

Chaddesley Corbett Neighbourhood Plan (2022 - 2036)

Key Point Summary

This is a summary of the key points from the Neighbourhood Plan. It lists all the policies, together with a brief explanation of their main aims. This document provides only an overview of the Plan; to see more detail and the actual wording of the policies, please refer to the full Neighbourhood Plan. This is available to view or download from our website (www.chaddesleyplan.gov.uk).

Background

The Chaddesley Corbett Neighbourhood Plan 2022-2036 updates the Plan produced in 2014; it was produced by a team of resident volunteers and Parish Councillors, and reflects the views of our community following extensive surveys and consultation events. It was approved in the February 2023 referendum for adoption by Wyre Forest District Council.

The aim of the Plan is to set out policies that will be used to help determine future planning applications. The policies provide a guide to the type of development that is in keeping with our Parish, and where any development should be located.

Overview of the Neighbourhood Plan Policies

Policy CF1 Supporting Health and Wellbeing - Protecting Existing Facilities

The following existing community facilities are of recognised importance:

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

New and Improved Community Facilities

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

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

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

Policy GI1 Local Green Infrastructure Network and Biodiversity

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

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

Policy H1 House Types, Sizes and Tenures

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

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

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

In terms of tenure mix, proposals for affordable housing will be sought in line with Local Plan Policy SP.10 – Affordable Housing Provision with the exact split determined on a site by site basis taking into account the most up to date Parish housing needs assessment.

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

Policy H2 Housing Site Allocations

The following two sites (H2/1 and H2/2) are identified as Rural Exception Sites for 100% affordable housing schemes which demonstrably meet local community needs and remain as affordable housing in perpetuity:

Site H2/1 Land off Bromsgrove Road, Lower Chaddesley

Site H2/2 The Old Quarry, Mustow Green

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

Site H2/3 Hewitts Site, Stourbridge Road, Harvington

Policy H3 Criteria for Assessing the Suitability of Potential Housing Sites

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

1. Schemes provide a suitable housing mix to meet local community needs in line with the most up to date Parish Housing Needs Assessment;
2. Proposals involve the re-use of previously developed land or the conversion of an existing building within or adjacent to an existing settlement, or are for a small infill site¹, and would not lead to the development of an isolated site in the open countryside;
3. Proposals are small in scale and do not comprise major development²;
4. Development does not increase significantly the scale or size of population of the surrounding area or adjacent settlement and does not have an unacceptable adverse impact on existing local facilities and services;
5. Development does not lead to any extension of existing ribbon development;
6. Proposals do not adversely affect the neighbours' enjoyment of their homes and gardens;

7. Schemes include suitable provision for off road parking and adequate provision of spaces for charging plug-in and other ultra-low emission vehicles;
8. Developments are located within walking distance of local facilities and bus routes, and positively encourage walking and cycling through physical linkages to existing walking and cycle networks (including bridleways), and providing adequate cycle storage facilities;
9. Developments take account of the identified Significant Views in Policy D2; and
10. Developments respond positively to the design guidelines set out in Chaddesley Corbett Parish Design Guide and summarised in the Design Policies D1, D2, D3 and D4.

Policy H4 Backland and Rear and Side Garden Development and Extensions

1. Backland and Rear and Side Extensions

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

2. Extensions

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

Full information on the type of developments which will be permitted is available from the website.

Policy C1 Conversion of Insubstantial Buildings

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

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

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

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

Proposals for small scale employment related development on previously developed sites, and the re-use of buildings of permanent and substantial construction for small scale employment and service related uses, will be supported subject to the conditions specified in the full policy, available from the website.

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

Policy B2 Working from Home

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

Policy D1 Promoting High Quality Design in New Development

New development in Chaddesley Corbett Parish should have regard to the design guidelines set out in the Chaddesley Corbett Parish Design Guide, available on the website. There are specific policies relating to:

1. Landscape/townscape structure and settlement pattern
2. Green spaces, public realm and streetscape
3. Pattern and layout of buildings
4. Gateway and access features
5. Building line and boundary treatments
6. Building heights and roofline
7. Lighting

Policy D2 Architectural Details and Materials

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

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

Policy D3 Protecting and Enhancing Heritage Assets and Archaeology

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

- Archaeology
- Conservation Areas
- Historic Farmsteads
- Local Heritage List

Policy D4 Protected Views and Landmarks

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

Policy D5 Local Green Spaces

The following areas identified on Policies Maps 2A and 2B and in Appendix 3 are designated as Local Green Space:

- D5/1 The Green, off Briar Hill
- D5/2 The Sports Field, Longmore, Lower Chaddesley
- D5/3 Field adjacent to Fold Lane, Chaddesley Village Conservation Area
- D5/4 Field adjacent to Park Lane, Harvington Hall Lane and Harvington Hall, Harvington

Development in the Local Green Spaces will be consistent with national policy for Green Belts.

Policy T1 Parking in the Village

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