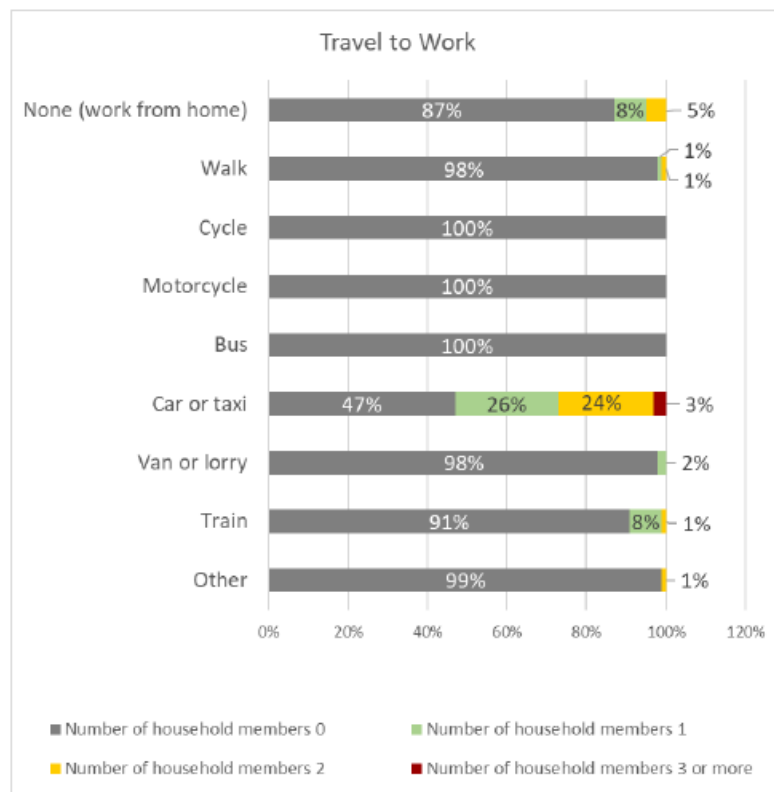


Base: 161 responses

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

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

Base: 161 responses



Base: 161 responses

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

OUR PARISH

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

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

These themes are consistent with those identified in 2013.

See Annex A for full text of the comments received

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

Refuse collection System works well	1
Sense of belonging	1

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

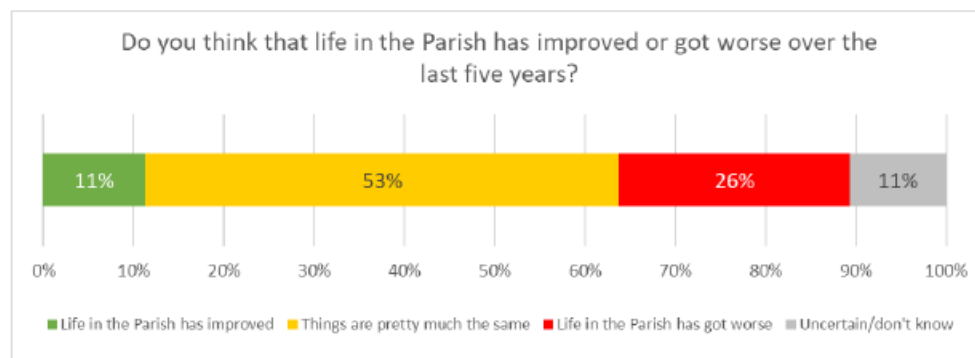
The main themes identified by residents are shown in the table below; most of these centre around traffic, speeding, parking or road maintenance issues. 119 residents commented in this section (excluding those who commented 'no' / 'none' / 'nothing' / 'N/A' etc) and some identified more than one negative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

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

See Annex A for full text of the comments received

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

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



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

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

Reasons why life in the Parish has improved:

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

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

Reasons why things are pretty much the same:

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

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

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

Reasons why life in the Parish has got worse:

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

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

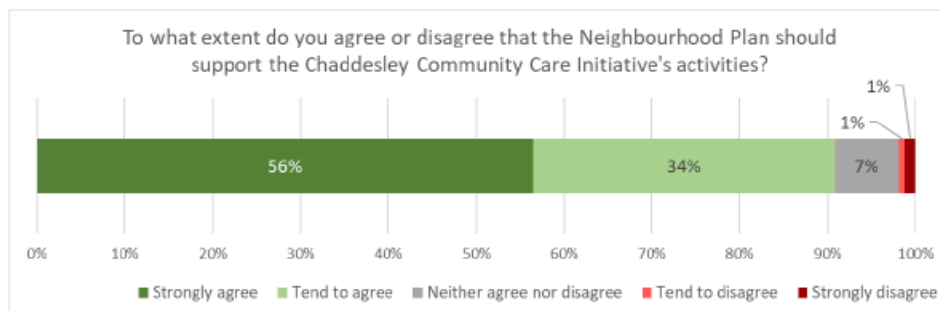
Q11 Chaddesley Community Care Initiative

Residents were provided with the following information, and then asked about whether they thought the Neighbourhood Plan should support the initiative:

Chaddesley Community Care initiative is seeking charitable status in order to broaden the range of its activities, helping to address health and wellbeing needs for all in the community, limit loneliness and help those living with dementia to live well.

To what extent do you agree or disagree that the Neighbourhood Plan should support the Initiative's activities?

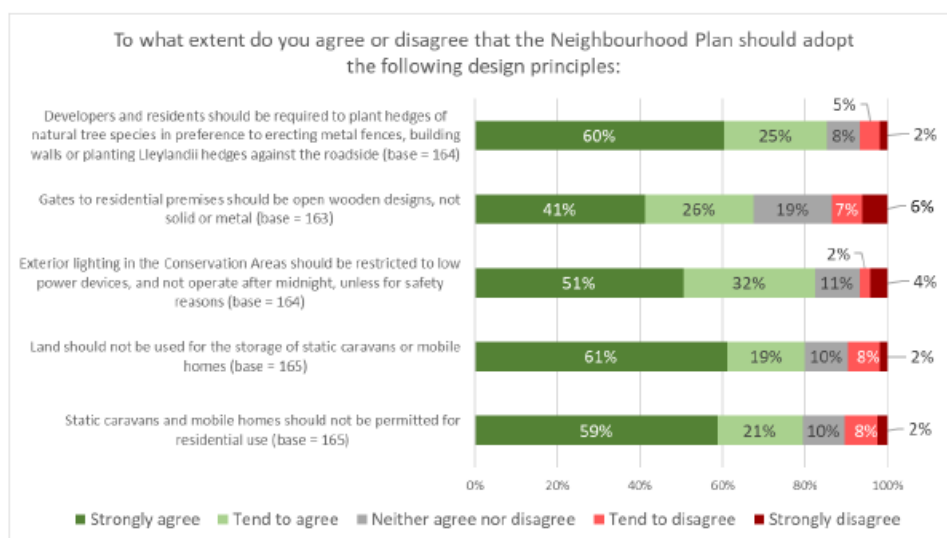
Over 90% of respondents agreed that the Neighbourhood Plan should support the initiative.



HISTORY, ARCHITECTURE AND CONSERVATION

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

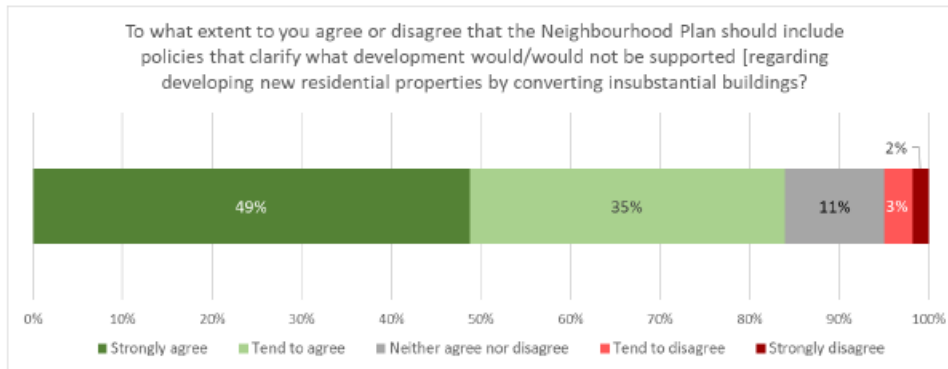
Residents were asked for their views on design principles and the majority agreed with the proposals. The greatest agreement was for adopting the requirement for hedges of natural tree species to form a boundary against the roadside.



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

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

Most respondents (84%) agree that the plan should include policies clarifying what development of insubstantial buildings would be supported.

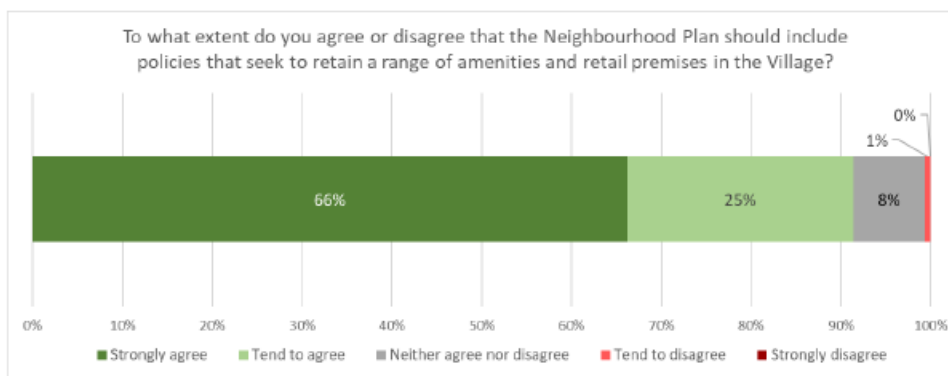


Base: 162 responses

BUSINESS, AGRICULTURE AND COMMERCE

Q14 To what extent do you agree or disagree that the Neighbourhood Plan should include policies that seek to retain a range of amenities and retail premises in the village?

A large majority (91%) of respondents agree that the neighbourhood plan should include policies to retain the wide range of businesses operating within the parish.

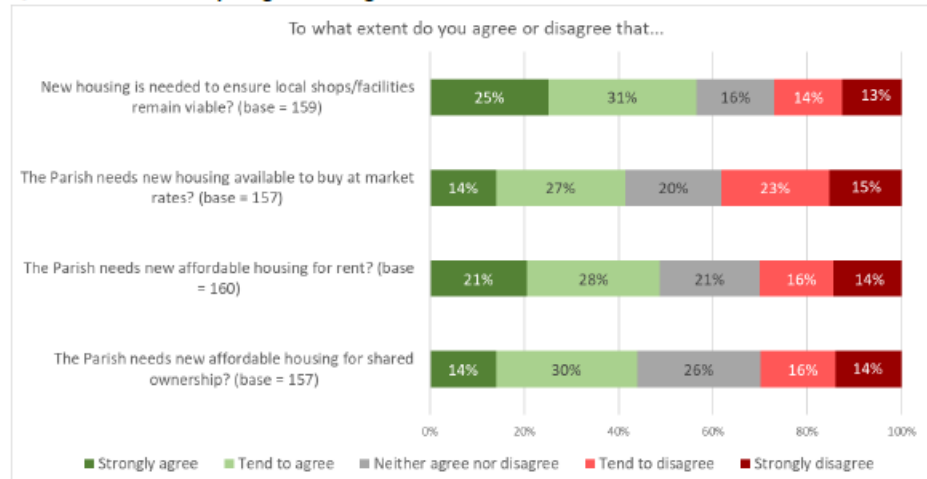


Base: 163 responses

HOUSING AND ENVIRONMENT

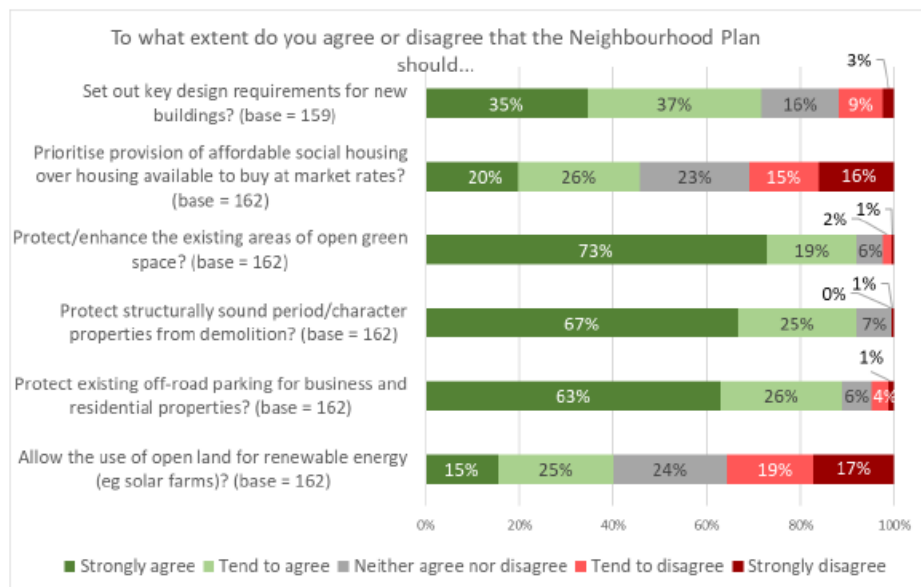
Four questions were asked around provision of housing needs. The question which met with the biggest agreement was that new housing is needed to ensure local shops/facilities remain viable; 57% strongly agree or tend to agree. For each question more respondents agreed than disagreed.

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



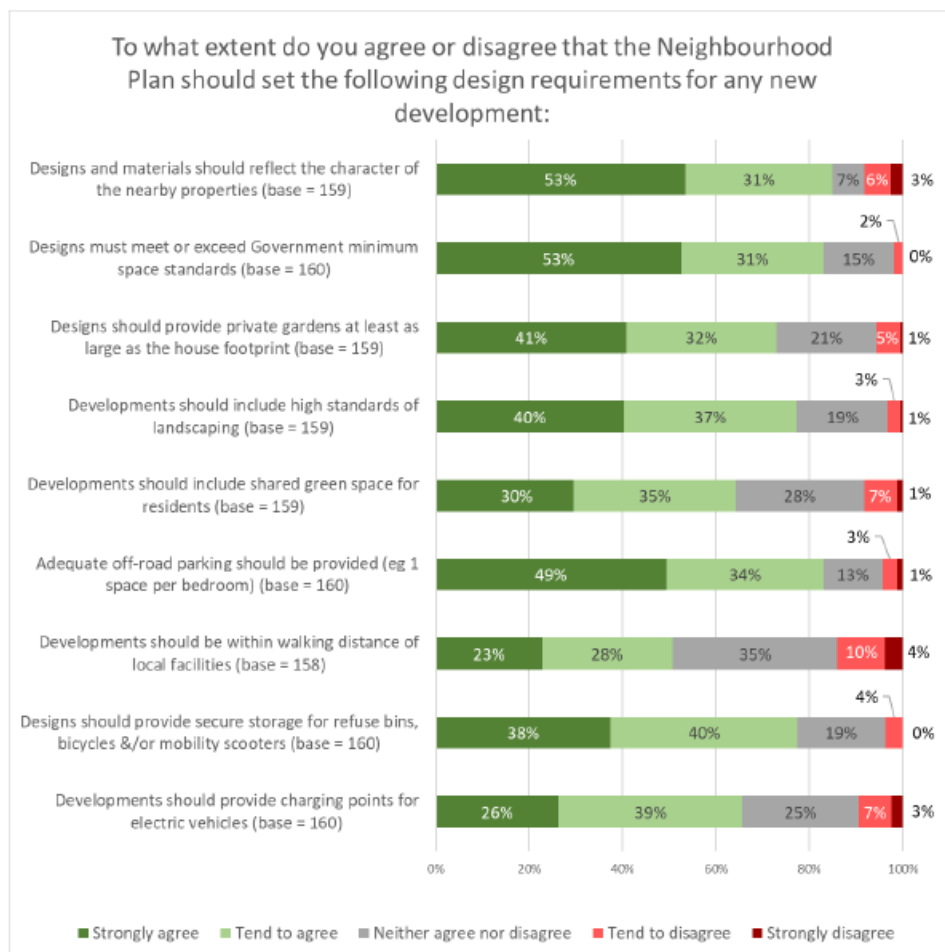
Six questions were asked about protecting existing areas, properties and parking; prioritisation of housing types available; setting design requirements; and renewable energy.

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

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

A further 9 questions were asked about specific design requirements for new developments. For each proposed requirement most residents agreed. The proposed requirement with the least agreement was 'Developments should be within walking distance of local facilities', with which 51% respondents agreed. The proposed requirement with the most agreement was 'Designs and materials should reflect the character of the nearby properties', with which 85% respondents agreed.

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



HIGHWAYS, TRANSPORT AND PARKING

The main village of Chaddesley Corbett provides limited on-street parking; the main village street is narrow and parking restrictions have been implemented to allow cars to pass.

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

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

Response	Number	%
Yes	75	51
No	73	49

Base: 148 responses

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

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

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

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

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

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

See Annex C for full text of the comments received.

HOPES AND FEARS

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

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

HOPES regarding Transport and Traffic (114 respondents commented)

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

HOPES regarding Employment and Business (87 respondents commented)

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

HOPES regarding Environment and Sustainability (74 respondents commented)

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

HOPES regarding Housing and Development (94 respondents commented)

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

HOPES regarding Social and Community Wellbeing (77 respondents commented)

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

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

FEARS regarding Transport and Traffic (102 respondents commented)

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

FEARS regarding Employment and Business (68 respondents commented)

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

FEARS regarding Environment and Sustainability (52 respondents commented)

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

FEARS regarding Housing and Development (74 respondents commented)

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

FEARS regarding Social and Community Wellbeing (50 respondents commented)

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

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

CHADDESLEY CORBETT PARISH COUNCIL NEIGHBOURHOOD PLAN CONSULTATION

Annexes

December 2019

For more information contact:

Management Information, Analytics and Research Team
Worcestershire County Council

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

www.worcestershire.gov.uk

1

Please see website for all comments:

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

Appendix 6: Call for Sites Publicity, January 2020

Copy of Notice on Parish Council Noticeboards

Chaddesley Corbett Parish Council Neighbourhood Development Plan (NDP) Review

Call for Sites

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

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

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

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

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

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

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

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

Call for Sites closes on 21 January 2020.

Clerk to the Parish Council

Email: clerk@chaddesleyparishcouncil.org.uk

Screenshots

Chaddesley Corbett Parish Council website

The screenshot shows the Chaddesley Corbett Parish Council website. The header features a green banner with a collage of local images and the council's logo. Below the banner is a navigation menu with links: Home, NOTICES, Councillors' Details, Governance, Planning Applications, Community Services, Minutes and Agendas, Contact Us, and Ieotest. The main content area is titled 'NEW NOTICES' in a green box. The text below reads: 'Why not visit our new visitors website at: <https://www.visitchaddesley.co.uk/> If you want to showcase your business or tell everyone about an exciting new event, visit the website for more information.'

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

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

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

Wyre Forest District Council website

The screenshot displays the Wyre Forest District Council website. The header features the council's logo, a 'SIGN UP HERE' button, and a search bar. Below the header is a navigation menu with 'A-Z of Services' and an alphabetical index. A large yellow banner promotes the 'Sign up for the Wyre Forest Big Energy Switch' with a lightbulb graphic and the URL www.wyreforestdc.gov.uk/BigEnergySwitch. The breadcrumb trail reads: 'Homepage / Planning and Buildings / Planning Policy / Neighbourhood Planning'. The main heading is 'Neighbourhood Planning'. Below this, there is a 'NOTICES.html' link and a 'Show all' button. The content area includes a section titled 'What are Neighbourhood Plans?' with a paragraph explaining the Localism Act 2011 and a link to 'Find out more about neighbourhood planning'. Another paragraph mentions government support for Neighbourhood Planning through a grant of up to £8,000, with a link to 'Find out more about the support programme and how to apply'. The next section is 'Neighbourhood Planning in Wyre Forest District', which explains the council's adopted Core Strategy and Local Plan, and includes a link to 'View a map of the designated Neighbourhood Areas within Wyre Forest District'. The final section is 'Chaddesley Corbett Neighbourhood Plan Review - Call for Sites', which states that the parish council is reviewing its 2014 Neighbourhood Plan and is currently carrying out a Call for Sites. It mentions that the council is looking for land within or adjacent to the village of Chaddesley Corbett for new affordable housing to meet local needs up to 2036, and provides a link to 'Further details and an application form can be found on the Chaddesley Corbett Parish Council website'.

Wyre Forest District Council

SIGN UP HERE
To receive updates

Search

A-Z of Services ABCDEFGHIJKLMNOPQRSTUVWXYZ

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

Homepage / Planning and Buildings / Planning Policy / Neighbourhood Planning

Neighbourhood Planning

NOTICES.html

Show all

Type here to search

13:55
08/01/2020

Homepage / Planning and Buildings / Planning Policy / Neighbourhood Planning

Neighbourhood Planning

What are Neighbourhood Plans?

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

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

Neighbourhood Planning in Wyre Forest District

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

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

Chaddesley Corbett Neighbourhood Plan Review - Call for Sites

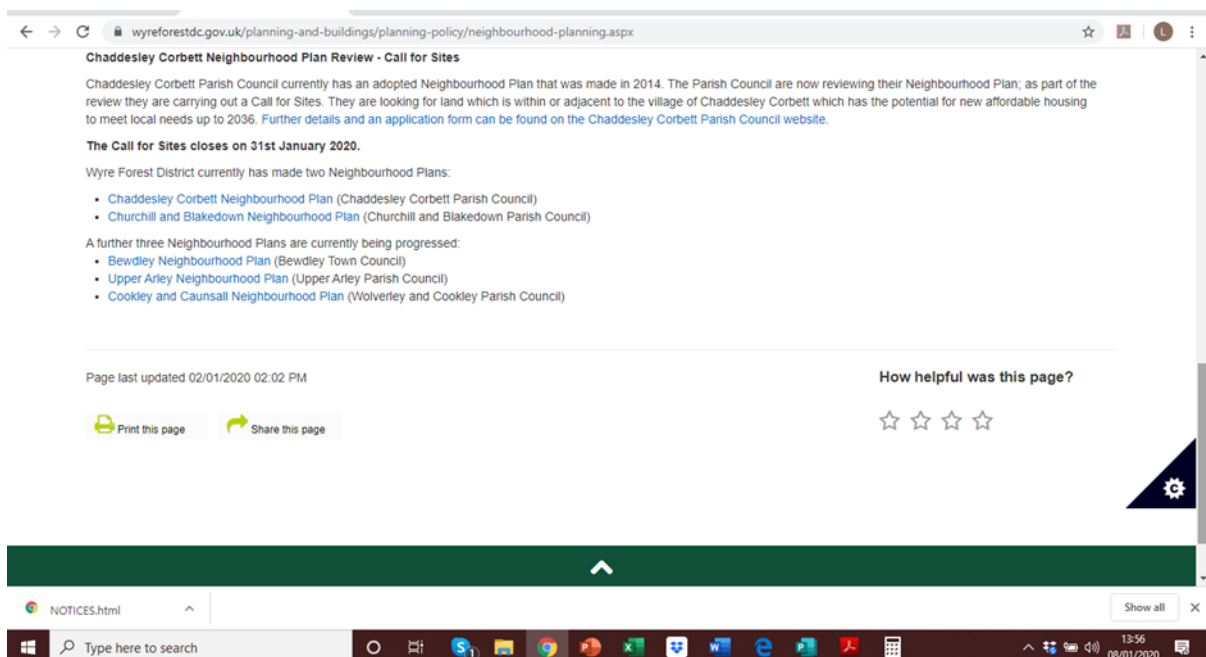
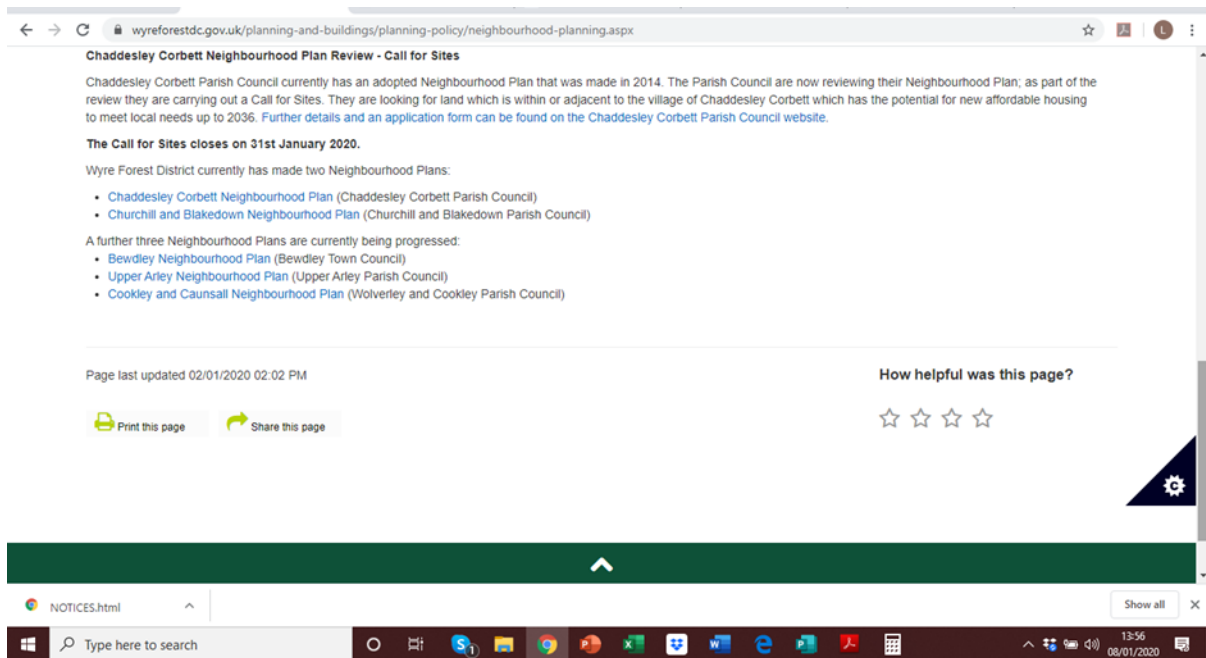
Chaddesley Corbett Parish Council currently has an adopted Neighbourhood Plan that was made in 2014. The Parish Council are now reviewing their Neighbourhood Plan; as part of the review they are carrying out a Call for Sites. They are looking for land which is within or adjacent to the village of Chaddesley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

NOTICES.html

Show all

Type here to search

13:56
08/01/2020



Any other publicity?

Appendix 7: Public Consultation on Potential Housing Site Allocations

Copy of Letter to residents / households



Screenshots

The first screenshot shows the homepage of the Chaddesley Corbett Parish Council website. The header includes navigation links: Upcoming Events, Report a problem, Council News, and Search Council. The main banner features a field of red poppies with the text "Neighbourhood Plan Consultations". Below the banner, the title "Chaddesley Corbett NDP Review Public Consultation on Preferred Sites for Affordable Housing" is displayed, along with the dates "1 September 2020 to 12 October 2020". A sidebar on the right contains "Quick Links" for Agendas and Minutes, Parish Councillors, and Contact the Council. The second screenshot shows the "Introduction and Background" section. It welcomes visitors to the public consultation on the preferred sites for small scale affordable housing development. It mentions that the consultation forms a very important part of the Neighbourhood Development Plan (NDP) Review, as they would like to include one or more suitable housing sites for affordable housing in the updated Plan. The third screenshot shows the "Next Parish Council Meetings" section. It states that the Parish Council Meeting on 5th October 2020 will be held on Monday 5th October, 2020 at 7:00pm. Meetings are held in Chaddesley Corbett Village Hall. Members of the public are welcome to attend.

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


Upcoming Events | Report a problem | Council News Search Council

Chaddesley Corbett Parish Council

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

The map below shows the location of all shortlisted sites.

Possible Sites for Affordable Housing



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

Type here to search


10:23 28/09/2020

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

Upcoming Events | Report a problem | Council News Search Council

Chaddesley Corbett Parish Council

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



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

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

<https://www.surveymonkey.co.uk/t/ZKPIFRE>

Your views are very important to us!

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

All responses should be returned by Monday 12 October 2020

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

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

Type here to search

10:24 28/09/2020

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

Upcoming Events | Report a problem | Council News Search Council

Chaddesley Corbett Parish Council

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


All responses should be returned by Monday 12 October 2020

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

Thank you for your time and interest.

Site maps and AECOM Report summaries

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



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

Type here to search

10:24 28/09/2020

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

Upcoming Events | Report a problem | Council News

Chaddesley Corbett Parish Council

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

Extract from AECOM Report Dated July 2020

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

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

Site Plan - NP02c - Land at Bluntington Farm

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

Type here to search

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

Upcoming Events | Report a problem | Council News

Chaddesley Corbett Parish Council

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

Site Plan - NP02c - Land at Bluntington Farm

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

Type here to search

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

Upcoming Events | Report a problem | Council News

Chaddesley Corbett Parish Council

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

Extract from AECOM Report Dated July 2020

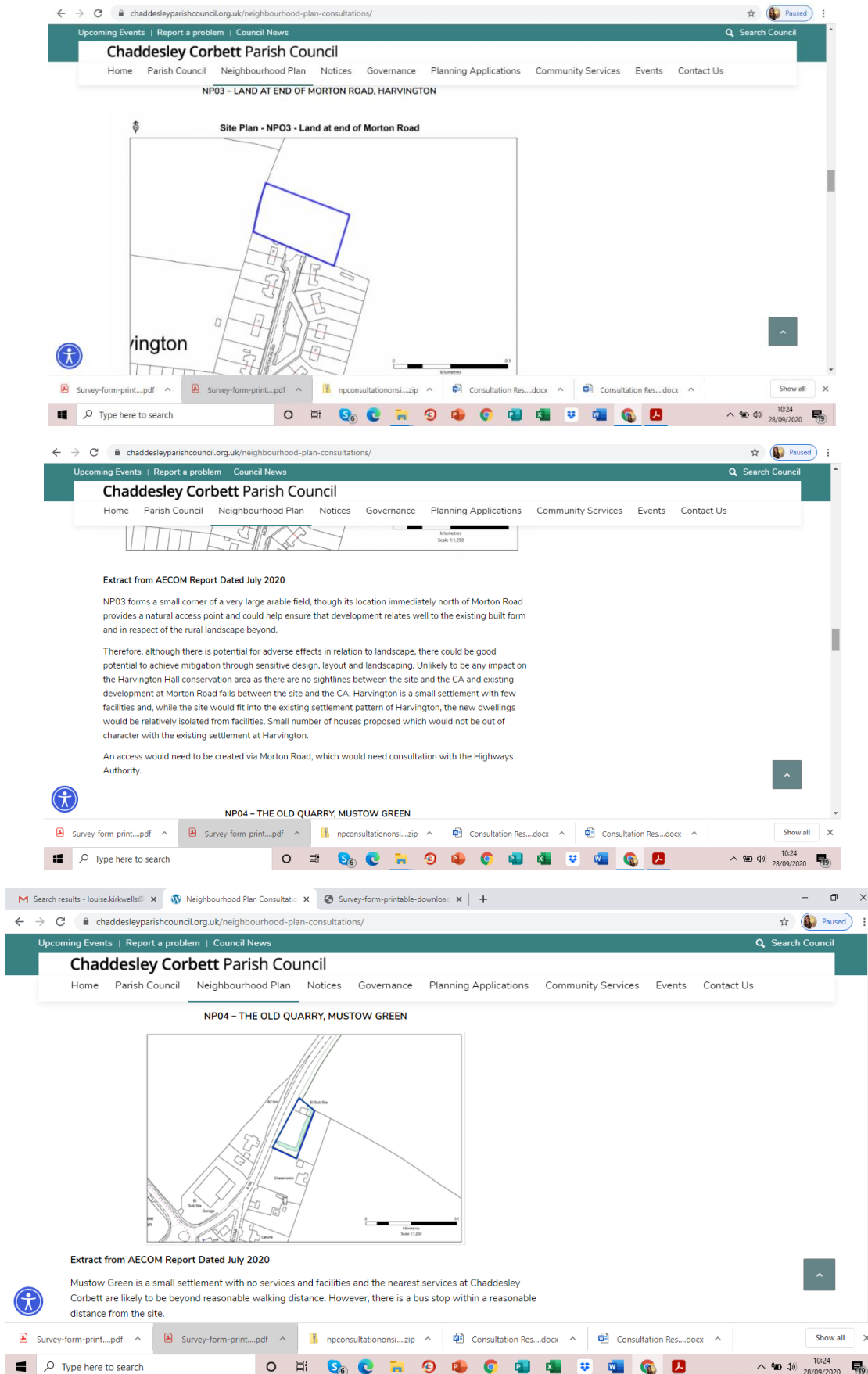
NP02c lies on the opposite side of Briar Hill from NP02a/b and consequently faces south rather than west. Planted screening means there is no intervisibility between NP02a/b and NP02c. The site's location on high ground gives it sweeping views towards the Chaddesley Corbett conservation area to the south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

NP03 - LAND AT END OF MORTON ROAD, HARVINGTON

Site Plan - NP03 - Land at end of Morton Road

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

Type here to search



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

Upcoming Events | Report a problem | Council News Search Council

Chaddesley Corbett Parish Council


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

Extract from AECOM Report Dated July 2020

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

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

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



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

Type here to search 10:24 28/09/2020

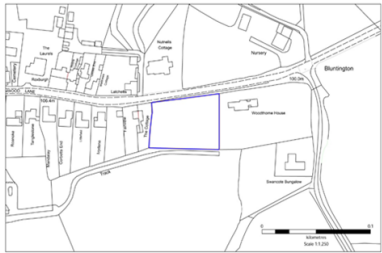
← → ↻ chaddesleyparishcouncil.org.uk/neighbourhood-plan-consultations/ ☆ Paused

Upcoming Events | Report a problem | Council News Search Council

Chaddesley Corbett Parish Council

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

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



Extract from AECOM Report Dated July 2020

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

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

Type here to search 10:24 28/09/2020

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

Upcoming Events | Report a problem | Council News Search Council


Chaddesley Corbett Parish Council

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

Extract from AECOM Report Dated July 2020

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

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



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

Type here to search 10:24 28/09/2020


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

Upcoming Events | Report a problem | Council News Search Council

Chaddesley Corbett Parish Council

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

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



Extract from AECOM Report Dated July 2020

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

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

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

Type here to search 10:24 28/09/2020


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

Upcoming Events | Report a problem | Council News Search Council

Chaddesley Corbett Parish Council

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

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



Extract from AECOM Report Dated July 2020

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

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

Type here to search 10:24 28/09/2020

[Upcoming Events](#)
[Report a problem](#)
[Council News](#)

[Home](#)
[Parish Council](#)
[Neighbourhood Plan](#)
[Notices](#)
[Governance](#)
[Planning Applications](#)
[Community Services](#)
[Events](#)
[Contact Us](#)

Chaddesley Corbett Parish Council

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

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

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

Extract from AECOM Report Dated July 2020

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

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

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

[Upcoming Events](#)
[Report a problem](#)
[Council News](#)

[Home](#)
[Parish Council](#)
[Neighbourhood Plan](#)
[Notices](#)
[Governance](#)
[Planning Applications](#)
[Community Services](#)
[Events](#)
[Contact Us](#)

Chaddesley Corbett Parish Council

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

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

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

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

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

The "Attachments" section lists two files:

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

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

The Windows taskbar at the bottom shows the search bar and several open applications, including two instances of "Survey-form-print....pdf", "npconsultationonsi....zip", and "Consultation Res....docx". The system clock indicates the time is 10:25 on 28/09/2020.

Appendix 8: Questionnaire for Housing Sites

Is this the front cover of the Questionnaire? Please provide complete final copy



Chaddesley Corbett NDP Review

Public Consultation on Preferred Sites for Affordable Housing

Autumn 2020



Introduction and Background

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

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

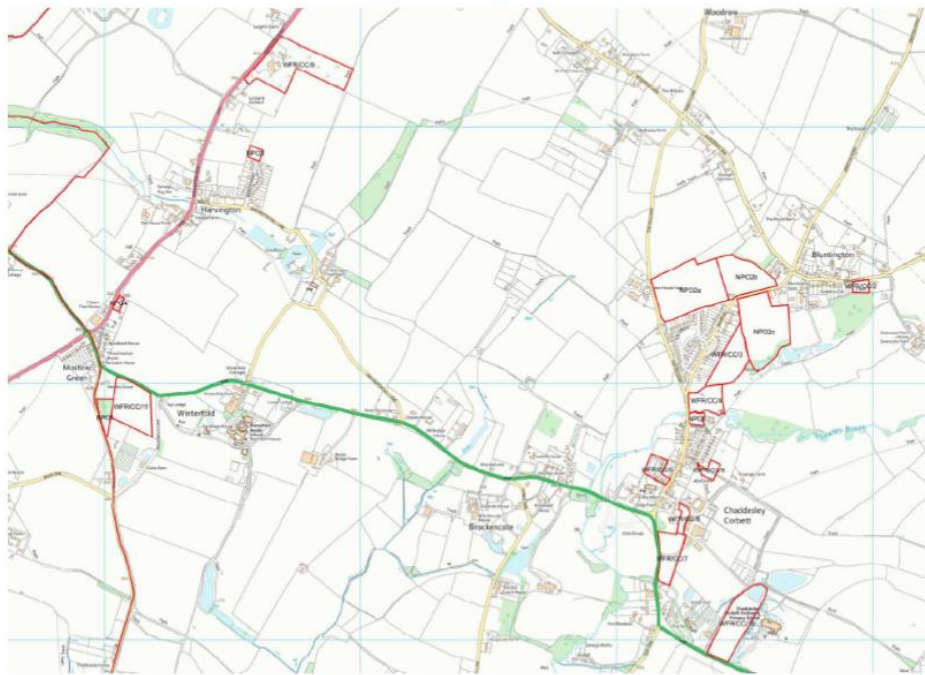
Any sites selected should comply with National Planning Policy, which states that "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and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

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

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

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

1



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

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

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

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

All responses should be returned by Friday 25 September 2020

Thank you for your time and interest.

Extract from AECOM Technical Site Assessment Report for Residents

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ⁸
NPO2a	Land at Blunington Farm, Chaddesley Corbett	4.8	Call for Sites	N/A	N/A	NPO2a supports long range rural views to the west as the landform falls gradually westwards. This contributes to the site's rural character and although it is adjacent to existing development immediately to the south at The Green, this development plus the busy road at Briar Hill are not notably intrusive features given the presence of dense planted screening at the site's perimeter. The site shares an access point with NPO2b. The site is in productive arable use. The site as submitted is of a scale that would be in conflict with current planning policy and not therefore be suitable as an allocation in the neighbourhood plan. It would have an unacceptable impact on the landscape and would constitute ribbon development. It would also be an incursion into open countryside into an area with no natural defensible boundaries. It would change the nature of the development at Briar Hill and as a result also have an impact on Chaddesley Corbett itself. Access would not be easy though could potentially be achieved through Malvern view or possibly Briar Hill. The site is relatively well located in proximity to the services at Chaddesley Corbett.	

⁸ Red indicates the site is not appropriate for allocation in the neighbourhood plan. Amber indicates the site may be appropriate for allocation in the neighbourhood plan, if identified issues can be resolved or constraints mitigated. Green indicates the site is appropriate for allocation in the neighbourhood plan

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ⁸
Considered unsuitable for inclusion on the basis of landscape sensitivity.							
NPO2c	Land at Bluntington Farm, Chaddesley Corbett	4.1	Call for Sites	N/A	Up to approx. 10 units	<p>NPO2c lies on the opposite side of Briar Hill from NPO2a/b and consequently faces south rather than west. Planted screening means there is no intervisibility between NPO2a/b and NPO2c. The site's location on high ground gives it sweeping views towards the Chaddesley Corbett conservation area to the south over the intervening attractive rural landscape, giving it prominence and sensitivity within the landscape. Although there are a handful of nearby dwellings, the character of the site is rural and development would likely substantially alter this prevailing rurality as well as urbanising medium range views out from Chaddesley Corbett CA. The site is in productive arable use. The site boundary as submitted would have an unacceptable impact on the landscape. It would also change the nature of the development at Briar Hill and would constitute ribbon development and lead to coalescence between Briar Hill and Bluntington. The ridgeline and the site are visible from the northern end of Chaddesley Corbett Conservation Area and would have an impact on the setting of the historic part of Chaddesley Corbett. It is possible a small amount of development is possible here if it could be limited to a scale that not lead to coalescence of settlements.</p> <p>Potentially appropriate for inclusion in the</p>	

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

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ⁸
						<p>nearest services at Chaddesley Corbett are likely to be beyond reasonable walking distance. However, there is a bus stop within a reasonable distance from the site.</p> <p>Worcester Road has a 40mph limit as it runs past the site, though southbound traffic is naturally slowing on the approach to the nearby roundabout and it is considered likely that vehicle movements into and out of the site could be achieved safely. There is an existing access point and dropped kerb. The site relates well to the surrounding built form and appears suitable for development in terms of townscape character and access. The Call for Sites submission notes that the site was refused planning permission due to Green Belt but that it could be acceptable for affordable housing in the neighbourhood plan. Furthermore, a full ground conditions assessment should be carried out prior to development to investigate any potential issues associated with the site's former use as a quarry, including stability and contaminated land. Any remediation works necessary could affect the viability of the site,</p> <p>Appropriate for inclusion in the neighbourhood plan.</p>	
WFR/CC/2	Land adjacent Woodthorne House, Tanwood Lane, Bluntington	0.29	2019 HELAA	Access via lane which is very narrow at this point. Chaddesley Corbett village facilities within 15 minutes' walk. 2 buses a day each way between Kidderminster and Droitwich. Residential uses adjacent but poor	Small scale, up to approx. 6	The site is entirely overgrown and when viewed in isolation has an abandoned character. However, it nestles within a cluster of development at Bluntington which has a regular settlement pattern and an orderly residential	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ⁸
				highways access. Development is not considered to be achievable at this location. Available.		character. There is no prevailing era or architectural style to this existing development - much of it is mixed c.20 th , though there are individual older buildings interspersed between newer infills. Development at the site could be of a design and layout which relates well to this prevailing residential character and pattern of development. The current poor quality, albeit natural, condition of the site at the moment could make a more positive contribution to the street scene through limited development on site. The site has no sensitivity within the landscape and development would be unlikely to interrupt views in or out of Bluntington or change how the settlement is perceived within the landscape. Unclear why HELAA considers development would not be achievable. Appropriate for consideration in Neighbourhood Plan for a very limited number of homes if affordable housing use was acceptable to the landowner and if access was confirmed possible by Highways Authority. Potentially appropriate for inclusion in the neighbourhood plan	
WFR/CC/7	Land off Bromsgrove Road, Chaddesley Corbett	1.31	2019 HELAA	Good vehicular access with frontage to A448. Good access to local facilities with 10 minutes' walk of village centre. Currently, undeveloped site. Provides an important gap in built development between the historic village and Lower Chaddesley and also contributes to setting of the village itself. This site is located at the entrance	Small scale, up to approx. 10	Both sites 7a and 7b are served by the existing access track/driveway to Fold Farm from the A448. Despite their proximity to the village, neither site offers direct sightlines through to the built area (aside from the far north east corner of 7a) by virtue of thick planted screening at the south of the village. Instead, the sites face away from the village core towards the open	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ⁸
				to the village with the newly developed primary school to the south. Development is achievable subject to land being removed from the Green Belt. Potential capacity of up to 20 dwellings. Potential timescale beyond 10 years.		<p>countryside to the west, and their current openness contributes to the rural setting and character of the village as a whole and the conservation area specifically. Development would likely urbanise the south of the village and erode the characterful gap between the south of the village and an existing cluster of development around the Fox Inn which is currently perceptually separate and distinct from the village core. It would also create ribbon development.</p> <p>Development at the southern end would be contiguous with the existing built settlement but would not relate well to the settlement. The northern part is also adjacent to conservation areas and in proximity to Grade I Church and a number of other Grade II listed buildings. Access from the A448 is likely to be difficult and may need to come from the existing access to the farm north east of the site if a shared access arrangement was agreed. If access to the site was to be from Fold Lane, this unadopted lane does not have a footpath and is reported by the neighbourhood plan group to be an approved walking route to Chaddesley Corbett school. (Public Right of Way, Footpath 647) There would be an increase in the number of vehicles using this lane which could present safety issues for pedestrians. . Potentially suitable for a reduced site area for affordable housing at the southern end of the site if the landowner confirmed the site was available for this use and if access was confirmed.</p>	

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

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ⁸
						inclusion in the Neighbourhood Plan if affordable housing was acceptable to the landowner, but only if not already allocated in the Local Plan.	
WFR/CC/9	Former garden centre, Worcester Road, Harvington	4.41	2019 HELAA	Good vehicular access. Reasonable access to local facilities. Village served by 3 buses each way between Kidderminster/Droitwich. Much of the site is well screen from main road by high hedge. Potential adverse impact on views from footpath running to rear of site. Only the brownfield element is considered suitable for development. Available.	Small scale, up to approx. 10	<p>The brownfield area of the site is well screened both from the road and from most of the greenfield area of the site. The brownfield area functions as a natural sub-area within the overall site given the notable contrast in character and physical screening between the two. The greenfield area of the site protrudes into open fields of notably rural character and has much greater sensitivity within the landscape.</p> <p>The site is separate from, and perceptually distant from, development at nearby Harvington despite its relative proximity. Partly this is because the site is so densely screened that it has no visual relationship with the settlement and functions as an entirely discrete and inward-facing site, though the absence of any pedestrian connectivity further enhances the sense of separation. It is considered that development of the site would present as isolated and dislocated from Harvington.</p> <p>It is possible that this would be acceptable for small scale development under the current and adopted policy so should be considered in the Neighbourhood Plan as a potential site for allocation, if new housing could be designed to integrated well with the existing settlement pattern. Viability could be an issue due to contaminated land and</p>	

Site ID	Site name/address	Gross site area	Site source	HELAA 2019 conclusion	Development Capacity	Neighbourhood Plan Site Assessment Conclusions	Rating (Red/Amber/Green) ⁸
						demolition. Potentially suitable for development if affordable housing use was acceptable to the landowner and identified constraints could be resolved or mitigated. Potentially appropriate to consider for inclusion in the Neighbourhood Plan.	

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

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



BACKGROUND

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

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

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

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

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

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

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

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

Wyre Forest District Council Comments

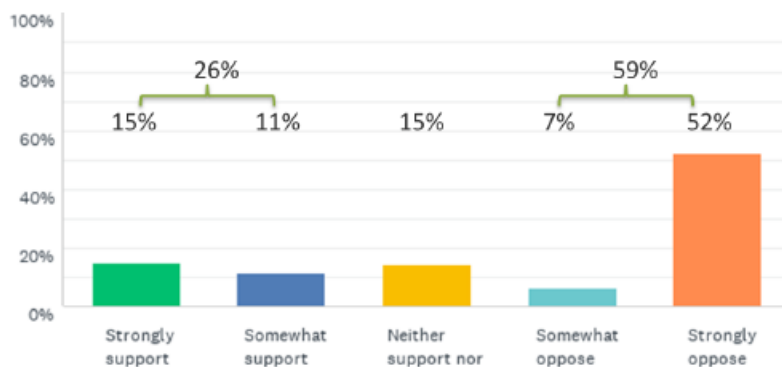
The site is large, currently a field. Development would push beyond the line of the settlement into open countryside which would be detrimental to the Green Belt. Development would have an unacceptable impact on the landscape. A listed building is situated 10 metres from the site so development of the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

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

County Council Comments

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

Resident Survey Responses
NP02(a) - behind Malvern View



Recurring themes from responses:

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

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

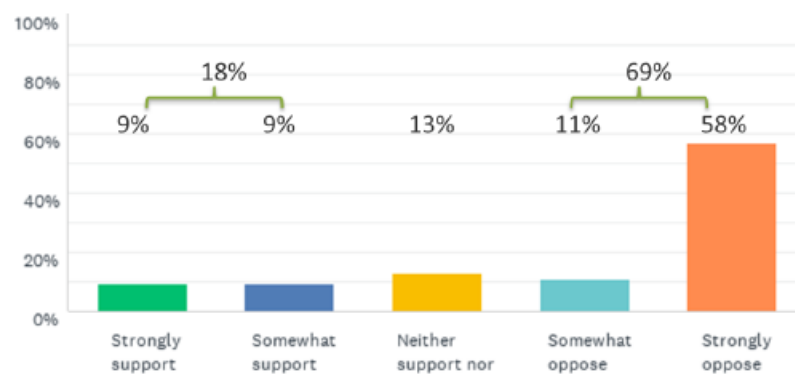
NP02c lies on the opposite side of Briar Hill from NP02a/b and consequently faces south rather than west. Planted screening means there is no intervisibility between NP02a/b and NP02c. The site's location on high ground gives it sweeping views towards the Chaddesley Corbett conservation area to the south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

Wyre Forest District Council Comments

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

County Council Comments

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

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

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

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

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

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

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

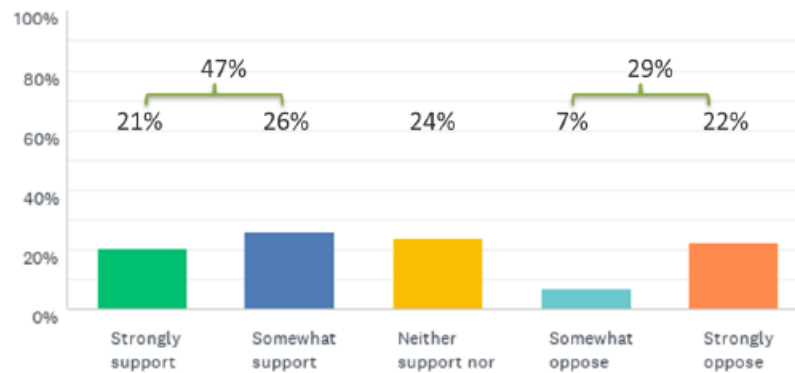
Wyre Forest District Council Comments

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

County Council Comments

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

Resident Survey Responses
NP03 - at the end of Morton Road, Harvington



Recurring themes from responses:

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

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

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

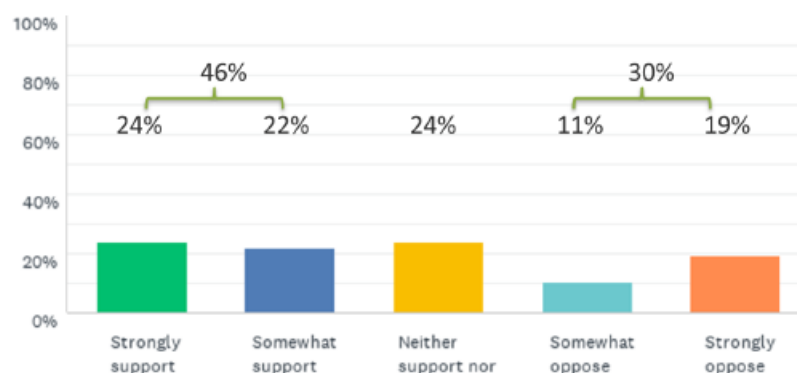
Worcester Road has a 40mph limit as it runs past the site, though southbound traffic is naturally slowing on the approach to the nearby roundabout and it is considered likely that vehicle movements into and out of the site could be achieved safely. There is an existing access point and dropped kerb.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

Wyre Forest District Council Comments

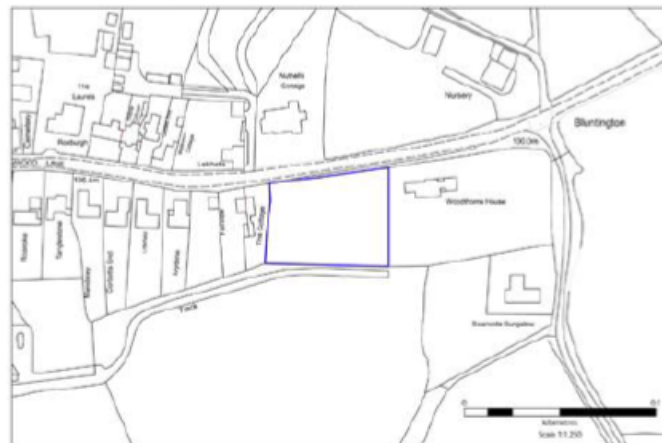
Mustow Green is situated at the junction of the A450 and the A448. The settlement has no services or facilities but is close to the Kidderminster to Bromsgrove bus route. The nearest services and facilities are situated in Chaddesley Corbett. It is understood that the site was a former sandstone quarry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

County Council Comments

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

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

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

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

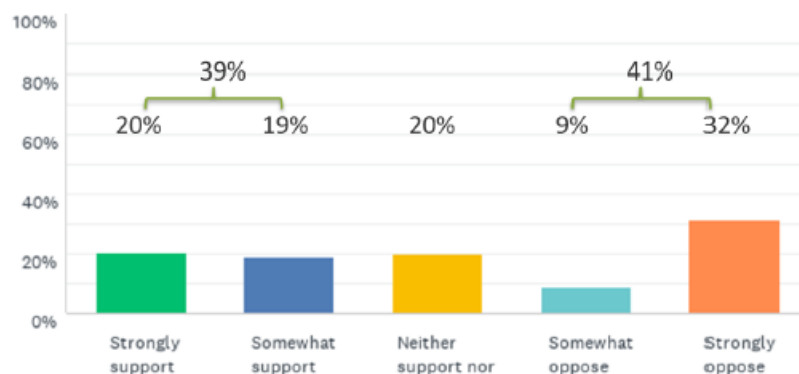
The site is entirely overgrown and when viewed in isolation has an abandoned character. However, it nestles within a cluster of development at Bluntington which has a regular settlement pattern and an orderly residential character. There is no prevailing era or architectural style to this existing development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

Wyre Forest District Council Comments

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

County Council Comments

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

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

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

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

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

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

Wyre Forest District Council Comments

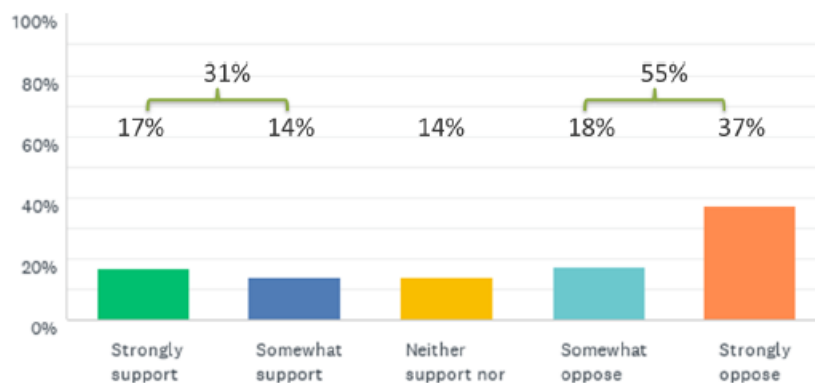
This site is sustainable as it is close to facilities and services including the GP surgery, church, public houses and within walking distance of the school, post office and farm shop, an existing access track from the A448 serves the site. However the site provides an important gap in the built development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

County Council Comments

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

Resident Survey Responses

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

**Recurring themes from responses:**

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

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



Extract from AECOM Report Dated July 2020

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

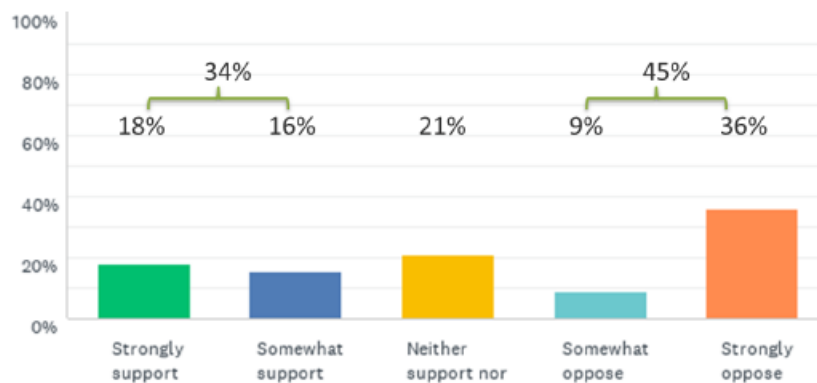
Wyre Forest District Council Comments

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

County Council Comments

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



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

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

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



Extract from AECOM Report Dated July 2020

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

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

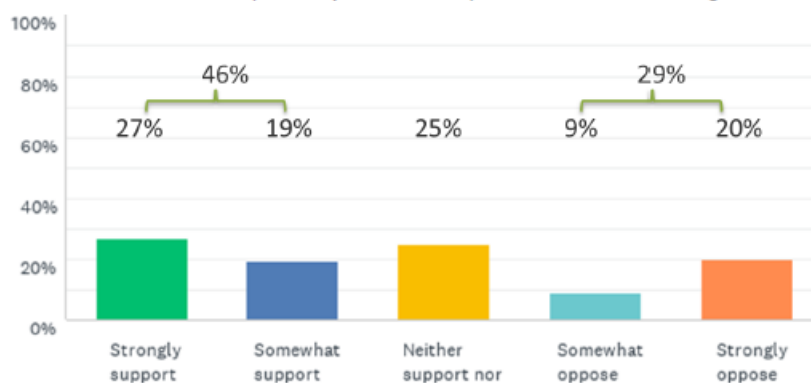
It is possible that this would be acceptable for small scale development under the current and adopted policy so should be considered in the Neighbourhood Plan as a potential site for allocation, if new housing could be designed to integrated well with the existing settlement pattern. Viability could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

Wyre Forest District Council Comments

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

County Council Comments

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

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

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

APPENDIX 2

SITE EVALUATION MATRIX

CHADDLESLEY CORBETT PARISH COUNCIL REVIEW OF NEIGHBOURHOOD PLAN: ASSESSMENT OF SITES FOR AFFORDABLE HOUSING																			
NPfP Para 78 "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services"																			
Reference	Site	Weighting	Accessability			Land Characteristics				Practicality			What people think				Summary		Conclusion
			5	4	3	1	2	3	4	5	6	7	8	9	10	11	Raw Total	Weighted Total (WPM)	
NPfP(a)	Old Mill Farm	Star Hill	4	4	3	1	2	3	3	3	3	3	3	3	3	3	25	84	N
NPfP(c)	Rising Chaddesley Woods	Star Hill	5	4	3	1	3	3	3	3	3	3	3	3	3	3	28	95	N
NPfP	Merton Road	Hevington	2	1	1	1	3	3	3	3	3	3	3	3	3	3	26.5	86.5	N
NPfP	Old Quarry	Hevington	4	2	1	3	3	3	3	3	3	3	3	3	3	3	47	148	P
WFR002	Tarwood Lane	Burrough	1	1	1	3	3	3	3	3	3	3	3	3	3	3		97	N
WFR007	Barnsgrove Road	Lower Chaddesley	5	5	5	3	3	3	3	3	3	3	3	3	3	3	40.5	138.5	Y
WFR008	Rod Farm	The Village	1	5	5	1	1	1	1	1	1	1	1	1	1	1	35	108	N
WFR009	Former Garden Centre	Hevington	4	1	1	4	5	5	5	5	5	5	5	5	5	5	41	130	P

Appendix 10: Local Green Spaces

Copy of Parish Council Letter / Email to landowners

Insert

Copies of Landowners Responses

D5/6 Field adjacent to Briar Hill, Bluntington

Dear Ms Scriven,

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

Kind regards,



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

Our Ref: ADM/9986

7th February 2022

7 Hemming Way
Chaddesley Corbett
Worc
DY10 4SF

Dear Ms Scriven,

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

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

Introduction

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

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



Stansgate Planning

Chartered Town Planners Planning and Development Consultants

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

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

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

Planning policy context

NPPF paragraph 102

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

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

Relevant Planning Practice Guidance

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

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

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

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

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

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

Field adjacent to Briar Hill An extensive tract of land?

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

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

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

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

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

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

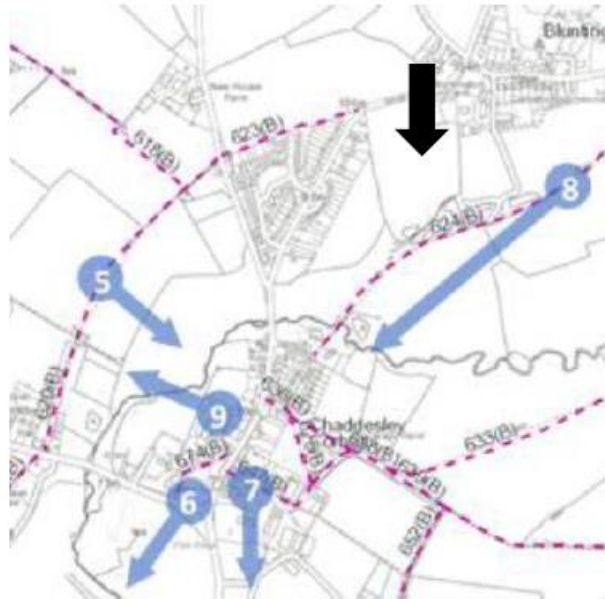
Beauty

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

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

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

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



History

It has no historic significance.

Recreational value (including as a playing field)

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

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

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

Tranquillity

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

Richness of its wildlife

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



NPPF paragraph 102 – other matters

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

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

Conclusion

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

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

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

Yours sincerely,

A D Murphy

Andrew Murphy BA (Hons) MSc MRTPI

Director

Email: andy@stansgate.co.uk

Re: Chaddesley NDP - sports club as LGS

Dear Yvonne,

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

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

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

Yours sincerely

Hugh Richards
Chairman, Chaddesley Corbett Educational Foundation.

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

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

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

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

CONCLUSION

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

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

Peter Atfield B.TP MRTPI MTCPA FRGS

Field Adjacent to Hunters Rise

Fisher German LLP
Global House
Hindlip Lane
Worcester
WR3 8SB

01905 728 444
worcsrural@fishergerman.co.uk
fishergerman.co.uk

Our Ref: SH/pl/

17 February 2022

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

By email: clerk@chaddesleyparishcouncil.gov.uk

Dear Mrs Scriven

Neighbourhood Plan: Field adjacent to Hunters Rise

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

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

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

Justification for objection

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

These paragraphs state –

Para 101

The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.



Fisher German LLP is a limited liability partnership.
Registered in England and Wales. Registered Number: OC317554.
Registered Office: The Head Office, Ivanhoe Office Park, Ivanhoe Park
Way, Ashby De La Zouch LE65 2AB. A list of members' names is
available for inspection at the registered office.
Regulated by RICS.





Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed and be capable of enduring beyond the end of the plan period.

Para 102

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

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

Para 103

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

Further to the above the National Planning Practice Guidance (NPPG) also provide important guidance on the use and allocation of such local green space. Important to consideration of the field adjacent to Hunters Rise is paragraph 010 (Ref ID:37-010-20140306) which states ...'If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community'...

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

Kind Regards

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

Stephen Holloway MRTPI
For and on behalf of Fisher German LLP

D: 01905 677349

M: 07557 038697

E: Stephen.holloway@fishergerman.co.uk

Field Adjacent to Lodge Farm

Our Ref: GC/pl/

18 February 2022

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

Fisher German LLP
Global House
Hindlip Lane
Worcester
WR3 8SB

01905 728 444
worcsrural@fishergerman.co.uk
fishergerman.co.uk

By email: clerk@chaddesleyparishcouncil.gov.uk

Dear Mrs Scriven

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

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

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

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

Justification for objection

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

These paragraphs state –

Para 101

The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.



Fisher German LLP is a limited liability partnership.
Registered in England and Wales, Registered Number: OC317554.
Registered Office: The Head Office, Ivanhoe Office Park, Ivanhoe Park
Way, Ashby De La Zouch LE68 2AB. A list of members' names is
available for inspection at the registered office.
Regulated by RICS.





Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed and be capable of enduring beyond the end of the plan period.

Para 102

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

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

Para 103

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

Further to the above the National Planning Practice Guidance (NPPG) also provide important guidance on the use and allocation of such local green space. Important to the consideration of the field adjacent to Lodge Farm is paragraph 010 (Ref ID:37-010-20140306) which states ... 'If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. One potential benefit in areas where protection from development is the norm (e.g. villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community'...

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

Yours Sincerely

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

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

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

Fold Lane

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

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

17th February 2022

Dear Ms Scriven

Re: Neighbourhood Development Plan – Field Adjacent to Fold Lane

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

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

We object on the following basis:

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

Dodds Cottage | Hadley | Droitwich | Worcestershire WR9 0AX

Lovatt & Nott Limited, Registered Office, Dodds Cottage, Hadley, Droitwich, Worcestershire, WR9 0AX. Registered in England No. 11583827 Regulated by RICS



- It is not appropriate to further designate space which is already protected by existing designations

In conclusion Local Green Space is an exceptional designation not suitable for most green spaces. Blanket designation of all/most green areas or open space within an area is not appropriate. Therefore, the number of Local Green Space designations should be reduced and additional justification provided.

We reserve the right to seek compensation for diminution in value and in respect of professional fees incurred as a result.

Yours sincerely
For and on behalf of Lovatt & Nott Limited

Lovatt & Nott

Lovatt & Nott Limited

Harvington Ponds

Dear Yvonne Scrivens

Lower Heath,
Stourport-on Severn.
Worcestershire
DY13 9PG
Dated 06/02/2022

Thank you for your letter dated 24th January

Harvington Trout pool and grassland

I am writing to say I do not want my site property, pool and grassland included in your Neighbourhood development plan, or turned into 'Local Green Space.

This is a privately owed field with no connection to the council.

I have private fly-fishing syndicate fishing the pool; nobody from the local community has approached the syndicate to become a member.

The site does not serve the local community.

The site is under Harvington parish council so please find and purchase a local green space site in your own parish.

I submitted a planning application to reinstate the historic pools at great expense, the community objected to this with the result of having to withdraw the application. I was not aware of any correspondents in favour of the application from Chaddesley Corbett parish council. This planning application would have protected the site and reinstated the pools as far as possible, with half of the one historic pool now within the boundary of forge cottage garden. Filled in a few years ago with a huge amount of soil 2 meters above the existing ground level. Please state why support was upheld on the reinstatement planning application received by Chaddesley Corbett Parish Council, you now talk about the historic succession of ponds linked by the moat but did not support the planning application. Harvington Parish Council at Harvington gave planning support of the application of reinstatement of the pools.

The site is not `tranquil it is adjacent to the road, this road is used as a rat run most of the day with up to 300 cars an hour, the council have done nothing to improve this situation, but are aware of the situation. I have planted a hedge along the roadside to improve the site by encouraging wildlife to feed on the berries and seeds. This also stops some of the noise from the roadside in time the hedge will help to stop the wind across the field, make the site not visible from the roadside or vehicles from the pool improving the fishing experience.

I had an ecological survey carried out on the site there were no voles come up on the survey please state were this information has originated from and what are the other number of animals on the site. There are a lot of domestic cats on the site from the houses across the road if voles or other mammals were present they are not now the cats would have been predatory on any mammals.

The ecological survey results showed the stream to be contaminated with sewage and high amounts of nitrates from farming practices carried out further up stream. This was killing fish stocks with restocking getting to expensive making the pool unviable for fishing, myself and syndicate paid about £1800.00 for the pool and water source to be tested, the environment agency was involved with the water testing results but had not got the resources or time to

rectify the contamination problem. The only option, available at great cost to myself was to install a borehole for clean water, supplying the pool keeping the fish healthy. The stream from Havington Hall moat is diverted away from the trout pool. The fishing at Harvington Hall moat is in decline with few fish being caught. The trout pool condition is due to intervention with the borehole. If the syndicate goes so does the nature and beautiful setting and fishing pool. Without the funds the syndicate pay for running the borehole and oxygenating the water the eco system would collapse bringing an end to the pleasant site.

The stream is so polluted there is very little life or eco system within the stream a very fine net was used to identify what inhabited the stream with very poor results due to the pollution. It's just an open sewer running though the site. In previous years many frogs and tadpoles were seen at the site but these have long gone.

A lot of the information you have sent is incorrect, it has been brought to our attention that footpath 615 is on the wrong side of the wire fencing. The footpath should be on the other side of the fence running along the ploughed field. The kissing gate closest to Harvington Hall is in the wrong position and should be in the ploughed field margin; please see on the footpath maps.

We are now looking into removing the path from passing over the grass field and having it put in correct designated line of the path as per the map. This will eliminate public access from the site, and rectifies the problem with dogs, dog excrement, litter, and the public getting caught up by the fly fishermen casting.

This is farmland used for sheep we are having a lot of trouble from walkers using the site with dogs off the lead, chasing in lamb ewes into the pools, the resulting outcome sheep are drowned. We know we have the right to shoot these dogs some of the owners come from the local area. When asked to keep the dogs on the lead you end up with a torrent of abuse and shooting the dogs only exasperate the situation. The sheep are our lawn mowers keeping the site manicured, if they have to go the site will become very unloved.

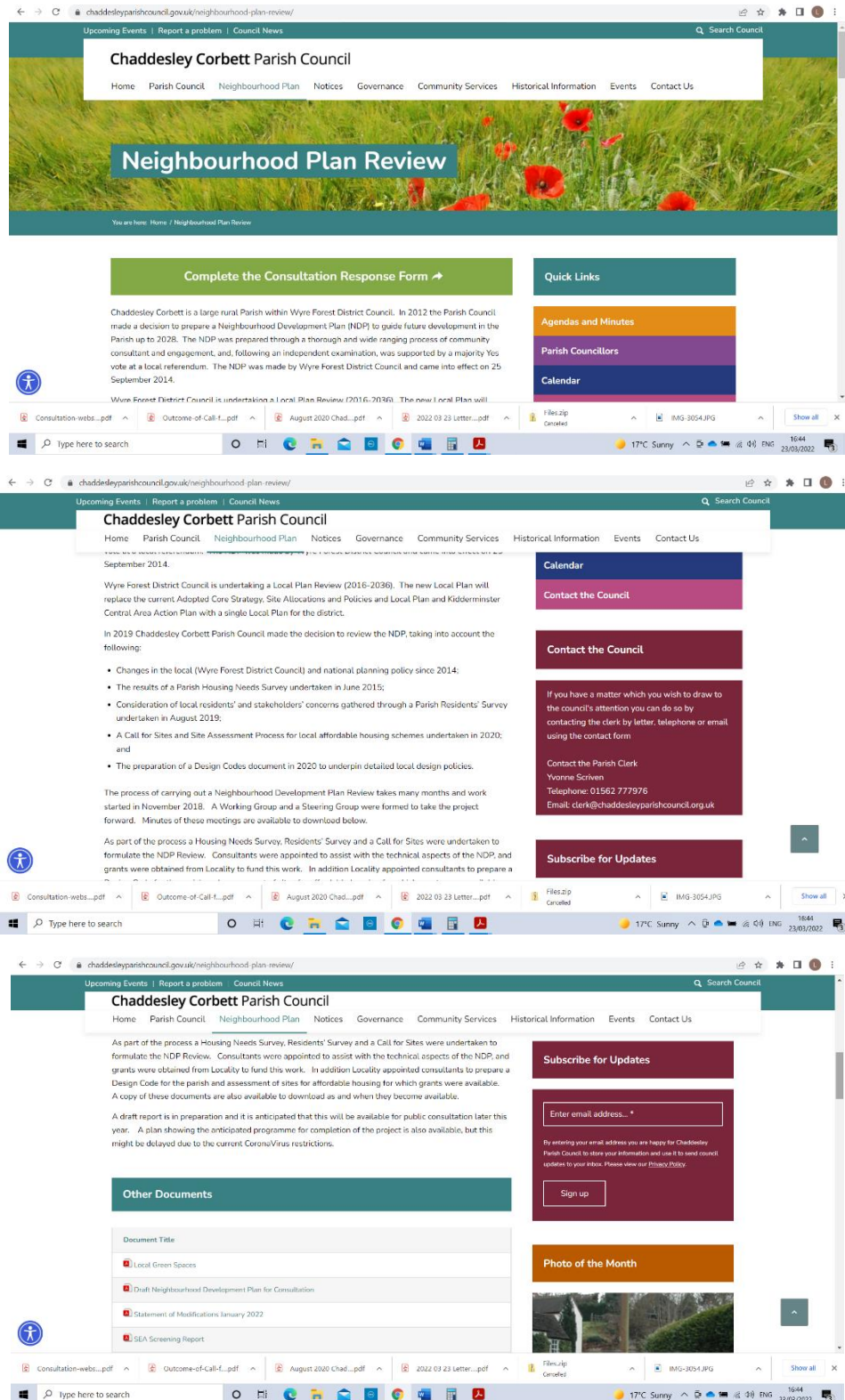
As to date we have received no money or input from the council or any other body for maintenance or repairs to the site. It would appear the council want to claim a free ride, glory and praises without bringing anything to the table. All the work carried out by the syndicate and myself make this place the beautiful place you say it is, without continuing investment from myself the site would very quickly become an eyesore.

Is it the intension of the council to take over the farmland and Trout pool? Are you looking at purchasing the site, taking over the vast maintenance work on site, opening the site up to the public for the use of all? Please respond on this question.

Best Regards

S Knight

Appendix 11: Regulation 14 Public Consultation – Screenshots of Parish Council website



The first screenshot shows the 'Neighbourhood Plan' section with a list of documents for consultation, including Local Green Spaces, Draft Neighbourhood Development Plan, and various screening reports. A 'Photo of the Month' is also displayed.

The second screenshot shows the 'Meeting Documents' section, which includes a table of meeting dates, titles, agendas, and minutes for the NP Steering Group.

The third screenshot shows a detailed view of the meeting documents table, listing individual meetings from July 2021 to January 2022, with links to download agendas and minutes.

Meeting Date	Meeting Title	Agenda	Minutes
Tue 22nd Feb. 2022	NP Steering Group Meeting 22 February 2022	Download	Download
Mon 21st Feb. 2022	NP Steering Group Meeting 16 February 2022	Download	Download
Thu 20th Jan. 2022	NP Steering Group Meeting 20 January 2022	Download	Download
Thu 20th Jan. 2022	NP Steering Group Meeting 20 January 2022	Download	Download
Wed 22nd Dec. 2021	NP Steering Group Minutes 22 December 2021	Download	Download
Wed 22nd Dec. 2021	NP Steering Group Meeting 22 December 2021	Download	Download
Wed 24th Nov. 2021	NP Steering Group Meeting 24 November 2021	Download	Download
Mon 25th Oct. 2021	NP Steering Group Meeting 25 October 2021	Download	Download
Mon 20th Sep. 2021	NP Steering Group Meeting 20 September 2021	Download	Download
Wed 18th Aug. 2021	NP Steering Group Meeting 18 August 2021	Download	Download
Wed 7th Jul. 2021	NP Steering Group 7 July 2021	Download	Download

Chaddesley Corbett Parish Council

Home Parish Council **Neighbourhood Plan** Notices Governance Community Services Historical Information Events Contact Us

Wed 7th Jul, 2021	NP Steering Group 7 July 2021	Download	Download
Thu 10th Jun, 2021	NP Steering Group 10 June 2021	Download	Download
Wed 28th Apr, 2021	NP Steering Group 28 April 2021	Download	Download
Mon 8th Mar, 2021	Steering Group Meeting 8 March 2021	Download	Download
Wed 3rd Mar, 2021	Working Group Open Spaces 3 March 2021	Download	Download
Fri 19th Feb, 2021	Working Group Open Spaces Meeting 19 February 2021	Download	Download
Fri 12th Feb, 2021	Working Group Open Spaces Meeting 12 February 2021	Download	Download
Fri 5th Feb, 2021	Neighbourhood Plan Working Group Important Spaces	Download	Download
Fri 29th Jan, 2021	Neighbourhood Plan Working Group Important Spaces	Download	Download

Chaddesley Corbett Parish Council

Home Parish Council **Neighbourhood Plan** Notices Governance Community Services Historical Information Events Contact Us

Fri 29th Jan, 2021	Neighbourhood Plan Working Group Important Spaces	Download	Download
Wed 27th Jan, 2021	Neighbourhood Plan Steering Group	Download	Download
Thu 21st Jan, 2021	NP Working Group Meeting Important Spaces	Download	Download
Fri 8th Jan, 2021	NP Working Group Meeting Important Spaces	Download	Download
Tue 5th Jan, 2021	NP Steering Group Meeting 5 January 2021	Download	Download
Wed 2nd Dec, 2020	NP Working Group Meeting Important Spaces 2 December 2020	Download	Download
Thu 26th Nov, 2020	NP Working Group Meeting 26 November 2020	Download	Download
Mon 9th Nov, 2020	Steering Group Meeting 9 November 2020	Download	Download
Tue 20th Oct, 2020	Working Group Meeting 20 October 2020	Download	Download

Chaddesley Corbett Parish Council

Home Parish Council **Neighbourhood Plan** Notices Governance Community Services Historical Information Events Contact Us

Tue 20th Oct, 2020	Working Group Meeting 20 October 2020	Download	Download
Thu 15th Oct, 2020	Steering Group Meeting 15 October 2020	Download	Download
Thu 20th Aug, 2020	Steering Group Meeting 20 August 2020	Download	Download
Mon 20th Jul, 2020	Neighbourhood Plan Working Group Meeting 20 July 2020	Download	Download
Wed 8th Jul, 2020	Neighbourhood Plan Steering Group Meeting 8 July 2020	Download	Download
Thu 11th Jun, 2020	Neighbourhood Plan Steering Group Meeting 11 June 2020	Download	Download
Fri 7th Feb, 2020	Minutes of Steering Group 7 February 2020	Download	Download
Thu 9th Jan, 2020	Minutes of Steering Group 9 January 2020	Download	Download
Wed 6th Nov, 2019	Minutes of Working Group 6 November 2019	Download	Download

chaddesleyparishcouncil.gov.uk/neighbourhood-plan-review/

Upcoming Events | Report a problem | Council News

Chaddesley Corbett Parish Council

Home | Parish Council | **Neighbourhood Plan** | Notices | Governance | Community Services | Historical Information | Events | Contact Us

Meeting 20 July 2020			
Wed 8th Jul, 2020	Neighbourhood Plan Steering Group Meeting 8 July 2020	Download	Download
Thu 11th Jun, 2020	Neighbourhood Plan Steering Group Meeting 11 June 2020	Download	Download
Fri 7th Feb, 2020	Minutes of Steering Group 7 February 2020	Download	Download
Thu 9th Jan, 2020	Minutes of Steering Group 9 January 2020	Download	Download
Wed 6th Nov, 2019	Minutes of Working Group 6 November 2019	Download	Download
Tue 29th Oct, 2019	Minutes of Steering Group 29 October 2019		Download
Thu 19th Sep, 2019	Minutes of Working Group 19 September 2019		Download
Mon 22nd Jul, 2019	Minutes of Working Group 22 July 2019		Download

Consultation-webs...pdf | Outcome-of-Call-f...pdf | August 2020 Chad...pdf | 2022 03 23 Letter...pdf | Files.zip Cancelled | IMG-3054.JPG | Show all

Type here to search

17°C Sunny | 16:44 23/03/2022

chaddesleyparishcouncil.gov.uk/consultation-response-form/

Upcoming Events | Report a problem | Council News

Chaddesley Corbett Parish Council

Home | Parish Council | **Neighbourhood Plan** | Notices | Governance | Community Services | Historical Information | Events | Contact Us

Consultation Response Form

You are here: Home / Consultation Response Form

CHADDSELEY CORBETT PARISH COUNCIL

Neighbourhood Development Plan

Consultation Response Form

Consultation open from 1 March to 22 April, 2022 at 5:00 pm

Chaddesley Corbett Parish Council have completed a draft Review of their Neighbourhood Development Plan which is now open for consultation. Please read the full report and if you wish to comment please do so by completing the form below. If you prefer to do this offline, you can [download an offline version of this form here](#) to fill in and send back to the Council.

Quick Links

- Agendas and Minutes
- Parish Councillors
- Calendar

Consultation-webs...pdf | Outcome-of-Call-f...pdf | August 2020 Chad...pdf | 2022 03 23 Letter...pdf | Files.zip Cancelled | IMG-3054.JPG | Show all

Type here to search

17°C Sunny | 16:45 23/03/2022

chaddesleyparishcouncil.gov.uk/consultation-response-form/

Upcoming Events | Report a problem | Council News

Chaddesley Corbett Parish Council

Home | Parish Council | **Neighbourhood Plan** | Notices | Governance | Community Services | Historical Information | Events | Contact Us

Chaddesley Corbett Parish Council have completed a draft Review of their Neighbourhood Development Plan which is now open for consultation. Please read the full report and if you wish to comment please do so by completing the form below. If you prefer to do this offline, you can [download an offline version of this form here](#) to fill in and send back to the Council.

Your details

Name *

type here

Email address *

type here

Phone number

type here

Address

type here

Parish Councillors

Calendar

Contact the Council

Contact the Council

If you have a matter which you wish to draw to the council's attention you can do so by contacting the clerk by letter, telephone or email using the contact form

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

Consultation-webs...pdf | Outcome-of-Call-f...pdf | August 2020 Chad...pdf | 2022 03 23 Letter...pdf | Files.zip Cancelled | IMG-3054.JPG | Show all

Type here to search

17°C Sunny | 16:45 23/03/2022

← → ↻ chaddesleyparishcouncil.gov.uk/consultation-response-form/

Upcoming Events | Report a problem | Council News

Chaddesley Corbett Parish Council

Home | Parish Council | **Neighbourhood Plan** | Notices | Governance | Community Services | Historical Information | Events | Contact Us

Address
type here

Please give us your comments below:
Comment 1

Which part of the Plan are you commenting on? Please tell us the page number, paragraph number, or policy
type here

Are you supporting, objecting or just making a comment?
☐ Supporting
☐ Objecting
☐ Making a comment

Comments and/or suggested changes:
type here

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

Subscribe for Updates
Enter email address: *
By entering your email address you are happy for Chaddesley Parish Council to store your information and use it to send council updates to your inbox. Please view our Privacy Policy
Sign up

Consulation webs...pdf | Outcome of Call...pdf | August 2020 Chad...pdf | 2022 03 23 Letter...pdf | Files.zip Cancelled | IMG-3054.JPG | Show all

Type here to search

17°C Sunny

1645
23/03/2022

← → ↻ chaddesleyparishcouncil.gov.uk/consultation-response-form/

Upcoming Events | Report a problem | Council News

Chaddesley Corbett Parish Council

Home | Parish Council | **Neighbourhood Plan** | Notices | Governance | Community Services | Historical Information | Events | Contact Us


Making a comment

Comments and/or suggested changes:
type here

Would you like to comment on another part of the Plan?
☐ Yes
☐ No

Do you consent to your contact details being provided to Wyre Forest District Council so that they can keep you informed about the next stages in the NDP process?
☐ Yes
☐ No

Terms (you must agree to these terms in order to submit this form)
☐ By ticking this box you confirm that you are happy The personal information you provide on this form will be processed in accordance with the requirements of the General Data Protection Regulations. It will be used only for the preparation of the Neighbourhood Development Plan. See the Privacy Policy for further information

Photo of the Month


Consulation webs...pdf | Outcome of Call...pdf | August 2020 Chad...pdf | 2022 03 23 Letter...pdf | Files.zip Cancelled | IMG-3054.JPG | Show all

Type here to search

17°C Sunny

1645
23/03/2022

← → ↻ chaddesleyparishcouncil.gov.uk/consultation-response-form/

Upcoming Events | Report a problem | Council News


Chaddesley Corbett Parish Council

Home | Parish Council | **Neighbourhood Plan** | Notices | Governance | Community Services | Historical Information | Events | Contact Us

Would you like to comment on another part of the Plan?
☐ Yes
☐ No

Do you consent to your contact details being provided to Wyre Forest District Council so that they can keep you informed about the next stages in the NDP process?
☐ Yes
☐ No

Terms (you must agree to these terms in order to submit this form)
☐ By ticking this box you confirm that you are happy The personal information you provide on this form will be processed in accordance with the requirements of the General Data Protection Regulations. It will be used only for the preparation of the Neighbourhood Development Plan. See the Privacy Policy for further information



Send

© Copyright - Chaddesley Corbett Parish Council - Parish Council Websites | Privacy Policy | Accessibility Statement

Consulation webs...pdf | Outcome of Call...pdf | August 2020 Chad...pdf | 2022 03 23 Letter...pdf | Files.zip Cancelled | IMG-3054.JPG | Show all

Type here to search

17°C Sunny

1645
23/03/2022

Appendix 12: Copy of Letter to Consultees and List of Organisations contacted

Copy of Letter to Residents



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

e-mail: clerk@chaddesleyparishcouncil.gov.uk

Dear Resident

February 2022

Notification of Formal Public Consultation on the Chaddesley Corbett Draft Modified Neighbourhood Development Plan (NDP)
(Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012 (as amended))

I am writing to advise you that the Chaddesley Corbett Draft Modified Neighbourhood Development Plan (NDP) has been published for formal consultation by Chaddesley Corbett Parish Council. The NDP review process has been undertaken by Chaddesley Corbett Parish Council to update the previous NDP which was Made (adopted) by Wyre Forest District Council on 25th September 2014. The Parish Council considers that the Draft Modified Plan comprises material modifications which are so significant that they change the nature of the Plan.

The review process for the Draft Modified Plan has taken into account changes to National Planning Policy set out in the National Planning Policy Framework (NPPF) July 2021 and the new emerging Wyre Forest District Local Plan 2016-2036. The Draft Modified Plan also has been informed by updated research and evidence including:

- Chaddesley Corbett Parish Housing Needs Survey, 2019
- A Residents Survey, 2019
- A Call for Sites, Technical Site Assessment and Residents' consultation on possible housing sites, and
- Chaddesley Corbett Design Guide.

The consultation period runs for 6 weeks from 1 March 2022 to 22 April 2021 by 5:00 pm

The Draft Modified Plan and other supporting documents, including the Statement of Modifications can be viewed and downloaded from the Neighbourhood Plan website:
<https://www.chaddesleyparishcouncil.gov.uk/neighbourhood-plan-review/>

Hard copies of the Plan can be viewed in the following locations at normal opening times:
St Cassian's Church, Chaddesley Corbett
Kidderminster Library

www.chaddesleyparishcouncil.gov.uk

We will also be holding a drop in event on Wednesday 30 March 2022 at Chaddesley Corbett Village Hall from 11:00 am to 8:00 pm, when you will be able to view the full report and talk to councillors.

A Response Form is provided on the website for comments, but the Parish Council also welcomes comments by email to the Parish Clerk, or in writing, see address details at top of this letter. The link to the Response Form is:

<https://www.chaddesleyparishcouncil.gov.uk/consultation-response-form/>

Following the public consultation process on the Draft Modified Neighbourhood Development Plan, the Modified Plan will be amended and submitted to Wyre Forest District Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the Modified Plan meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan and an updated Statement of Modifications.

Wyre Forest District Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. The Examiner will determine whether the Modified Plan meets the required Basic Conditions (subject to any recommended changes) and whether the Plan should be subjected to a local Referendum. If so, and there is a Yes vote, then the Modified NDP will be made (adopted) by Wyre Forest District Council and used to help determine planning applications in the Parish.

When we submit the plan, personal information, including your name, address and email may be shared with Wyre Forest District Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations. To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Wyre Forest District Council. If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter please indicate that you consent for your personal details being provided to Wyre Forest District Council to enable them to perform their duties.

If you require any further information, please contact the Parish Clerk at the address provided above.

Yours sincerely

Yvonne L Scriven
Parish Clerk

www.chaddesleyparishcouncil.gov.uk

Other letters

Insert list of consultees – stat bodies and others

Appendix 13: Other Publicity

Posters

Flyers

Parish magazine

Appendix 14: Copy of Response Form

CHADDESLEY CORBETT PARISH COUNCIL

NEIGHBOURHOOD DEVELOPMENT PLAN

REGULATION 14 CONSULTATION – OPEN FROM
9:00 am 1 MARCH 2022-22 – to 5:00 pm APRIL 2022 by 5:00
pm



RESPONSE FORM

Name	
Email Address	
Phone Number	
Address	

Please give us your comments below:

Comment 1

Which part of the Plan are you commenting on? Please tell us the page number, paragraph number, or policy. Please use a separate form for each part of the plan you comment on.

--

Are you supporting, objecting or just making a comment?*

Supporting ☐ Objecting ☐ Making a Comment ☐

Comments and/or suggested changes:

--

--

Please continue on a separate sheet if required.

Data Protection - please indicate your choice with a tick ✓.

I do consent to my contact details being provided to Wyre Forest District Council so that they can keep me informed about the next stages in the NDP process.	
I do not consent to my contact details being provided to Wyre Forest District Council	

Please send your comments by email to:

clerk@chaddesleyparishcouncil.gov.uk.

You can also place your response in the box provided in the Village Butchers. Postal responses can be addressed to: The Parish Clerk, c/o The Village Butchers, The Village, Chaddesley Corbett, Worcs DY10 4SA