



# **Churchill and Blakedown Neighbourhood Plan**

**2016 to 2026**



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# 1 Introduction and Background

## About Churchill and Blakedown Parish

- 1.1 Churchill and Blakedown are two neighbouring villages in North Worcestershire.
- 1.2 Blakedown sits on and around the A456, Birmingham to Kidderminster road, approximately 15 miles west of Birmingham, 5 miles south west of Stourbridge and the south west corner of the West Midlands conurbation, and 5 miles east of Kidderminster. Churchill is a smaller village, comprising the village of Churchill just to the north of Blakedown and, to the north east, the hamlet of Stakenbridge, and to the northwest, Ismere. The area is bisected by the railway line, Blakedown having a small station which offers a regular passenger service to Birmingham, Stourbridge, Kidderminster, Worcester, and many stops between. To the West, the Parish takes in Hurcott Wood and Hurcott Pool.
- 1.3 Both villages nestle amongst gently rolling hills and are surrounded by beautiful countryside, the area being popular with walkers, horse riders and cyclists (both road and off-road). There are open fields, brooks which run down from the Clent Hills, feeding numerous pools in the area on the way to the River Stour (at Kidderminster) which, itself, is a tributary of the River Severn. There are also quiet woodlands, a large variety of wildlife and, from the brows of hills, fantastic views across Worcestershire (the Malvern Hills can be seen on a clear day to the South), the Clent Hills to the east, the South Staffordshire countryside to the north and west and, in the far distance, the Clee Hills in Shropshire to the west.
- 1.4 Churchill and Blakedown are mainly residential villages, although there are a number of farms and other businesses in the area. Blakedown has a school (Blakedown Church of England Primary School), a church, a sports club and playing fields, 3 public houses (in Blakedown The Old House at Home and The Swan, in Ismere The Old Waggon & Horses), a post office and a few shops. There are no shops in Churchill, although there is a church. Between the two villages is the Churchill and Blakedown Golf Club, and in Churchill the old Baches Forge Mill which is open to the public on certain days of the year and is identified by Historic England as 'Heritage at Risk'. There are two active churches; one, the mother church, serving Churchill, the other, Blakedown. Lord Cobham holds the living in both cases – in earlier days, Blakedown was part of Hagley. Hagley Hall, Lord Cobham's estate, is on the boundary. There is a Parish Council (Churchill & Blakedown Parish Council) for the villages, which currently meets at the Sports Pavilion. Both areas also have a Neighbourhood Watch and are policed by West Mercia Constabulary. The village is in the Wyre Forest Parliamentary Constituency, and the area is administered by Wyre Forest District Council and Worcestershire County Council.

- 1.5 Many local people travel to nearby Hagley, slightly further afield to the nearby towns of Kidderminster, Stourbridge, Bromsgrove, the Black Country, or Birmingham, for work, schools, colleges, shopping, entertainment and leisure. That is the beauty of the area – it has the best of both worlds within very easy reach.

### **A Portrait of Blakedown**

- 1.6 Blakedown is a village in the Wyre Forest District in the north of the county of Worcestershire, England. Due to its road and rail links it serves mainly as a dormitory village for Kidderminster, and the cities of Birmingham and Worcester. Originally part of Hagley Parish, it was transferred in 1888 to the small adjacent parish of Churchill, which became Churchill and Blakedown. The parish is recorded in the Domesday Book.
- 1.7 A turnpike road linking Kidderminster and Birmingham built in 1777 ran through Blakedown. There was a toll house at its junction with the Belbroughton Road, and with the coming of the railway, the owner of the Spring Brook Forge at the bottom of Forge Lane, made a short cut from there to the station to avoid paying toll on his goods. He planted this with trees and it is still known as The Avenue. Then, the coming of the Oxford, Worcester & Wolverhampton railway (known as the 'Old Worse and Worse' owing to its unreliable rolling-stock) through Blakedown brought many changes. Churchill became a quiet rural backwater while Blakedown developed rapidly.
- 1.8 Blakedown railway station was opened in 1852 and was originally called Churchill station. Later it was called Churchill and Blakedown before adopting its current name.
- 1.9 The village lay on the Saltway and from Roman times this brought links with the outside world. It was also famous for its water and lakes, made by damming streams from the Clent hills, which brought industry to the area even before the advent of the railway. The water powered the many corn mills and ironworks (making spades, shovels, and in the world wars, bomb casings).
- 1.10 In the 1930s water also brought workers from Lancashire and Cumberland for two months each year. They came to cut willow and make clogs. The water and the willow are still here, but no cutters now come. Instead, the lakes are used for fishing.
- 1.11 From being a truly rural village the years have brought many changes, particularly since the last war, when American troops were stationed here. A new council estate for Kidderminster was built in 1950. Private estates grew as land was made available, so that the village is now almost a dormitory area for Birmingham. Despite that it is still a close-knit community, with many newcomers bringing young families, which helps keep the primary school active.
- 1.12 One of the oldest houses is Harborough Hall, built in the 1600s, and for some time occupied by William Penn (who founded Pennsylvania, USA). William

Shenstone, poet and landscape gardener, also lived here for a time. A Sports Centre with football pitches, children's playground and car park has been built on part of the Harborough Hall estate. Recently this has been enhanced by a new Sports Pavilion, built with money from the estate of Norman Dawson, a long-term resident of Blakedown.

- 1.13 Being so near to Kidderminster, the village seeks to preserve its Green Belt status and the progress and growth of the motorways which surround it. The main Kidderminster to Birmingham A456 road runs straight through Blakedown, cutting the village in half and frequent repairs to the M5 mean that traffic is often diverted through the village. Despite this busy thoroughfare, the area is very popular with walkers, with a wealth of footpaths and bridle paths, often alongside streams and the former mill pools, and there are several easily accessible viewpoints.
- 1.14 The village has a small church, St. James the Great, and a Church of England primary school. Blakedown also includes two local pubs, and a village shop that offers a range of fresh foods and a newspaper delivery service. The Post Office is within the village shop.

### **A Portrait of Churchill**

Cercehalle (xi cent.); Chirhulle (xii cent.).

- 1.15 The parish of Churchill, containing 954 acres, of which 721 acres are arable land, 160¾ permanent grass, and 8 acres woodland, is on the Staffordshire border, about 3½ miles north-east of Kidderminster. It is generally known as Churchill near Kidderminster or Churchill in Halfshire to distinguish it from Churchill near Worcester in the hundred of Oswaldslow. In 1306 it was referred to as 'Churchill in the forest of Kinver,' and some years later was amerced with neighbouring townships for non-attendance at the court of the regarder of that forest. It was still described as in Kinver Forest in 1604.
- 1.16 An Act for inclosing Churchill Common was passed in 1773.
- 1.17 Churchill is watered by 'a quick and clear stream,' which rises in the Clent Hills and is occasionally artificially widened into pools - about 2 miles from Churchill it flows into the River Stour. The land slopes upwards from the valley of this stream, and at its lowest level towards the west and north is 211 ft. above the ordnance datum, while near the northern boundary of the parish it attains a height of 400 ft.
- 1.18 The village of Churchill stands on the right bank of this stream, and consists of one rather straggling street continued southward as a branch road joining the main road from Kidderminster to Halesowen near Blakedown. At the north of the village three roads diverge, going respectively to Cookley, Kinver, and Stakenbridge.
- 1.19 The nearest station to Churchill is at Blakedown.

- 1.20 The hamlets of Blakedown, Stakenbridge, and Harborough in the civil parish of Hagley were in 1888 transferred to Churchill for ecclesiastical purposes by Order in Council. In Blakedown is a chapel of ease to the parish church.
- 1.21 The subsoil consists of Bunter Pebble Beds; the surface is very dry and is mostly sand. The parish is mainly agricultural, wheat, barley and green crops being raised. It is said that during the 18th century Churchill so abounded in damsons and plums that all the neighbouring markets were supplied from it. In recent years there has been a significant number of horses and ponies kept in livery in both Churchill and Blakedown.

### **A Spatial Portrait**

- 1.22 The 2011 Census<sup>1</sup> listed the usual resident population as 1,604 people (792 males and 812 females). Of these:
- 295 people were aged 15 years and under, 18.4% compared to 17.1% across the District and 18.9% across England;
  - 961 people were aged 16 to 64 years, 59.9% compared to 62% across the District and 64.8% across England;
  - 348 people were aged 65 years and over, 21.7% compared to 20.9% across the District and 16.3% across England.
- 1.23 Economic activity levels in the Parish were similar to or slightly higher than those elsewhere in Wyre Forest and across England.
- 69.5% of those aged between 16 and 74 years were economically active (68.7% in Wyre Forest and 69.9% across England).
  - 435 of these were employed full-time or part-time (54.2%) compared to 54.4% across Wyre Forest and 55.2% nationally.
  - There were more people self-employed in Churchill and Blakedown (21%) than Wyre Forest (14.1%) and England (14%).
  - A lower proportion were unemployed (2.6%) compared to 4.2% in Wyre Forest and 6.3% for England. 19.7% were economically inactive in Churchill and Blakedown Parish.
  - 19.7% of usual residents were retired compared to 18.5% in Wyre Forest and 13.7% across England.
- 1.24 There are 733 dwellings located within the Parish. Of these:
- 345 dwellings are detached (47.3%) compared to 29.2% in Wyre Forest;
  - 227 dwellings are semi-detached (31.1%) compared to 36.6% in Wyre Forest;
  - 79 dwellings are terraced (10.8%) compared to 18.5% in Wyre Forest;
  - 79 dwellings are Flats/apartments (10.8%) compared to 12.6% in Wyre Forest.

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<sup>1</sup> <http://www.neighbourhood.statistics.gov.uk/dissemination/>

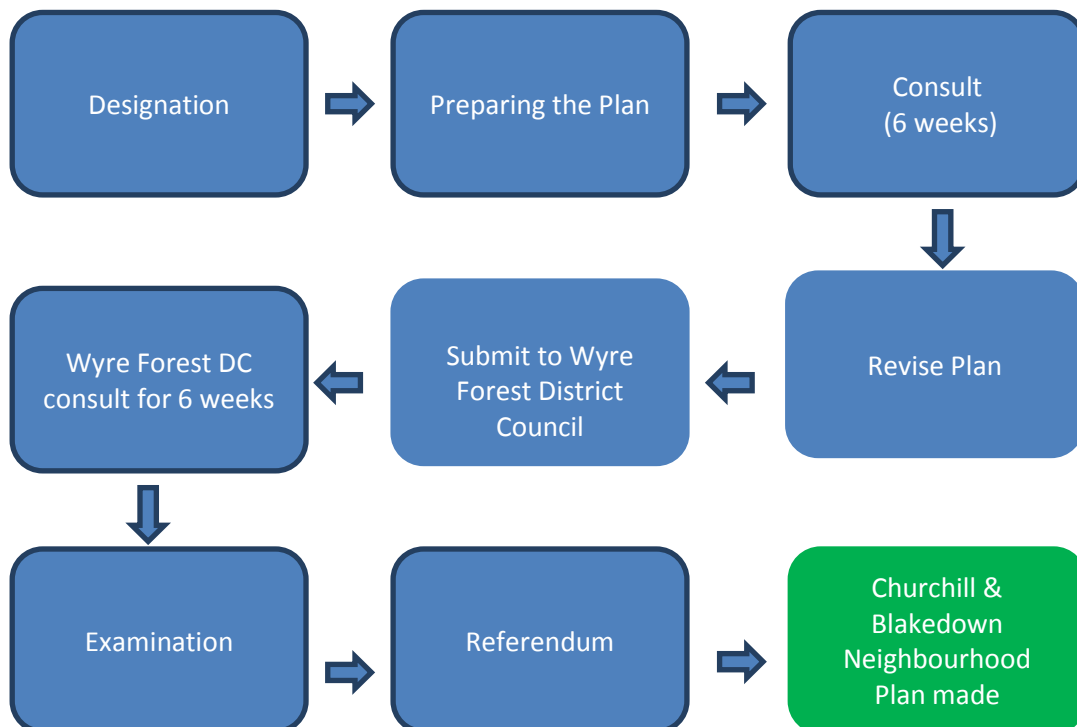
## Churchill and Blakedown Neighbourhood Plan

- 1.25 The 2011 Census shows that a higher proportion of households in Churchill and Blakedown were owned outright (40.4%) compared to 37.7% across the District, with 36% owned with a mortgage/loan compared to 33% across the District. 11.6% of dwellings were privately rented accommodation compared to 13.2% across the District, and 10.6% of dwellings were social rented accommodation compared to 14.4% across the district.
- 1.26 In terms of transport, local residents depend more on cars and vans than elsewhere, with fewer households having no car or van (9.7%) compared to 18.4% in Wyre Forest and 25.8% across England.
- 1.27 The parish has 17 Grade II Listed Buildings and 1 Scheduled Monument - A list is included at Appendix A.
- 1.28 Part of the Hurcott and Podmore Pools SSSI (Site of Special Scientific Interest), falls within the Plan area.

## 2 A Neighbourhood Development Plan for Churchill and Blakedown

- 2.1 This Plan has been prepared following the changes introduced by the Localism Act 2011, which gave Town and Parish Councils and other bodies the power to prepare Neighbourhood Development Plans for their local areas.
- 2.2 Neighbourhood Development Plans set out planning policies to help determine planning applications for new development and, as statutory planning documents, form part of the local authority “Development Plan”. Policies and site allocations in Neighbourhood Plans have to be in general conformity with the local authority’s Development Plan and must take account of the National Planning Policy Framework. Neighbourhood Development Plans can help to shape and direct development, but cannot propose less development than the local authority’s Development Plan.
- 2.3 This Neighbourhood Development Plan has been prepared following the procedure set by government.
- 2.4 This procedure includes two six week periods of consultation on the Draft Plan, the first of which has been completed, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Wyre Forest.

Figure 1 – The Neighbourhood Development Plan Preparation Process





## **Designation**

- 2.5 The Parish Council applied to Wyre Forest District Council for designation as a Neighbourhood area. This was approved on 2<sup>nd</sup> April 2013. The Designated Neighbourhood Area is shown on Map 1.
- 2.6 A volunteer steering group of villagers was set up by the Parish Council to help in the development of this plan. Initially a presentation was made to parishioners about the Neighbourhood Plan Process.
- 2.7 The Churchill and Blakedown Neighbourhood Development Plan takes account of national planning policy as contained in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).
- 2.8 This means the Churchill and Blakedown Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in the Wyre Forest District Council Core Strategy (2006-2026).
- 2.9 The Wyre Forest District Core Strategy (2006-2026) sets the current local planning policy framework for Churchill and Blakedown, and therefore the Churchill and Blakedown Neighbourhood Development Plan must be in “general conformity” with.

## **Informal Public Consultation**

- 2.10 The Neighbourhood Plan was first introduced to residents at a Parish Meeting in October 2013, and work began on drawing up an outline plan in early 2014. In April 2015 a one page questionnaire asking for comments on the Plan Objectives was circulated to households through the Parish Distribution Network, with responses collected through boxes at the pubs, shop and Post Office, and also at the Annual Parish Meeting later in the month. Overall, the 24 replies were supportive of the Objectives and their intent – where comments were adverse they related predominantly to Objective 7 (Housing development), with concerns expressed that further development would detract from the rural nature of the villages. Many of the responses included positive suggestions for additional village amenities and for improvements to the villages and their environment.

## **Formal Public Consultation**

- 2.11 The Draft Plan was published for formal (Regulation 14) consultation for 6 weeks from 1st November to 13th December 2015. The Plan, representation form and supporting documents were placed on the Parish Council's website ([www.cnbndp.co.uk](http://www.cnbndp.co.uk)) and hard copies were provided at a range of locations open to the public around the Parish. A number of responses were received from local residents, consultation bodies and Wyre Forest District Council. These comments have been carefully considered and used to inform the Submission version of the Plan. Further information about this is provided in the accompanying Consultation Statement.

### 3 Vision for Churchill and Blakedown and objectives.

- 3.1 The vision and objectives for the Neighbourhood Development Plan have been prepared taking into consideration the results of the informal public consultation process set out in Chapter 2.

#### *The Vision for Churchill and Blakedown*

*Our vision for the villages of Churchill and Blakedown is one of a continuing recognition of their separate characteristics - Churchill maintaining its essentially historic rural nature and Blakedown with its larger more diverse but essentially compact community, each valuing and respecting the other.*

#### *Our objectives*

In order to meet the needs of the Parish in the 21<sup>st</sup> Century we aspire

- Objective 1 – To create a safe community for our residents and visitors; giving particular attention to traffic management and parking.
- Objective 2 – To create a sustainable environment, with emphasis on maintaining the ancient tree scape, paths and green spaces to a high standard.
- Objective 3 – To ensure that new development respects the character and is in keeping with the historic centres of the essentially rural villages.
- Objective 4 – To preserve and improve local facilities to serve the needs of our residents and for future generations to enjoy.
- Objective 5 – To increase local access to health and wellbeing services.
- Objective 6 – To support existing and new local business opportunities, in particular home working and rural enterprises appropriate to the rural area.
- Objective 7 – To support small-scale housing developments within the village boundaries that meet identified local needs.

- 3.2 This Plan and these objectives have been developed in the interests of residents and friends of Blakedown and Churchill, to preserve and promote their enjoyment of the villages, the amenities, the countryside and the community, both now and in the future, embracing and managing change for the better.

## 4 Neighbourhood Development Plan Policies for Churchill and Blakedown

This section sets out the planning policies to guide development in Churchill and Blakedown up to 2026. The six themes have developed from the vision and the objectives. Each section includes complementary actions to be undertaken by the Parish Council, to support the planning policies. These proposed actions will be used to prioritise activity by the Parish Council over the lifetime of the Neighbourhood Plan. These are not part of the statutory neighbourhood plan but are an important tool in the implementation of the plan. A summary of the Parish Actions is included at Appendix E.

### 4.1 Traffic and Transport

**Objective 1 – To create a safe community for our residents and visitors; giving particular attention to traffic management and parking.**

#### Local Issues

- 4.1.1 Through previous work undertaken with the community the following issues have been identified:

##### Planning related Issues

- Need to preserve the essential rail and bus services serving the villages at least at their present levels.
- Increasing volume and speed of traffic on the A456, especially HGVs.
- One pelican crossing on the A456 – heavily used by older children crossing to go to the station for secondary schools, and by younger children crossing to get to the primary school.
- No dropping off point for the school on the A456, which will be exacerbated by the increase in the number of pupils from outside the villages attending the school as it doubles in size.
- Lack of parking spaces, especially on Birmingham Road (A456) and the lower section of Belbroughton Road.
- Increasing congestion caused by commuters from the station parking on Station Drive, Lynwood Drive, Mill Lane, Sculthorpe Road and Mill Close.
- Shoppers' car park (chargeable) with a capacity for 20 cars off the A456. Other car parks in the villages are owned by the Parish Rooms, the Sports Committee, the Church and the three pubs. Of these, the Parish Room car park is informally used by a small number of Belbroughton Road and Gladstone Place residents, and the Sports Ground is used for drop-off and collection of children attending the School.

Non-Planning related issues

- Living with the A456.
- Being a commuter village without a commuter car park.
- Traffic speed along Stakenbridge Lane and at Churchill Cross.
- Dangerous bend at Stakenbridge Railway Bridge, accentuated by lack of pedestrian footpath under the bridge.

**Technical Evidence**

4.1.2 Policy *CP03: Promoting Transport Choice and Accessability* of the Wyre Forest District Council Core Strategy states in part that:

4.1.3 *“Development proposals should have full regard to the traffic impact on the local highway network. Major development proposals or those likely to have a significant impact on the local transport network will be required to submit a Travel Plan to demonstrate that they have fully considered access by all modes of transport. The Travel Plan should set out targets and measures for addressing travel demand through a package of measures, maximising accessibility by sustainable transport modes, minimising traffic generation and mitigating the effects of additional traffic through a package of multi-modal measures.”*

4.1.4 *Where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking and cycling facilities within the District and the provision of an integrated public transport network across the District. Future proposals for employment development, particularly along the Stourport Road Employment Corridor, should have regard to the possibility of utilising the existing rail infrastructure for the sustainable movement of freight and to provide sustainable transport links.”*

**Justification**

4.1.5 There is a major road which runs through the centre of Blakedown village – the A456. This route is also designated as a lorry route in the County. There are several issues relating to the traffic congestion, lack of crossing points, number of HGV's and alternative routes being used as rat runs.

4.1.6 To add to this, the school is located on the A456. There are no dropping off points for those attending the primary school and this results in severe congestion at peak school times.

4.1.7 Speed is an issue throughout the Parish with several roads in the village being identified as dangerous by the community, due to speeding traffic.

4.1.8 Parking is an issue around the railway station. Blakedown Station provides links to Worcester and London, commuter parking causes a great amount of congestion in surrounding roads.

- 4.1.9 Developer contributions towards traffic management and highway improvements can only be sought where there is a direct relationship between proposed development and traffic impacts. However residents in the villages have identified the issues above and the Neighbourhood Plan seeks to address their concerns.

### ***Policy CB1 - Traffic Management***

New development will be permitted subject to all the following criteria:

1. Suitable and safe access is provided to the site, both during development and on completion of the project.
2. All additional traffic generated by the development is identified and any on-site mitigation measures are provided by the developer.
3. Parking is provided in accordance with adopted policies at County and District Council level.
4. There is no detrimental impact on the pedestrian/cycleway network.
5. Parking/Access to the proposed development does not adversely affect existing parking/access arrangements to the detriment of neighbouring residents.

### ***Policy CB2 - Transport Improvements.***

Funding from a range of sources, including developer contributions where appropriate, will be sought towards the following projects within the parish:

1. Highway improvement schemes to promote the safety of pedestrians and cycle users.
2. In response to the ongoing serious concerns of local residents, improved safety provisions at the Churchill Cross and Fiveways junctions.
3. Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the village centres and on the 'rat-runs' (Belbroughton Road and Stakenbridge to Churchill Cross).
4. Increasing public transport to and from the village.
5. To provide commuter parking in the area around the station, so as to ease the increasing on-street parking and congestion.
6. Improvements to footways which may emerge as 'desire lines' - preferred walking routes between village features.

**Wyre Forest District Core Strategy policies:**

CP03: Promoting Transport Choice and Improving Accessibility

CP07: Delivering Community Wellbeing

CP11: Quality Design and Local Distinctiveness

CP12: Landscape Character

**Wyre Forest District Site Allocations and Policies Local Plan policies:**

SAL.CC1 Sustainable Transport Infrastructure

SAL.CC2 Parking

SAL.UP6 Safeguarding the Historic Environment

SAL.UP7 Quality Design and Local Distinctiveness

**Worcester County Council Local Transport Plan**

**Action 1**

The Parish Council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the village. This will include developing relations with transport suppliers to provide transport direct to supermarkets etc. to cover the needs of those who need assistance; and the maintenance and improvement of current rail services to and from Blakedown Station, both in terms of frequency and of direct (no change) services to Birmingham and Worcester.

**Action 2**

The Parish Council will work with Worcestershire County Council to address issues to regulate/control the speed of traffic travelling through the villages, and to look at appropriate traffic calming measures

**Action 3**

The Parish Council will work with Worcestershire County Council to reduce the amount of traffic signs and direction indicator signs in the village.

**Action 4**

The Parish Council will work with Wyre Forest District Council to provide appropriate controlled parking facilities, including the current public car park, to accommodate the needs of residents, visitors and villages businesses whilst, where possible, reducing congestion, especially in the area around the station.

**Action 5**

The Parish Council will work with Worcestershire County Council to terminate the designation of the A456 as a lorry route, and divert HGVs to routes to the south of the village.

## 4.2 Heritage and the Environment

Objective 2 – To create a sustainable environment, with emphasis on maintaining the ancient tree scape, paths and green spaces to a high standard.

Objective 3 – To ensure that new development respects the character and is in keeping with the historic centres of the essentially rural villages.

### Local Issues

4.2.1 Through previous work undertaken with the community the following issues have been identified:

- The history of the villages goes back to Iron Age and medieval settlements in the East and North, the Royal Ride goes through the Parish from the Chaddesley border over to Ismere.
- Blakedown developed around the iron and steel industries of the 19th Century, mainly Springbrook Forge (Blakedown Ironworks).
- There is a wide variety of buildings and dwellings in the Neighbourhood, from dispersed rows of cottages, wayside cottages and isolated farmhouses around Churchill to thoroughfare development around the railway in Blakedown as a result of small scale industry at the many forges in the area. In Blakedown historic buildings are of red brick and Welsh slate tiles.
- The villages are a centre for walkers (both residents and visitors), horse riders and off road cyclists, using the extensive network of footpaths and bridle paths.
- The natural features of the area – hills, valleys, streams and pools (some of which are man-made) are an important attraction for visitors, and also for people moving into the villages.

### Technical Evidence

4.2.2 Policy *SAL.UP6: Safeguarding the Historic Environment* of the Wyre Forest Site Allocations and Policies Local Plan seeks to protect Heritage Assets. It states, in part: *“Any development proposal affecting the District's heritage assets, including their setting, should demonstrate how these assets will be protected, conserved and, where appropriate, enhanced. The District's heritage assets include:*

- *Conservation Areas, Listed Buildings and Scheduled Monuments.*
- *Building and Structures on the Local Heritage List.*
- *Landscape features including ancient woodlands and veteran trees, field patterns, watercourses, and hedgerows of visual, historic or nature conservation value.*
- *Archaeological remains and non-designated historic structures recorded on the County Historic Environment Record.*
- *Historic parks and gardens.”*

## Justification

- 4.2.3 The Parish has a long history dating back to the Domesday Book, which has resulted in a many heritage assets, and significant historic landscapes. There is a wide variety of buildings and dwellings in the Neighbourhood, from dispersed rows of cottages, wayside cottages and isolated farmhouses around Churchill to thoroughfare development around the railway in Blakedown as a result of small scale industry at the many forges in the area. In Blakedown historic buildings are of red brick and Welsh slate tiles.
- 4.2.4 The Parish also includes a Grade II Listed Building and Scheduled Monument which is identified by Historic England as being 'Heritage at Risk' – Baches Forge, Churchill Lane, Churchill. There are an additional 16 Grade II Listed Buildings (See list at Appendix A).
- 4.2.5 The built heritage, the character and the natural features of the area are considered important by the community, to be retained for future generations. The overall aim is to protect Churchill and Blakedown so that it retains some character, and to ensure that future development respects the character of the existing Parish.

### ***Policy CB3 - Protecting Heritage Assets***

New development within the conservation area and/or within the settings of listed buildings will be expected to meet the requirements of Policy SAL.UP6: Safeguarding the Historic Environment, of the Wyre Forest Site Allocations and Policy Local Plan.

Development will not be permitted where it has a detrimental impact on the significance of any heritage asset in the parish which is not outweighed by the benefits of the scheme as a whole.

All new development will be expected to:

1. Respect the historic pattern of development taking into account density and layout in the local context..
2. Complement the human scale, height and massing of historic development in the immediate streetscape.
3. Respect the design and character of neighbouring properties.
4. Reinforce local identity by the use of the traditional materials used in the immediate surrounding area.
5. Re-use traditional buildings which contribute to townscape quality (Heritage Assets, where it is appropriate and possible to do so.

#### **Wyre Forest District Core Strategy policies:**

CP07: Delivering Community Wellbeing

CP11: Quality Design and Local Distinctiveness

CP12: Landscape Character

CP13: Providing a Green Infrastructure Network

CP14: Providing Opportunities for Local Biodiversity and Geodiversity



**Wyre Forest District Site Allocations and Policies Local Plan policies:**

SAL.UP3 Providing a Green Infrastructure Network

SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity

SAL.UP6 Safeguarding the Historic Environment

SAL.UP7 Quality Design and Local Distinctiveness

- 4.2.6 Locally listed buildings and structures are also of importance. A Local Heritage List is to be found in Appendix B. From time to time this list will be updated and so it is important that applicants seek the most up to date information from the relevant authorities before submitting any planning applications.

***Policy CB4 - Local Heritage and Archaeology***

1. New development must take account of known surface and sub-surface archaeology and, where there is a reasonable and identifiable potential for unknown and potentially significant deposits, ensure they are identified and appropriately considered during development. Lack of evidence of sub-surface archaeology must not be taken as proof of absence.
2. Proposals requiring consent which affect a building or structure on the Local Heritage List must demonstrate how they protect or enhance the significance of such heritage assets.
3. The renovation, or alteration, of a building or part thereof, or structures, identified on the Local Heritage List should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.
4. Loss of Locally listed buildings will be resisted.

**Wyre Forest District Core Strategy policies:**

DS04: Rural Regeneration

CP07: Delivering Community Wellbeing

CP11: Quality Design and Local Distinctiveness

**Wyre Forest District Site Allocations and Policies Local Plan policies:**

SAL.UP6: Safeguarding the Historic Environment

**Action 6**

The Parish Council will work with Wyre Forest District Council to ensure that the Local List of buildings is maintained and reviewed to ensure it is up-to-date.

- 4.2.7 Policy *SAL.UP7: Quality Design and Local Distinctiveness* of the Wyre Forest Site Allocations and Policies Local Plan states in part that:

*"All development proposals must demonstrate through their accompanying Design and Access Statements that they are of the highest design quality."*

All proposals for new development must demonstrate that they satisfy a significant number of criteria relating to design.

- 4.2.8 There are several styles of architecture within the Parish which reflect its historical evolution. A variety of materials have been used over the years, the most common combinations being red brick with lime mortar. Continuous addition to the housing stock has resulted in a blend of old and new buildings particularly in and around the villages.
- 4.2.9 New development proposals should be designed sensitively to ensure that the high quality built environment of the Parish is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of traditional and high quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

***Policy CB5 - General Design Principles***

All new development within the Parish will be required to meet the following criteria:

1. Gives priority to the use of brownfield sites/conversion of existing buildings.
2. Uses and where possible improves existing services and facilities.
3. Does not have a detrimental effect on residential amenity by reason of noise or other nuisance.
4. Does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure.
5. Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function.
6. Does not result in backland development which has a detrimental impact on the character of the village.
7. Contributes to local identity, and sense of place.
8. Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, existing layout, spaces, vegetation, water areas and other features of the street scene.
9. Uses, and where appropriate re-uses local and traditional materials or suitable artificial alternatives.
10. Uses appropriate landscape design, in keeping with the rural character.
11. Relates well to the street and has an active frontage.
12. Respects local settings and garden forms/landscaping.
13. Facilitates movement to, within, around, and through the development.
14. Includes energy efficiency and energy conservation measures, where possible.
15. Uses appropriate lighting for the location.
16. Ensures that there are no negative impacts on the surrounding environment, particularly the local SSSI.
17. Encourages the use of Sustainable Drainage Systems, and retains surface water on site.

**Wyre Forest District Core Strategy policies:**

CP01: Delivering Sustainable Development Standards

CP07: Delivering Community Wellbeing

CP11: Quality Design and Local Distinctiveness

CP12: Landscape Character

CP13: Providing a Green Infrastructure Network

CP14: Providing Opportunities for Local Biodiversity and Geodiversity

**Wyre Forest District Site Allocations and Policies Local Plan policies:**

SAL.CC6 Renewable Energy

SAL.CC7 Water Management

SAL.UP3 Providing a Green Infrastructure Network

SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity

SAL.UP6 Safeguarding the Historic Environment

SAL.UP7 Quality Design and Local Distinctiveness

- 4.2.10 Churchill and Blakedown (and most of Wyre Forest District) falls within the Mid-Severn sandstone plateau National Character Area, as defined by Natural England and the County Council Landscape Character Assessment identifies one landscape type prevalent in Churchill and Blakedown - Sandstone Estatelands

Key Characteristics are as follows

Primary:

- Arable land use
- Hedgerow boundaries to fields
- Planned enclosure pattern - straight roads and field boundaries

Secondary:

- Woodland pattern of discrete blocks
- Planned woodland character - estate plantations and groups of trees
- Large-scale landscape with wide views over open farmland
- Impoverished soils with relic heath vegetation
- Dispersed pattern of isolated farmsteads and scattered wayside dwellings
- Discrete settlement clusters often in the form of small estate villages

Tertiary:

- Rolling topography with occasional low escarpments

LANDSCAPE GUIDELINES

- Conserve and restore the distinctive hedgerow pattern with priority given to primary hedgerows.
- Identify opportunities for further large scale planting of woodlands and tree belts to strengthen the regular patterns of the landscape.
- Conserve and restore parklands.
- Conserve and enhance tree cover along watercourses.
- Conserve the integrity of estate villages.

- Promote the creation and appropriate management of natural vegetation communities along highways and other non-farmed areas.
- Promote the development of wide field margins for wildlife benefit.

4.2.11 Policy **CP12: Landscape Character**, of the Wyre Forest District Core Strategy states in part that:

*“New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.”*

*The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.*

*Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the Local Development Framework.”*

### **Justification**

- 4.2.12 A series of ponds and brooks provide a natural habitat for amphibians, dragonflies and water loving birds such as the kingfisher. They also create natural corridors for wildlife movements.
- 4.2.13 Hurcott Pool, part of the Hurcott and Podmore Pools SSSI, falls within the Plan area and is the largest wetland area in the county. Hurcott (and the neighbouring Podmore) Pool was probably formed by mediaeval damming of the Hurcott Brook to provide water for industrial use. As well as open water there is a range of swamp, mire and wet woodland communities that have developed in the valley bottom. Peat deposition has occurred on the site and, although the hydrology has been adversely affected by groundwater abstraction, recent works have restored the water levels of the Pools so as to preserve and protect the flora and fauna of the area.
- 4.2.14 As well as the range of wetland communities, the site is important for birds and invertebrates. The wet alder woodland is the largest alder woodland in the West Midlands.
- 4.2.15 The Parish Council consider it is extremely important to ensure that there are no negative impacts on the surrounding environment particularly the local SSSI.
- 4.2.16 The surrounding landscape frames the two villages and should be protected.

- 4.2.17 It is vital that these natural assets are protected and enhanced, to ensure local wildlife, habitats and the wider local landscape character are supported both for their intrinsic value, and for the benefit and enjoyment of existing and future residents. A key element of the character of the Parish is the pattern of open spaces which contain the traditional settlement patterns of the villages, and provide an attractive open setting around the tighter built form. Significant views towards key natural and historic features are identified, and these should be protected through careful siting, design and the use of appropriate scale in any new development.
- 4.2.18 Landscaping schemes should be used to add value to habitats through the appropriate use of native species and traditional boundary treatments. In addition, new development should demonstrate consideration of archaeological features and incorporate sustainable drainage in order to reduce the potential for flooding.

#### **Policy CB6 - Protecting and enhancing local landscape character and views**

Development proposals will be required to incorporate the following landscape design principles:

1. Development proposals should seek to preserve and/or enhance the character of the village and surrounding scattered rural settlements and farmsteads. Schemes will be expected to conserve and protect the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed, through the use of appropriate styles and locally distinctive materials.
2. Local habitats and wildlife corridors should be preserved and/or enhanced. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used. Existing hedgerows should be retained where possible and incorporated into new developments. The establishment of new native hedges is encouraged to support and protect wildlife.
3. Development proposals should conserve important local landscape features such as trees, woodlands, pools and streams wherever possible. Mature and established trees and hedgerows should be retained where possible and incorporated into landscaping schemes. All trees, woodland, and hedgerows within the parish which are a positive integral feature of the area will be expected to be retained wherever possible.
4. Locally Significant Views are protected and developments will be required to take into consideration any adverse impacts on these views through landscape appraisals and impact studies. Locally Significant Views are shown on Maps 4a, 4b and 4c.

5. Developments will be required to design and deliver high-quality green infrastructure, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high-quality experience of nature and heritage.
6. New residential development should protect the area's historic settlement pattern, through small-scale developments within the settlement boundary. Inappropriate boundary treatments will be resisted.
7. The conservation of traditional farm buildings through continued and appropriate new uses is supported. Proposals for redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework.<sup>2</sup>
8. Sustainable construction, low carbon technologies and use of innovative solutions will be encouraged such as grey water recycling, rainwater harvesting and opportunities for local food production such as community gardens.
9. Opportunities should be taken for noise attenuation measures and visual screening of transport corridors such as main roads and rail routes where there is an adverse impact on the rural environment and community.
10. Developments should be designed so as to respect and complement the neighbouring buildings and landscapes.
11. Protect and enhance the network of pools and interconnecting watercourses in the Parish.

**Wyre Forest District Core Strategy policies:**

CP07: Delivering Community Wellbeing

CP11: Quality Design and Local Distinctiveness

CP12: Landscape Character

CP13: Providing a Green Infrastructure Network

CP14: Providing Opportunities for Local Biodiversity and Geodiversity

**Wyre Forest District Site Allocations and Policies Local Plan policies:**

SAL.CC7 Water Management

SAL.UP3 Providing a Green Infrastructure Network

SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity

SAL.UP6 Safeguarding the Historic Environment

SAL.UP7 Quality Design and Local Distinctiveness

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<sup>2</sup> Reference: Lake, J. (Ed.). (2014) Worcestershire Farmstead Assessment Framework. English Heritage & Worcestershire Archive and Archaeology Service, Worcester

**Action 7**

The Parish Council will work with land owners and statutory bodies to ensure that the networks of pools and interconnecting streams run freely and ensuring that this is done in a sensitive manner with regard to any streams within or with links to the SSSI .

4.2.19 The National Planning Policy Framework (NPPF) advises at paragraph 76 that “local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”.

4.2.20 Paragraph 77 of the NPPF advises that “the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

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

4.2.21 Table 1 below sets out how each the proposed protected local green spaces meet these criteria. There are two distinctive green spaces in Churchill and Blakedown, which have not been included in this list: Blakedown Sports Centre and Playing Field, Churchill and Blakedown Golf Course. These areas are within the Green Belt, and therefore have a significant degree of protection from this designation. The guidance within the NPPF at Paragraph 78 states that policies for managing development within a Local Green Space should be consistent with policy for Green Belts

***Policy CB7 - Protection of local green spaces***

The following local green space(s) as shown on Maps 5a and 5b are designated:

Millennium Green  
Blakedown Village Green  
Churchill Village Green  
The Avenue

1. New development which impacts adversely on the openness and visual amenity of these sites will not be permitted except in very special circumstances.
2. Informal pedestrian paths and shortcuts such as The Avenue will be protected to ensure that they continue to provide alternative passable pedestrian routes around the villages.

Table1 – Local Greenspace – NPPF Criteria

| Name of Site            | Distance from Local Community                                    | Special Qualities/Local Significance  | Extensive tract of land |
|-------------------------|--|---|-------------------------|
| Millennium Green        | Within Blakedown Village Centre, at the rear of the Parish Rooms | Used for village events (e.g. fetes) and for play /exercise groups (e.g. the Scout and Guide troupes) | No                      |
| Blakedown Village Green | Birmingham Road  | Buffer between the Car Park and Birmingham Road – and where the Christmas Tree is located             | No                      |
| Churchill Village Green | Churchill Cross  | Site of the War Memorial  | No                      |
| The Avenue              | Off Birmingham Road  | Historic thoroughfare, now a pedestrian route to Station  | No                      |

**Wyre Forest District Core Strategy policies:**

CP07: Delivering Community Wellbeing

CP11: Quality Design and Local Distinctiveness

CP12: Landscape Character

CP13: Providing a Green Infrastructure Network

CP14: Providing Opportunities for Local Biodiversity and Geodiversity

**Wyre Forest District Site Allocations and Policies Local Plan policies:**

SAL.CC7 Water Management

SAL.UP3 Providing a Green Infrastructure Network

SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity

SAL.UP6 Safeguarding the Historic Environment

SAL.UP7 Quality Design and Local Distinctiveness

4.2.22 Policy *CP02: Water Management*, of the Wyre Forest District Core Strategy states in part that:

*“New developments will be required to incorporate appropriate Sustainable Drainage Measures (SUDs). This should be informed by the Water Cycle Strategy to ensure compatibility with specific catchment and ground characteristics, and will require the early consideration of a wide range of issues relating to the management, long term adoption and maintenance of SUDs.*

*For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required.”*

4.2.23 Further detail is provided in *Policy SAL.CC7: Water Management*, of the Wyre Forest District Site Allocations and Policies Local Plan



**Policy CB8 - Water Management and surface water run-off**

1. New development should be designed to maximise the retention of surface water on the development site and to minimise runoff.
2. The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.
3. Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.
4. Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.
5. All new developments should aim to ensure that there are no negative impacts on the surrounding environment, particularly the local SSSI.

**Wyre Forest District Core Strategy policies:**

DS04 Rural Regeneration  
CP02 Water Management

**Wyre Forest District Site Allocations and Policies Local Plan policies:**

SAL.DPL2 Rural Housing  
SAL.CC7 Water Management  
SAL.UP1 Green Belt

4.2.24 Policy **SAL.CC1: Sustainable Transport Infrastructure**, of the Wyre Forest District Site Allocations and Policies Local Plan states in part that:

*“Developments should safeguard and enhance the existing Cycle Route Network, including providing new links where possible. All new developments must be designed to maximise accessibility to, and movement around, the development for cyclists.”*

*New developments should take into account movement around the site for all members of the community and should consider the use of shared surfaces with an emphasis on pedestrians over vehicles in a way that promotes highway safety. Proposals should include connected and legible layouts in order to improve sustainability.”*

### ***Policy CB9 – Connectivity***

1. Proposals for the enhancement and improvement of the existing footpath/cycleway/ bridleway network within the designated area will be supported.
2. Proposals for improved linkages and accessibility within Churchill and Blakedown Parish and to the areas beyond will be supported.
3. Development proposals should take every available opportunity to maximise accessibility to residents, improve connectivity and support local biodiversity through:
  - enhanced public access and signage from residential areas;
  - new footpaths and cycle routes linking to existing and new networks; and
  - linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.

#### **Action 8**

The Parish Council will work with Worcestershire County Council to ensure that the footpath network is kept clear, accessible and well signposted

## **4.3 Community**

Objective 4 - To preserve and improve local facilities to serve the needs of our parishioners and for future generations to enjoy.

Objective 5 – To increase local access to health and wellbeing services.

### **Local Issues**

4.3.1 Through previous work undertaken with the community the following issues have been identified:

- Ageing population – need to encourage a more evenly distributed demographic profile, and ensure that there are inclusive facilities and activities to involve younger residents.
- Community split into areas – either side of the Birmingham Road, Churchill Village, Stakenbridge. Some residents only rarely cross over onto the other side of the main road / railway.
- Generally good programme of community events, well supported, and welcoming, but occasional date clashes
- Communal facilities governed by a variety of Trust structures, with no common standards or policies around community versus private / commercial use.

- Poor or negligible provision of activities and facilities for teenage residents. Play facilities and activities for pre-teens are centred around the school.

## Technical Evidence

- 4.3.2 Policy *CP07: Delivering Community Wellbeing*, of the Wyre Forest District Core Strategy states in part that:

*“The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, sustainable location.”*

*Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.*

*Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.*

## Justification

- 4.3.3. The Parish Council and the community consider it extremely important to retain and enhance the existing community facilities in the area, and retain the local village centre for retail use.

### ***Policy CB10 – Protection of local community facilities***

The loss of local community facilities will be resisted.

A change of use to another community use or for health and education uses will generally be supported subject to acceptable impacts.

Other changes of use will only be permitted when:

1. The proposal includes alternative provision of an equivalent or enhanced quality on an appropriate site within the locality which is accessible by public transport, walking or cycling and has satisfactory car parking provision; or
2. Where satisfactory evidence demonstrates there is no longer a need for the facility or that the community facility is no longer viable to provide on that site or building.

***Policy CB11 – New and Enhanced Local Community Facilities***

All development proposals for new community facilities, and improvements to existing community facilities will be supported, provided that:

1. Adequate provision for parking is provided, in accordance the Worcestershire County Council Parking Standards.<sup>3</sup>
2. The site is, wherever possible, located in or adjacent to the settlement boundary.
3. The site is accessible by walking and cycling.
4. Detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development.
5. The proposal would not have an adverse effect on residential amenity.

**Wyre Forest District Core Strategy policies:**

CP07: Delivering Community Wellbeing

DS04: Rural Regeneration

**Wyre Forest District Site Allocations and Policies Local Plan policies:**

SAL.DPL11 Community Facilities

***Policy CB12 – Supporting the Development of Communications Infrastructure.***

Where planning permission is required, the development of new, high speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed and when appropriate suitably camouflaged.

All new development will be required where appropriate to make provision for high quality communications infrastructure.

***Policy CB13 – Developer Contributions and Community Infrastructure Levy***

Developer or Community Infrastructure Levy contributions will be sought from new development where appropriate to fund improvements to community facilities and infrastructure in the Parish.

Priority will be given to the following:

1. Healthcare including a Doctor's Surgery
2. Parking facilities at the school and railway station

<sup>3</sup> [http://www.worcestershire.gov.uk/download/downloads/id/1847/highways\\_design\\_guide.pdf](http://www.worcestershire.gov.uk/download/downloads/id/1847/highways_design_guide.pdf)

***Policy CB14 – Blakedown Village Centre***

Within the village centre as defined on Map 6, where planning permission is required, proposals for the change of use from retail to other uses will be required to meet the following criteria:

1. The proposal when taken cumulatively, with other existing or consented non-retail uses, does not have a detrimental impact on the vitality and viability of the village centre.
2. The proposal retains a pedestrian level shop front with windows and display.
3. Any proposed non-A1 use, should wherever possible, include at least in part traditional daytime opening hours (9am to 5pm).
4. There is evidence that the unit has been actively marketed as a retail unit for a period of over 6 months.

**Action 9**

The Parish Council will improve community coordination by facilitating communication and cooperation between the various village societies, their organisers and the appropriate Trustees.

**Action 10**

The Parish Council will maintain and improve the village amenities, promoting their use and making sure that residents are confident in taking advantage of the benefits of village life.

**Action 11**

The Parish Council will encourage and enable village organisations to organise activities which will also involve and provide for younger residents.

## 4.4 Business and the Economy

**Objective 6 – To support local business, in particular home working and rural enterprises.**

### Local Issues

4.4.1 The following issues have been identified:

- Need to support the development of current and new businesses whilst retaining the rural nature of the Parish
- Support, maintain and promote good relations between local employers and residents.
- Maintain the segregation between village community facilities and commercial premises, for example ensuring that the shoppers' car park and The Avenue is not used as long term parking for commercial vehicles.

### Technical Evidence

4.4.2 Policy *DS04: Rural Regeneration*, of the Adopted Core Strategy states in part that:

#### ***Sustaining Community Facilities and Services***

*Developments that provide the rural community with essential facilities and services will be supported in principle.*

*The network of local groups of shops and public houses will be safeguarded in order to support nearby settlements and reduce the need to travel.*

*Kidderminster, Stourport-on-Severn and Bewdley will remain the most sustainable places to provide higher order services and facilities to the rural areas, but access to them by public transport should be improved.*

#### ***The Rural Economy***

*The rural economy will be supported by promoting development which contributes to traditional rural employment sectors as well as encouraging appropriate farm diversification schemes. This includes proposals such as the Grow with Wyre project that improve the sustainable tourism offer of the rural areas. Development proposals will not be permitted where they would be likely to have an adverse impact on the District's best and most versatile agricultural land.*

*The provision of rural based workspace and live/work units will be permitted providing the proposals are small scale and that they are appropriate to the character of the area and do not have an adverse impact on the integrity of the Green Belt. Priority will be placed on the re-use or replacement of existing rural buildings."*

## Justification

- 4.4.3 Churchill and Blakedown includes a wide range of businesses which provide local employment opportunities and which make a major contribution to the economic sustainability of the Parish.
- 4.4.4 The Parish Council and the community consider it essential to promote and enhance businesses in the area, whilst ensuring that any conflicts between employment uses and neighbouring residential uses are mitigated wherever possible.
- 4.4.5 The Parish Council consider it expedient to support new employment provision in the Parish.

### ***Policy CB15 – Supporting existing local employment.***

Existing sources of local employment will be protected.

Redevelopment or change of use of existing employment premises will only be permitted when:

1. The employment premises have been empty for six months, or more, and during that time have been actively marketed without securing a viable alternative employment use. Or
2. The site is no longer suitable for continued employment use due to poor access and long term incompatibility with surrounding land uses. Or
3. The continued use of the buildings, or their redevelopment for an employment use, is not viable (in physical, operational or commercial terms) and this is supported by robust evidence, such as the marketing of the site and evidence that the site is unviable to be developed for employment use.

#### **Wyre Forest District Core Strategy policies:**

DS04 Rural Regeneration  
CP07: Delivering Community Wellbeing  
CP08: A Diverse Local Economy  
CP10: Sustainable Tourism  
CP12: Landscape Character

#### **Wyre Forest District Site Allocations and Policies Local Plan policies:**

SAL.GPB3 Protecting and Enhancing Local Retail Services  
SAL.UP1 Green Belt  
SAL.UP11 Re-use and Adaptation of Rural Buildings

***Policy CB16 – New Local Employment Opportunities.***

The development of new local employment opportunities will be permitted within the Neighbourhood Plan area providing they are in accordance with Policies in the Wyre Forest Core Strategy and the Wyre Forest Site Allocations and Policies Local Plan and they:

1. Do not have a detrimental impact on surrounding residential amenity.
2. Do not lead to unacceptable loss of open space or green infrastructure.
3. Do not impact negatively on the surrounding environment, particularly the local SSSI.
4. Are located close to existing highways and do not have an unacceptable impact on traffic.

Where permission is required, new employment development will be permitted in existing countryside settlements and farmsteads subject to the following criteria:

The conversion of traditional agricultural buildings to other uses will be permitted providing:

- There is no detrimental effect on the form, design, character and setting of the building.
- The building is capable of conversion without significant extension.
- The building is structurally sound and capable of conversion without the need for complete or substantial reconstruction.
- The conversion would not have a detrimental impact on the appearance or character of the landscape.
- The conversion would not be detrimental to the continued agricultural operation of the site as a whole.
- The conversion would not attract significant additional traffic and congestion on access routes which are unsuitable or which would potentially be dangerous to residents, road users and horses.

**Wyre Forest District Core Strategy policies:**

DS04 Rural Regeneration

CP07: Delivering Community Wellbeing

CP10 Sustainable Tourism

CP12: Landscape Character

**Wyre Forest District Site Allocations and Policies Local Plan policies:**

SAL.GPB3 Protecting and Enhancing Local Retail Services

SAL.UP1 Green Belt

SAL.UP11 Re-use and Adaptation of Rural Buildings



**Action 12**

The Parish Council will promote business and economic growth by working with businesses that are already here and ensuring that they are helped rather than hindered to operate for example, making sure that businesses have access to agreed customer and staff parking places.

**Action 13**

The Parish Council will encourage and support sustainable new employment opportunities and economic growth within the Parish by encouraging and publicising those businesses which employ local people in the village and which are in tune with the local environment, such as tourism, including hotel, bed and breakfast, restaurants, holiday accommodation units, outdoor and sports pursuits.

**Action 14**

The Parish Council will work with existing businesses to promote harmony between business operations and local residents.

## 4.5 Housing

Objective 7 – To support small-scale housing developments within the village boundaries that meet identified local needs.

### Local Issues

4.5.1 The following issues have been identified:

- The Parish has a larger proportion of detached houses / executive homes when compared with the District as a whole.
- House prices are high, especially for new build houses, preventing first time buyers from accessing the market.
- There is a lack of private market provision for elderly residents who wish to downsize to bungalows and in doing so would free up family sized accommodation.
- Provision of market housing is as important as provision of affordable housing in meeting local needs.
- Ownership of some areas of the Villages is unknown: of specific concern is the Avenue, which is in ongoing need of maintenance. Other areas: the fields on either side of Birmingham Road.
- Ensuring future development is sensitive, appropriate and of a suitable scale for the Parish to preserve the look and feel of a rural community.

### Technical Evidence

4.5.2 Policy *DS04: Rural Regeneration*, of the Adopted Core Strategy states in part that:

*“New residential development in the District's villages, rural settlements and other rural hamlets will be to meet local housing needs only, as established through parish surveys.”*

4.5.3 The Churchill and Blakedown Housing Needs Survey carried out in 2015 drew a response from 32% of village residents (231 of the 233 returned questionnaires).

- 26% (61) of respondents have lived in their current home for more than 10 years, 33% (77) more than 20 years.
- 88% (206) of respondents confirmed their intention to stay in the village for the next 5 to 10 years, and of those 19 respondents expressed a need to move residence within the village in that period.
- 7 respondents needed Affordable Housing accommodation within the next 2 years. 10 current residents are seeking or need to move to owner occupied bungalows with a minimum of 2 bedrooms within the next 10 years.
- 16 respondents indicated that they would wish to move to owner occupied properties in the village within the next 10 years, mainly into 2, 3 or 4 bedroom properties.

At any time there are at least between 5 and 10 properties across the size and price range advertised for sale in Churchill and Blakedown, and, apart from the demand for bungalows, it is expected that normal internal movement within the villages together with population turnover will meet the demand for private market housing without the need for additional large scale development.

## Justification

- 4.5.4 The 2011 Census statistics in relation to number of bedrooms within houses, tenure and type of dwellings are identified in the tables. An additional column showing revised figures at the end of each table reflects the additional new build housing completed in the Neighbourhood in the period 2011 – 2015. Appendix F gives details of new build / conversions completed in the Parish each year over the last decade, together with details of in-progress builds and extant permissions at the time of compiling this Plan, demonstrating the regular supply of windfall sites, and including the large scale development of Blakedown Nurseries. Appendix F also lists the Land Registry changes for the period 2005 – 2015, which reflect the regular availability each year of private market housing of all sizes in the village.

Table 1 – Number of Bedrooms

(Source 2011 Census, updated to estimated 2015 levels on the basis of planning applications and available records)

|               | Parish % | Wyre Forest District % | England % | Parish 2015 % |
|---------------|----------|------------------------|-----------|---------------|
| 1 bed         | 5.1      | 9.3                    | 11.8      | 4.8           |
| 2 bed         | 22       | 25.4                   | 27.9      | 22.65         |
| 3 bed         | 31.4     | 46.9                   | 41.2      | 31.1          |
| 4 bed         | 32.7     | 14.6                   | 14.4      | 30.4          |
| 5 or more bed | 8.5      | 3.6                    | 4.6       | 11            |

Table 2 - Tenure

|                             | Parish % | Wyre Forest District % | England % | Parish 2015 estimated   |
|-----------------------------|----------|------------------------|-----------|-------------------------|
| Owned outright              | 40.4     | 37.7                   | 30.6      | Private market<br>75.58 |
| Owned with mortgage or loan | 36       | 33                     | 32.8      |                         |
| Shared ownership            | 0        | 0.6                    | 0.8       | 0.3                     |
| Social Rented               | 10.6     | 14.4                   | 17.7      | 12.4                    |
| Private Rented              | 11.6     | 13.2                   | 16.8      | Unknown                 |
| Living Rent Free            | 1.5      | 1.2                    | 1.3       | Unknown                 |

Table 3 – Type of house

|                                | Parish % | Wyre Forest District % | England % | Parish 2015 % |
|--------------------------------|----------|------------------------|-----------|---------------|
| Detached                       | 47.1     | 29.2                   | 22.3      | 47.3          |
| Semi-detached                  | 30.3     | 36.6                   | 30.7      | 31.1          |
| Terraced                       | 10.7     | 18.5                   | 24.5      | 10.8          |
| Flat/Apartment                 | 12.2     | 12.6                   | 22.1      | 10.8          |
| Caravan or temporary structure | 0.4      | 3                      | 0.4       | 0.4           |

- 4.5.5 The figures above clearly show there is a shortage within the parish of 1, 2 and 3 bed properties, and a significant number of detached properties compared to Wyre Forest as a whole.
- 4.5.6 Existing development in the parish is generally low density, and dwellings (other than those developed since 2000) have good external green space. In order to maintain the rural feel and character of the area, it is important to ensure that any development on small infill sites fits in with the proportions of the surrounding dwellings, and in addition that they respect the neighbours' right to enjoyment of their property and gardens.
- 4.5.7 The Parish Council have not carried out any 'Call for Sites' Exercise in drafting the plan, due to the Green Belt boundary being tight against the settlement area. The former Nurseries site on Belbroughton Road was the only potentially large site available for development, and building here was completed in 2013. It was noticeable at the time that the 2 and 3 bedroom properties on the Nurseries Site sold promptly, mainly to purchasers from outside the village, despite being marketed at prices considerably higher than those which had been achieved for other 2 or 3 bedroom properties in the village. Given the limitations of the village envelope, further development within Blakedown village is expected to be on small infill and / or windfall sites, or replacing existing dwellings, although no specific sites have currently been identified by the Parish Council as suitable for change to residential use.
- 4.5.8 In November 2016 a Strategic Environmental Assessment (SEA) screening opinion undertaken by Wyre Forest District Council identified that proposals in relation to Objective 7 are unlikely to have any significant negative environmental effects. The scale of proposed development is very small and Policies are in place to protect the sensitive receptor of the SSSI from negative effects. Therefore a SEA is not required. The three statutory bodies of Historic England, Natural England and the Environment Agency were all consulted and concurred with the screening opinion that the preparation of a SEA is not required as the Neighbourhood Plan is considered unlikely to have significant environmental impacts.

***Policy CB17 – Scale and Type of New Residential Development.***

Within the settlement boundary as defined in the Wyre Forest Site Allocations and Policies Local Plan, small-scale affordable / market housing development that meets local needs and is in keeping with the scale, demands and population profile will be permitted where:

1. It would not lead to the unacceptable loss of open space, shops or other local facilities.
2. It has appropriate access.
3. It contributes to local open space and village amenity wherever possible.
4. The development should not materially harm the living conditions of the occupiers of neighbouring properties
5. Satisfactory parking facilities are provided.
6. The development does not extend existing ribbon development.

Larger redevelopment opportunities will be subject to all the relevant policies within this Neighbourhood Development Plan and Wyre Forest policies.

Proposals for new housing on Rural Exception sites outside the settlement boundary will be permitted in accordance with the National Planning Policy Framework and Wyre Forest Site Allocations DPD Policy SAL.DPL2.

**Wyre Forest District Core Strategy policies:**

DS04 Rural Regeneration  
CP03: Promoting Transport Choice and Accessibility  
CP04: Providing Affordable Housing  
CP07: Delivering Community Wellbeing  
CP11: Quality Design and Local Distinctiveness  
CP12: Landscape Character

**Wyre Forest District Site Allocations and Policies Local Plan policies:**

SAL.CC1 Sustainable Transport Infrastructure  
SAL.CC2 Parking  
SAL.DPL2 Rural Housing  
SAL.UP1 Green Belt  
SAL.UP3 Providing a Green Infrastructure Network  
SAL.UP4 Open Space and Play Provision  
SAL.UP6 Safeguarding the Historic Environment  
SAL.UP7 Quality Design and Local Distinctiveness  
SAL.UP11 Re-use and Adaptation of Rural Buildings

***Policy CB18 – Ensuring an appropriate range of tenures, types and sizes of houses***

All proposals for new housing development will have to demonstrate how they maintain and enhance the mix of tenures, types and size of dwelling in the parish. As the Parish has a preponderance of 4+ bedroom detached dwellings, significantly above the national average, preference will be given to applications for

- smaller houses of 2 or 3 bedrooms, for affordable rental / shared ownership housing
- and
- private market bungalows to meet local needs of mature residents wishing to downsize from larger homes.

A mix of type and sizes of dwellings must be provided on suitable sites based on the most up to date information about local housing needs.

Sites including affordable housing should where possible integrate both affordable housing and market housing across a site. Development that leads to high densities and concentrations of types and tenures of homes in separate groups on a site will not be permitted.

**Wyre Forest District Core Strategy policies:**

DS04 Rural Regeneration  
CP03: Promoting Transport Choice and Accessibility  
CP04: Providing Affordable Housing  
CP07: Delivering Community Wellbeing  
CP11: Quality Design and Local Distinctiveness  
CP12: Landscape Character

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SAL.UP4 Open Space and Play Provision  
SAL.UP6 Safeguarding the Historic Environment  
SAL.UP7 Quality Design and Local Distinctiveness  
SAL.UP11 Re-use and Adaptation of Rural Buildings

**Action 15**

The Parish Council will work with the District Council to ensure an up-to-date Housing Needs Survey is carried out at regular intervals during the plan period.

Action 16

The Parish Council will work with developers to ensure that any bungalows constructed are ideally reserved for people with a local connection.

Action 17

The Parish Council will, as appropriate, consider possible rural exception sites within the Parish, and establish whether such sites are suitable for small scale development in response to identified local housing needs.

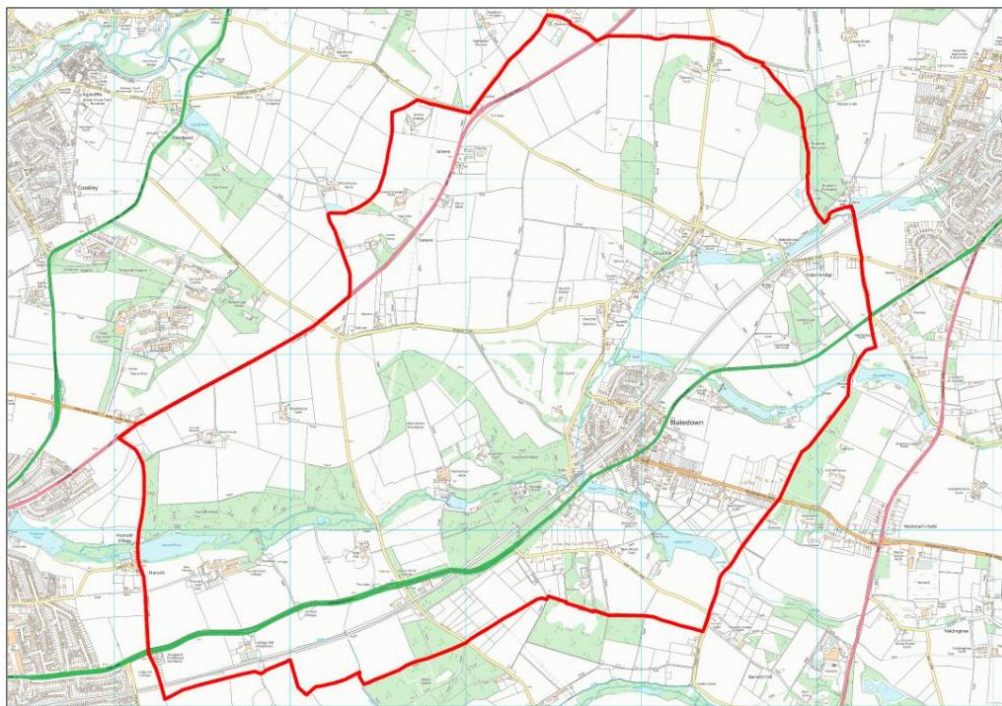
## 5 Conclusions

- 5.1 This Plan has been prepared by the Neighbourhood Development Plan Steering Group and members of the various working groups, supported by planning consultants Kirkwells.
- 5.2 The Plan sets out a number of policies and approaches which establish a framework for the future development of the villages of Churchill and Blakedown. Whilst recognising the need for growth and change, the Plan reflects the sense of community and the rural nature of life in these pleasant villages. The settlements have a stable population despite the economic changes over the past century, which have seen reductions in agricultural employment and the demise of the ironworks which were the mainstay of the 19<sup>th</sup> Century. Residents are now mainly employed outside the villages, in the West Midlands conurbation, and the opportunity to spend personal time in a country area, which offers a healthy environment for young families to grow and prosper, is a major attraction for inhabitants, new and old.
- 5.3 The villages benefit from a range of well established and well appointed community facilities, many of which are the gifts of, or funded by, benefactor to the villages – Blakedown Parish Rooms, the Norman Dawson Sports Pavilion and the sports field, the Recreation Room, Churchill Church Hall. The infrastructure of the villages is also well developed – two churches, a popular primary school, a shop, post office, pubs, and with easy access to Kidderminster and Hagley either by road or by train. Country pursuits are also popular, with walkers and horse riders particularly well catered for.
- 5.4 At the same time the villages face issues similar to many rural settlements – rising house prices which make it difficult for young families to enter into the property market, either through purchase or rental; an ageing population who need properties more suited to their advancing years; increasing traffic issues around the main A456 which divides the village of Blakedown, and on the commuter routes across the villages through Stakenbridge and up Belbroughton Road.
- 5.5 Taking these considerations into account, the Plan aims to support organic growth in the villages, whilst aiming to ensure that development is relevant to the needs of local residents and helps retain the look and feel of a rural settlement – villages distinct from the neighbouring more urban centres. Churchill and Blakedown is a great place to live – we want to keep it that way.



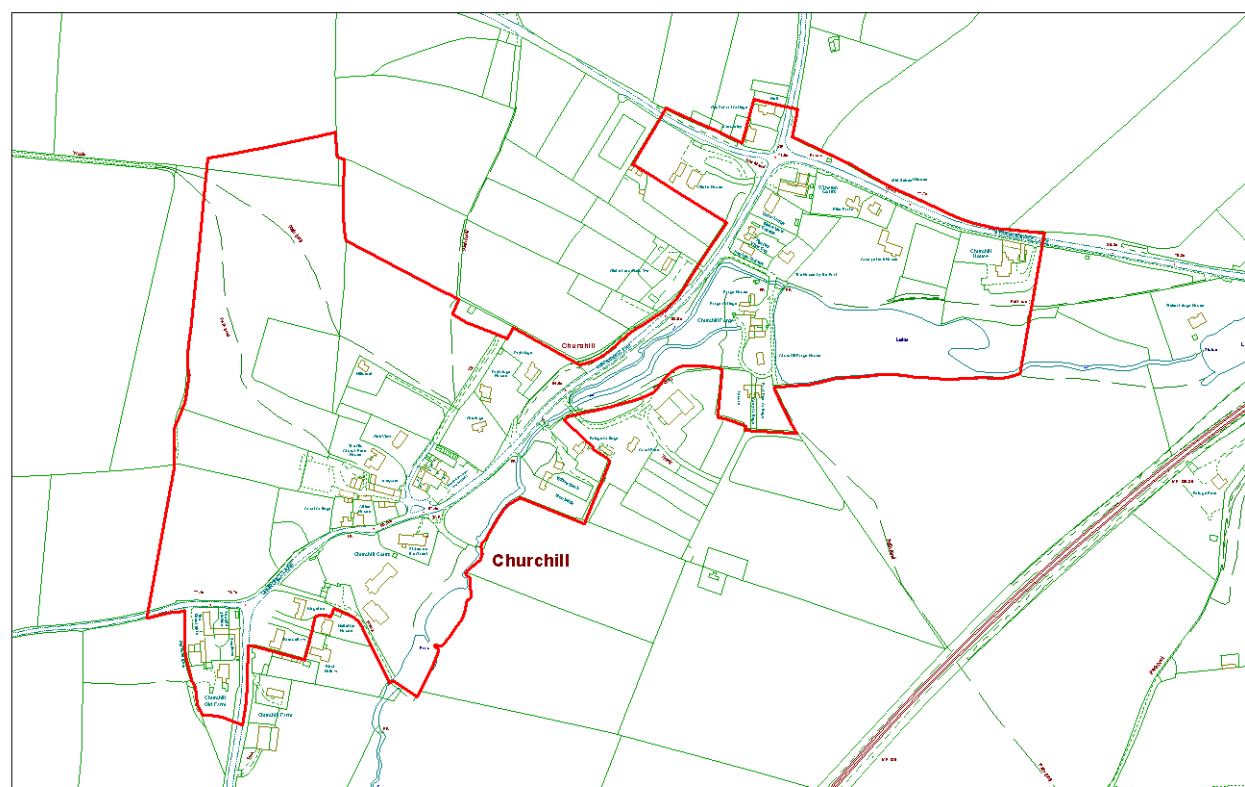
## Maps

**Map 1 - Churchill and Blakedown Neighbourhood Plan Area**



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**Map 2 - Churchill Conservation Area**



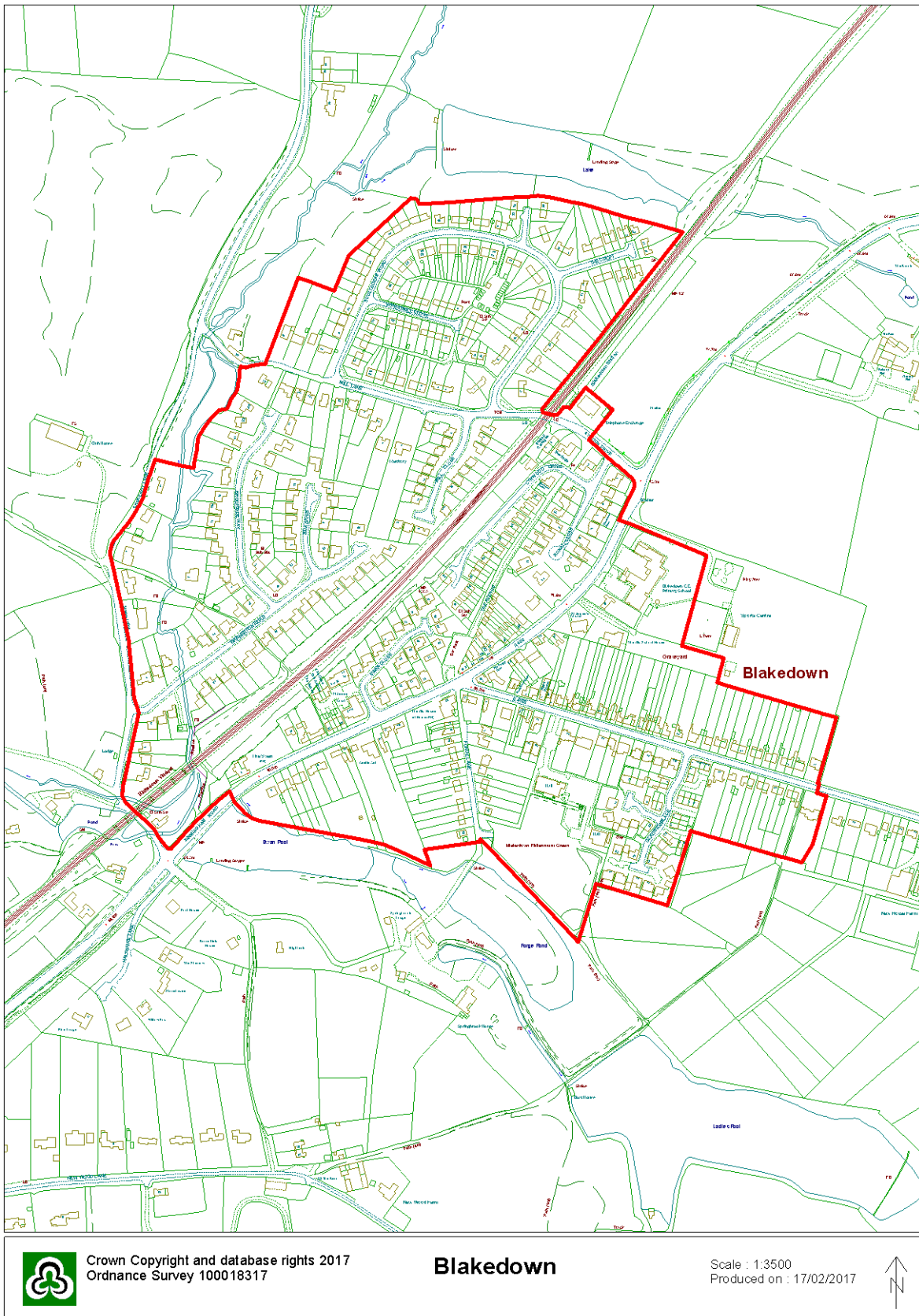
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Ordnance Survey 100018317

**Churchill Conservation Area**

Scale : 1:3000  
Produced on : 17/02/2017



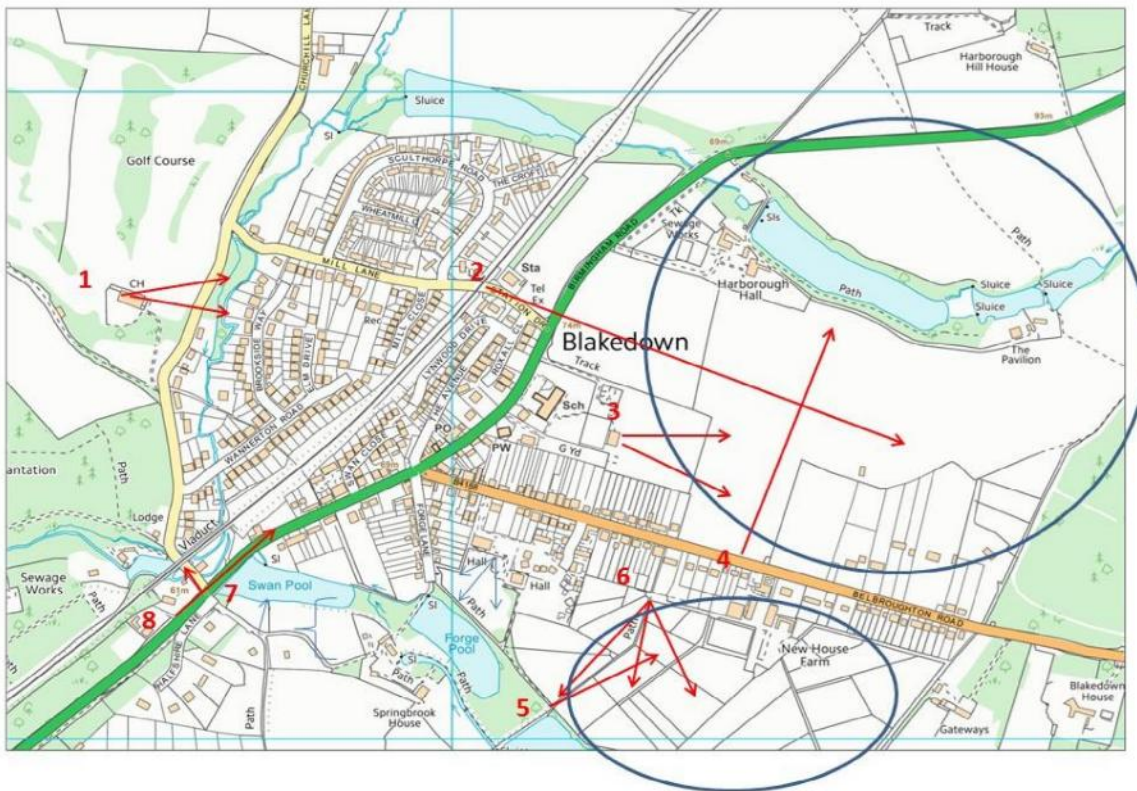
Map 3 - Blakedown Settlement Boundary



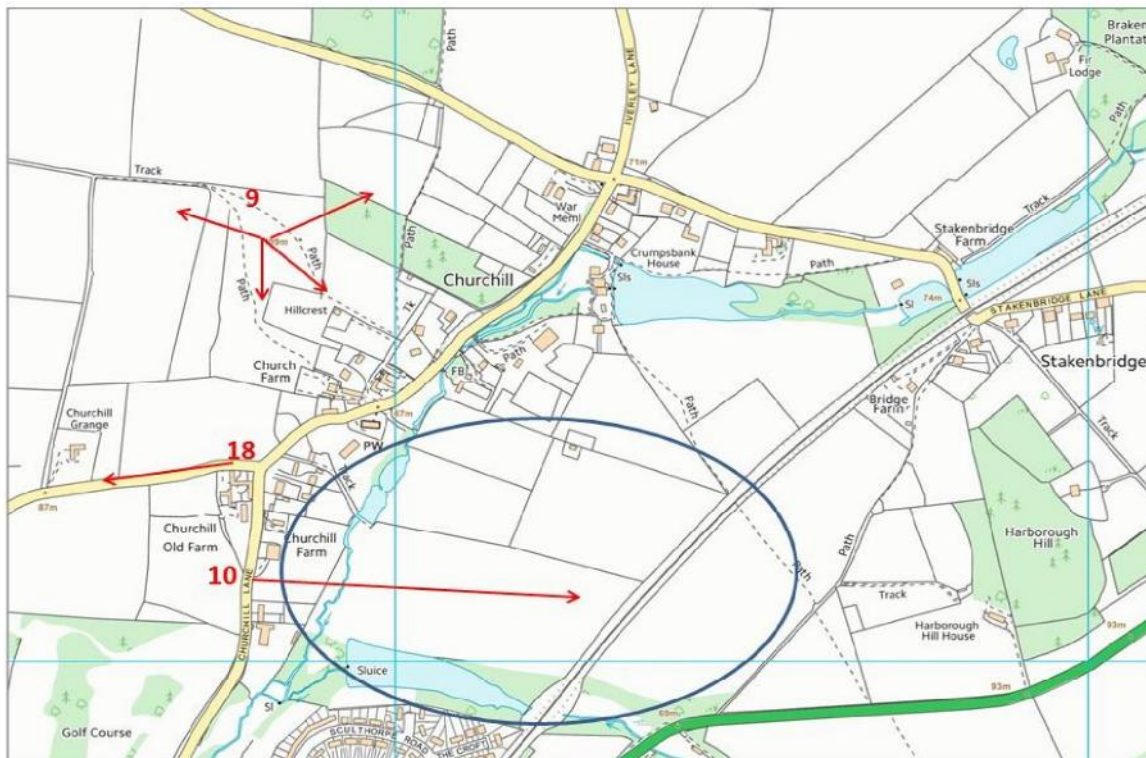


## Churchill and Blakedown Neighbourhood Plan

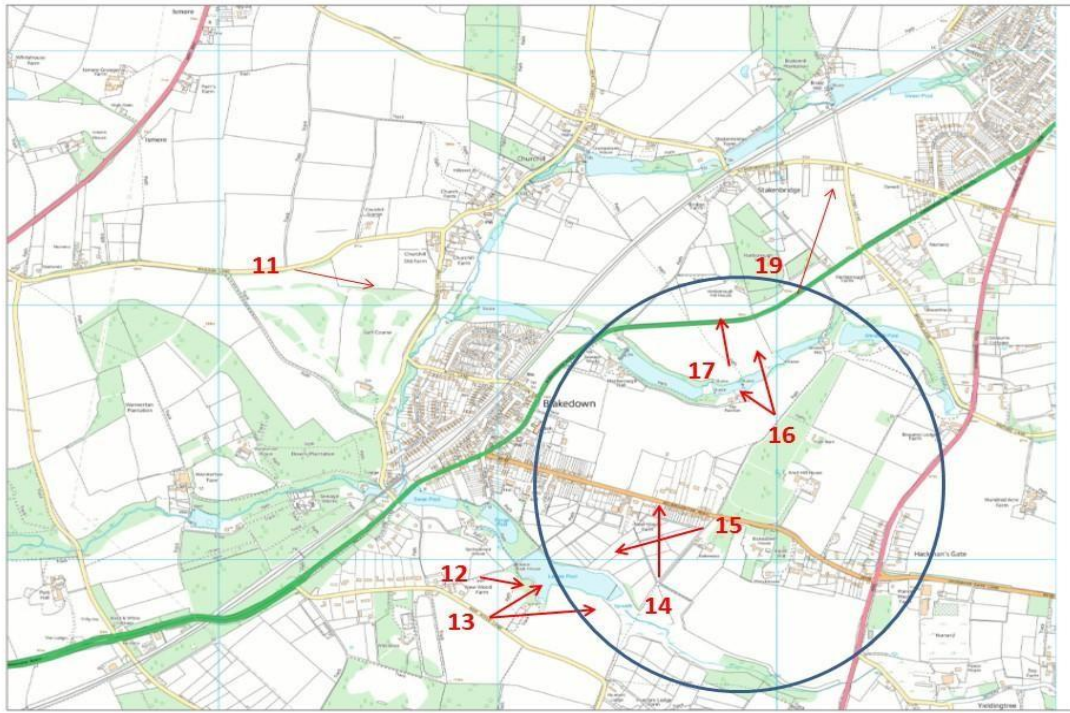
**Map 4a - Locally Significant Views (Numbers relate to the photographs following)**



**Map 4b – Locally Significant Views**



**Map 4c – Locally Significant Views**



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|   |   |  |
|---|---|--|
| 1 | From the Clubhouse at Churchill and Blakedown Golf Club across Blakedown towards Hagley and Clent     |  |
| 2 | From the station approach along Station Drive and across towards Knoll Hill and the wooded escarpment |  |



## Churchill and Blakedown Neighbourhood Plan




|   |  |  |
|---|--|--|
| 3 | From the front of the Sports Pavilion towards woods on Knoll Hill and across the Harborough Hall towards Clent |    |
| 4 | From Belbroughton Road towards Harborough Hall and Harborough Hill House                                       |   |
| 5 | From the end of the Lady Pool dam across the paddocks to the gardens of Belbroughton Road                      |  |

## Churchill and Blakedown Neighbourhood Plan

|   |  |  |
|---|--|--|
| 6 | From the end of the Belbroughton Road footpath across the paddocks towards Lady Pool and New Wood Lane |    |
| 7 | From Birmingham Road down under the viaduct to the Old Saw Mill and 2 Churchill Lane                   |   |
| 8 | From the village entrance along Birmingham Road towards the village centre                             |  |



## Churchill and Blakedown Neighbourhood Plan




|    |   |  |
|----|---|--|
| 9  | Panorama from the top of Churchill Hill towards Clee, Clent, and down towards the Malvern           |  A wide-angle photograph taken from the top of Churchill Hill. The foreground is a grassy slope with scattered trees. In the middle ground, there are rolling green hills with a few small buildings and more trees. The background shows a hazy horizon under a cloudy sky. |
| 10 | From the farm gate on Churchill Lane across the pool and the railway towards Harborough             |  A photograph taken from a farm gate on Churchill Lane. The view is across a green field towards a distant horizon. A dark metal fence runs across the foreground. The sky is clear and blue.   |
| 11 | From the edge of the field on Wagon Lane down the valley to Churchill Lane and across to Harborough |  A photograph taken from the edge of a field on Wagon Lane. The view is down a valley towards a distant horizon. A wooden fence runs along the edge of the field. The sky is clear and blue.   |

## Churchill and Blakedown Neighbourhood Plan

|    |  |  |
|----|--|--|
| 12 | From the footpath running from the Barns at New Wood Lane down to Lady Pool.           |    |
| 13 | From below the bungalow on New Wood Lane across the village to Harborough Hill.        |   |
| 14 | From the footpath at the edge of the paddocks across towards Belbroughton Road gardens |  |



## Churchill and Blakedown Neighbourhood Plan

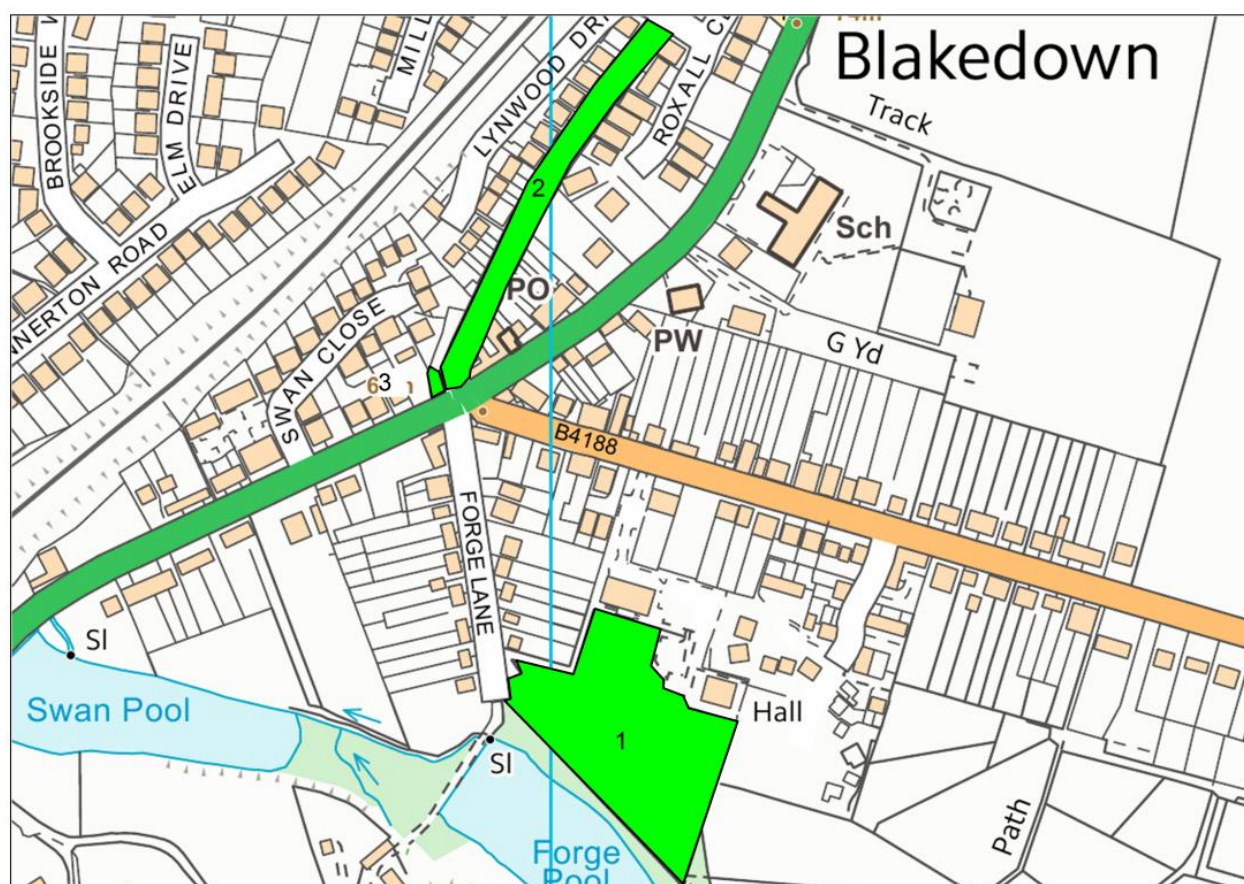
|    |  |  |
|----|--|--|
| 15 | From the end of the footpath to Belbroughton Road at the boundary of the Parish back across the paddocks to Lady Pool and New Wood Lane                  |    |
| 16 | From the junction of the footpaths below Palethorpe's wood across towards the Pavilion, Harborough Hill and down to the Parish junction at the Mill Pool |   |
| 17 | From the bottom of the field running alongside the A456 across and up to Harborough Hill House   |  |

## Churchill and Blakedown Neighbourhood Plan

|    |   |  |
|----|---|--|
| 18 | Up Wagon Lane from the junction with Churchill Lane                       |    |
| 19 | From Harborough Hill across Harborough Farm towards Brake Mill and Hagley |   |
| 20 | From footpath on Halfshire Lane across to Swan Pool.                      |  |

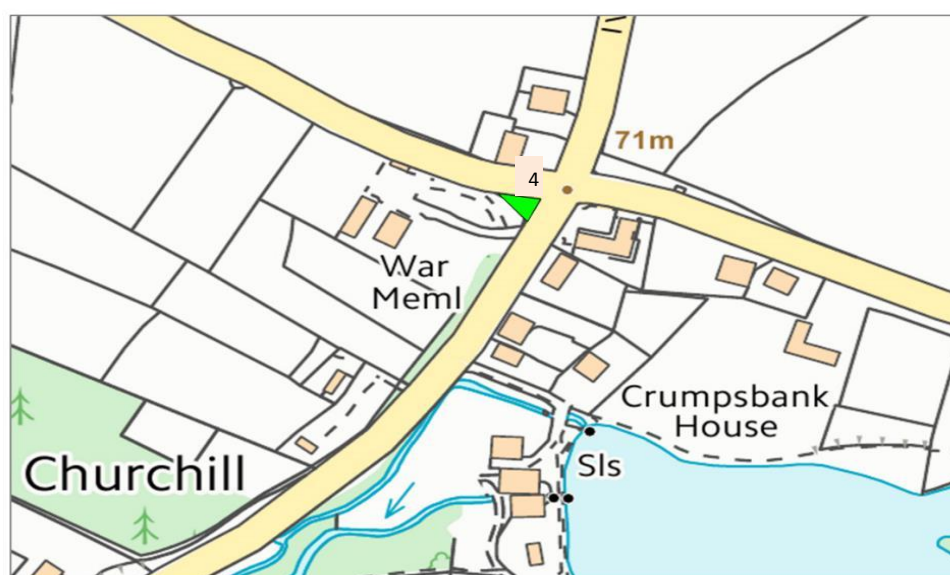


**Map 5a - Local Green Spaces in Blakedown**



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**Map 5b – Local Green Spaces in Churchill**

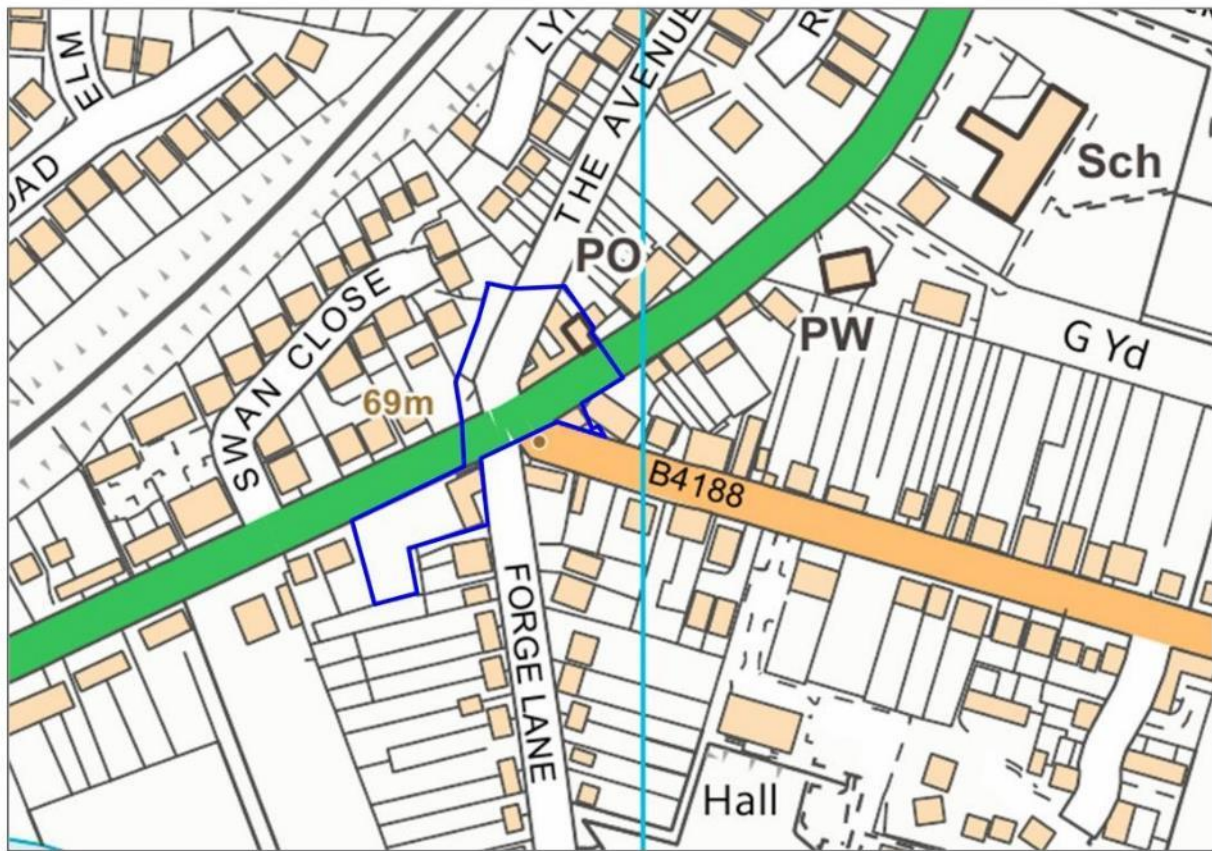


Key:

1. The Millennium Green
2. The Avenue
3. Blakedown Village Green
4. Churchill Village Green

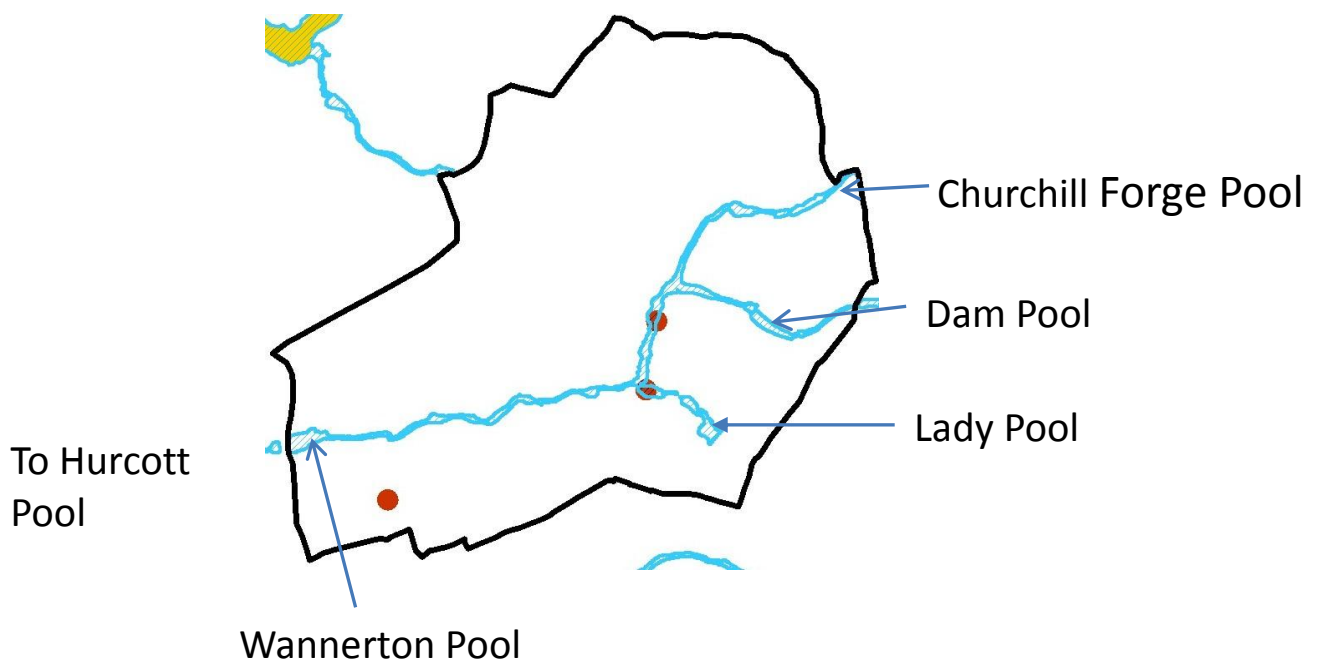
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**Map 6 - Blakedown Village Centre**



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**Map 7 - Churchill and Blakedown Watercourses**



## Appendix A – Listed Buildings in Churchill and Blakedown

The information in this appendix is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority, the Parish Council or other relevant organisation such as Historic England.

| Title  | Type    | Location  | Grade |
|--|---------|---|-------|
| <b>SPRINGBROOK FORGE NORTH WEST OF SPRINGBROOK HOUSE</b>     | Listing | SPRINGBROOK FORGE NORTH WEST OF SPRINGBROOK HOUSE, BLAKEDOWN, Churchill and Blakedown, Wyre Forest, Worcestershire          | II    |
| <b>NORTH MILL BUILDING, CHURCHILL SPADE AND SHOVEL WORKS</b> | Listing | NORTH MILL BUILDING, CHURCHILL SPADE AND SHOVEL WORKS, CHURCHILL LANE, Churchill and Blakedown, Wyre Forest, Worcestershire | II    |
| <b>SOUTH MILL BUILDING, CHURCHILL SPADE AND SHOVEL WORKS</b> | Listing | SOUTH MILL BUILDING, CHURCHILL SPADE AND SHOVEL WORKS, CHURCHILL LANE, Churchill and Blakedown, Wyre Forest, Worcestershire | II    |
| <b>CHURCHILL POUND</b>                                       | Listing | CHURCHILL POUND, STAKENBRIDGE LANE, Churchill and Blakedown, Wyre Forest, Worcestershire                                    | II    |
| <b>ISMERE HOUSE</b>  | Listing | ISMERE HOUSE, STOURBRIDGE ROAD, Churchill and Blakedown, Wyre Forest, Worcestershire  | II    |
| <b>PARR'S FARMHOUSE</b>                                      | Listing | PARR'S FARMHOUSE, STOURBRIDGE ROAD, Churchill and Blakedown, Wyre Forest, Worcestershire                                    | II    |
| <b>HARBOROUGH HALL</b>                                       | Listing | HARBOROUGH HALL, BIRMINGHAM ROAD, BLAKEDOWN, Churchill and Blakedown, Wyre Forest, Worcestershire                           | II    |
| <b>MYNDTOWN</b>  | Listing | MYNDTOWN, CHURCHILL LANE, CHURCHILL, Churchill and Blakedown, Wyre Forest, Worcestershire                                   | II    |
| <b>CHURCHILL OLD FARM</b>                                    | Listing | CHURCHILL OLD FARM, CHURCHILL LANE, CHURCHILL, Churchill and Blakedown, Wyre Forest, Worcestershire                         | II    |
| <b>PARK HALL</b>   | Listing | PARK HALL, BIRMINGHAM ROAD, Churchill and Blakedown, Wyre Forest, Worcestershire  | II    |
| <b>COURT COTTAGE</b>   | Listing | COURT COTTAGE, CHURCHILL LANE, CHURCHILL, Churchill and Blakedown, Wyre Forest, Worcestershire                              | II    |



## Churchill and Blakedown Neighbourhood Plan

|   |            |  |    |
|---|------------|--|----|
| <b>CHURCH OF ST JAMES THE GREAT</b>   | Listing    | CHURCH OF ST JAMES THE GREAT, BIRMINGHAM ROAD, BLAKEDOWN, Churchill and Blakedown, Wyre Forest, Worcestershire   | II |
| <b>HAND FORGE ABOUT 5 METRES NORTH-EAST OF NORTH MILL BUILDING. CHURCHILL SPADE AND SHOVELL WORKS</b> | Listing    | HAND FORGE ABOUT 5 METRES NORTH-EAST OF NORTH MILL BUILDING. CHURCHILL SPADE AND SHOVELL WORKS, CHURCHILL LANE, Churchill and Blakedown, Wyre Forest, Worcestershire | II |
| <b>CHURCH OF ST JAMES THE GREAT</b>   | Listing    | CHURCH OF ST JAMES THE GREAT, CHURCHILL LANE, CHURCHILL, Churchill and Blakedown, Wyre Forest, Worcestershire  | II |
| <b>BARN ABOUT 20 METRES WEST OF ISMERE HOUSE</b>  | Listing    | BARN ABOUT 20 METRES WEST OF ISMERE HOUSE, STOURBRIDGE ROAD, Churchill and Blakedown, Wyre Forest, Worcestershire  | II |
| <b>BARN ABOUT 15 METRES SOUTH OF PARR'S FARMHOUSE</b>   | Listing    | BARN ABOUT 15 METRES SOUTH OF PARR'S FARMHOUSE, STOURBRIDGE ROAD, Churchill and Blakedown, Wyre Forest, Worcestershire   | II |
| <b>MILESTONE</b>  | Listing    | MILESTONE, BIRMINGHAM ROAD, BLAKEDOWN, Churchill and Blakedown, Wyre Forest, Worcestershire  | II |
| <b>BACHES FORGE</b>   | Scheduling | Churchill and Blakedown, Wyre Forest, Worcestershire   |    |

## Appendix B

The information in this appendix is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority, the Parish Council or other relevant organisation such as Historic England.

### **Local Heritage List of Buildings and Features which merit protection in order to preserve the appearance and character of the Villages (approved by Wyre Forest District Council in 2012)**

|       |   |
|-------|---|
| CB094 | Alma Place Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS       |
| CB105 | Railway Bridge at Stakenbridge Lane OWW/114                                 |
| CB106 | Culvert under Railway at grid ref 388243, 278920                            |
| CB107 | Culvert under the A456 at grid ref 388257, 278884                           |
| CB108 | Timber footbridge over railway at ref 387296, 278020                        |
| CB109 | Railway bridge at Deansford Lane OWW/110                                    |
| CB110 | Railway Boundary Fence Post at grid ref 386696, 277600                      |
| CB111 | Bridge over stream at grid ref 388094, 279464                               |
| CB001 | Hodge Hill Farm Birmingham Road Kidderminster DY10 3NS                      |
| CB002 | Hurcott Hall Farm Hurcott Road Kidderminster DY10 3PH                       |
| CB005 | Boathouse, Hurcott Wood. Grid ref: 385335, 277991                           |
| CB006 | Wannerton Farm Wannerton Blakedown Kidderminster DY10 3NJ                   |
| CB007 | Wannerton Forge and Pump House Grid ref: 386894, 278151                     |
| CB010 | Black And White Cottage Birmingham Road Kidderminster DY10 3NL              |
| CB011 | Woodland House 2 New Wood Lane Blakedown Kidderminster DY10 3LD             |
| CB012 | 19 New Wood Lane Blakedown Kidderminster DY10 3LD                           |
| CB013 | 21 New Wood Lane Blakedown Kidderminster DY10 3LD                           |
| CB014 | Garage at Pool House Birmingham Road Blakedown Kidderminster DY10 3LA       |
| CB015 | The Swan Public House 9 Birmingham Road Blakedown Kidderminster DY10 3JD    |
| CB016 | 16 Birmingham Road Blakedown Kidderminster DY10 3JE                         |
| CB018 | Castle Ash 20 Birmingham Road Blakedown Kidderminster DY10 3JE              |
| CB019 | Old House At Home 26 Birmingham Road Blakedown Kidderminster DY10 3JE       |
| CB020 | Village Green, Blakedown Grid ref: 387935, 278426                           |
| CB021 | 28 Birmingham Road Blakedown Kidderminster DY10 3JN                         |
| CB022 | 32 Birmingham Road Blakedown Kidderminster DY10 3JN                         |
| CB023 | 34 Birmingham Road Blakedown Kidderminster DY10 3JN                         |
| CB024 | 36 Birmingham Road Blakedown Kidderminster DY10 3JN                         |
| CB025 | The Old Butcher's Shop 39a Birmingham Road Blakedown Kidderminster DY10 3JB |
| CB026 | Former Abbatoir 39b Birmingham Road Blakedown Kidderminster DY10 3JB        |
| CB027 | Blakedown Post Office 41 Birmingham Road Blakedown Kidderminster DY10 3JW   |
| CB028 | 'Jack's Cottage' 43 Birmingham Road Blakedown Kidderminster DY10 3JW        |
| CB029 | 59 Birmingham Road Blakedown Kidderminster DY10 3JW                         |
| CB030 | The Old Police House 40 Birmingham Road Blakedown Kidderminster DY10 3JN    |

## Churchill and Blakedown Neighbourhood Plan

|       |   |
|-------|---|
| CB031 | 42 Birmingham Road Blakedown Kidderminster DY10 3JN   |
| CB032 | BLUE HOOTS DAY NURSERY The Old School House Birmingham Road Blakedown Kidderminster DY10 3JN  |
| CB033 | Harborough Hill House Birmingham Road Blakedown Kidderminster DY10 3LH  |
| CB034 | 1 Harborough Hill Cottages, off Birmingham Road, Hagley DY10 3LH  |
| CB035 | 2 Harborough Hill Cottages, off Birmingham Road DY10 3LH  |
| CB036 | Harborough Farm Birmingham Road Blakedown Kidderminster DY10 3LH  |
| CB037 | Annexe at Harborough Farm Birmingham Road Blakedown Kidderminster DY10 3LH  |
| CB038 | Broome Mill Birmingham Road Blakedown Kidderminster DY10 3LJ  |
| CB039 | The Honey Farm 1a Belbroughton Road Blakedown Kidderminster DY10 3JG  |
| CB040 | 2 Belbroughton Road Blakedown Kidderminster DY10 3JG  |
| CB041 | 4 Belbroughton Road Blakedown Kidderminster DY10 3JG  |
| CB044 | 16 Belbroughton Road Blakedown Kidderminster DY10 3JG   |
| CB045 | 17 Belbroughton Road Blakedown Kidderminster DY10 3JG   |
| CB046 | 23 Belbroughton Road Blakedown Kidderminster DY10 3JG   |
| CB047 | 33 Belbroughton Road Blakedown Kidderminster DY10 3JG   |
| CB048 | 34 Belbroughton Road Blakedown Kidderminster DY10 3JG   |
| CB049 | 36 Belbroughton Road Blakedown Kidderminster DY10 3JG   |
| CB050 | 3 Belbroughton Road Blakedown Kidderminster DY10 3JG  |
| CB051 | 45 Belbroughton Road Blakedown Kidderminster DY10 3JG   |
| CB052 | Broome Cottage 47 Belbroughton Road Blakedown Kidderminster DY10 3JG  |
| CB053 | 1 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH  |
| CB054 | 89 Belbroughton Road Blakedown Kidderminster DY10 3JJ   |
| CB055 | 2 Forge Lane Blakedown Kidderminster DY10 3JF2  |
| CB056 | 4 Forge Lane Blakedown Kidderminster DY10 3JF2  |
| CB057 | 6 Forge Lane Blakedown Kidderminster DY10 3JF2  |
| CB058 | Springbrook House Forge Lane Blakedown Kidderminster DY10 3JF   |
| CB059 | 1 Station Cottages Station Drive Blakedown Kidderminster DY10 3LF   |
| CB060 | 2 Station Cottages Station Drive Blakedown Kidderminster DY10 3LF   |
| CB061 | Signal Box Mill Lane Blakedown Kidderminster DY10 3LF<br>Sign on Platform 2 Churchill And Blakedown Railway Station Drive               |
| CB062 | Blakedown Kidderminster DY10 3LF  |
| CB063 | The Avenue, Blakedown   |
| CB065 | 21 Mill Lane Blakedown Kidderminster DY10 3ND   |
| CB066 | 38 Mill Lane Blakedown Kidderminster DY10 3ND   |
| CB067 | Blakedown Viaduct and Embankment  |
| CB068 | The Old Saw Mill Churchill Lane Blakedown Kidderminster DY10 3JA  |
| CB069 | 2 Churchill Lane Blakedown Kidderminster DY10 3JA   |
| CB070 | 12 Churchill Lane Blakedown Kidderminster DY10 3NA  |
| CB073 | The Old Church Farmhouse Churchill Lane Churchill Kidderminster DY10 3LY  |
| CB074 | The Old Barn Churchill Lane Churchill Kidderminster DY10 3LY<br>CB075 Bridge Cottage<br>Churchill Lane Churchill Kidderminster DY10 3LY |
| CB078 | Lacuna 3 Pool Dam Cottages Churchill Lane Churchill Kidderminster DY10 3LX  |
| CB079 | House By The Pool Churchill Lane Churchill Kidderminster DY10 3LX   |



## Churchill and Blakedown Neighbourhood Plan

|       |  |
|-------|--|
| CB080 | Rectory View Cottage Churchill Lane Churchill Kidderminster DY10 3LX                 |
| CB081 | Glebe View Cottage Churchill Lane Churchill Kidderminster DY10 3LX                   |
| CB082 | Glebe House Churchill Lane Churchill Kidderminster DY10 3LU                          |
| CB083 | War Memorial, Churchill Cross Grid ref: 388302, 279720                               |
| CB084 | Manderley Churchill Kidderminster DY10 3LU   |
| CB085 | School House Cottage Churchill Lane Churchill Kidderminster DY10 3LU                 |
| CB086 | Common Farm House Crown Lane Iverley Stourbridge Worcestershire DY8 2SA              |
| CB087 | Common Farm Stables Crown Lane Iverley Stourbridge Worcestershire DY8 2SA            |
| CB088 | Hay View Crown Lane Iverley Stourbridge Worcestershire DY8 2SA                       |
| CB089 | Sunnyside Cottage Crown Lane Iverley Stourbridge Worcestershire DY8 2SA              |
| CB090 | Pike Pools Stakenbridge Lane Churchill Kidderminster DY10 3LT                        |
| CB091 | Old School House Stakenbridge Lane Churchill Kidderminster DY10 3LT                  |
| CB092 | Churchill House Stakenbridge Lane Churchill Kidderminster DY10 3LT                   |
| CB093 | Stakenbridge Farm Stakenbridge Lane Churchill Kidderminster DY10 3LT                 |
| CB095 | Bluebell Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS                  |
| CB096 | Bees Nest Stakenbridge Lane Churchill Kidderminster DY10 3LS                         |
| CB097 | 1 Yarnold Cottages Stakenbridge Lane Churchill Kidderminster DY10 3LS                |
| CB098 | 2 Yarnold Cottages Stakenbridge Lane Churchill Kidderminster DY10 3LS                |
| CB099 | Amara Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS                     |
| CB100 | Railway Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS                   |
| CB101 | The Woodhouse Hurcott Lane Hurcott Kidderminster DY10 3PR                            |
| CB102 | Woodhouse Farm Stourbridge Road Ismere Kidderminster DY10 3PR                        |
| CB103 | Annex Woodhouse Farm Stourbridge Road Ismere Kidderminster DY10 3PR                  |
| CB104 | Old Waggon And Horses Inn Stourbridge Road Ismere Kidderminster DY10 3NX             |
| CB112 | Wall-mounted letterbox Court Cottage Churchill Lane Churchill Kidderminster DY10 3LY |
| CB113 | Telephone Box at grid ref: 387995, 278711  |
|       | 2 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH                     |
|       | 3 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH                     |
|       | 4 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH                     |
|       | 5 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH                     |
|       | 6 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH                     |
|       | Unit 1 New House Farm Belbroughton Road Blakedown Kidderminster DY10 3JG             |
|       | The Driftway 40 Churchill Lane Churchill Kidderminster DY10 3LY                      |
|       | Damson Cottage Churchill Lane Churchill Kidderminster DY10 3LY                       |
|       | The Bothy Churchill Lane Churchill Kidderminster DY10 3LY                            |
|       | Crabtree Cottage Churchill Lane Churchill Kidderminster DY10 3LY                     |
|       | Church Farm Cottage Churchill Lane Churchill Kidderminster DY10 3LY                  |
|       | The Granary 50 Churchill Lane Churchill Kidderminster DY10 3LY                       |
|       | Postboxes – Churchill and Blakedown  |

## Appendix C

The information in this appendix is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority, the Parish Council or other relevant organisation such as Historic England.

### List of Churchill and Blakedown Community Facilities

#### Structural

Churches (2)

School – Reception to Year 6, and will have a final capacity of 210 following expansion.

Old School / Blue Hoots Nursery (private provision)

Car park

Post Office, shop and business units (Birmingham Road, Belbroughton Road, Station Drive)

3 Pubs – The Old House at Home, The Swan, The Old Waggon and Horses

Village Green

The Avenue

Footpaths and bridle ways, rights of way (parish boundary)

Village web site

Signal Box

#### Social

Sports pavilion and field

Children's playground

Millennium Green

Parish Rooms

Snooker Room

Scout Hut

Churchill Village Hall

Golf Club

### Assets of Community Value

| Asset name and address  | Application Reference | Nominated by                         | Nomination date | Effective listing date | Date listing expires |
|---|-----------------------|--------------------------------------|-----------------|------------------------|----------------------|
| Swan Public House and Car Park, Birmingham Road, Blakedown      | ACV.APP/11            | Friends and Residents of Blakedown   | 18/02/2015      | 9/04/2015              | 8/04/2020            |
| Car park at The Avenue, Blakedown                               | ACV.APP/04            | Churchill & Blakedown Parish Council | 7/02/2014       | 28/03/2014             | 27/03/2019           |
| The Avenue (a tree lined area of land behind houses), Blakedown | ACV.APP/03            | Churchill & Blakedown Parish Council | 7/02/2014       | 28/03/2014             | 27/03/2019           |

## Appendix D - Housing Development and Changes

The information in this appendix is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority or, the Parish Council.

### New builds and conversions 2002- present, including extant permissions

| Location                               | Type of Development  | Number of beds                | Year Completed |
|--|----------------------|-------------------------------|----------------|
| Harborough Farm Barns                  | Barn conversion      | 2                             | 2002/03        |
| 11 Mill Lane                           | Replacement dwelling | 2                             | 2002/03        |
| Harborough Hall Barns                  | Barn conversion      | 3                             | 2003/04        |
| Rear of 16 Belbroughton Road           | New build            | 2                             | 2003/04        |
| 31,33 & 35 Swan Close                  | New build            | 3 x 2/3 bed                   | 2005/06        |
| 27 Swan Close                          | New build            | 2/3                           | 2005/06        |
| 8A New Wood Lane                       | Barn conversion      | 2                             | 2005/06        |
| 7A Belbroughton Road                   | New build            | 3                             | 2005/06        |
| 30 & 32 Belbroughton Road              | New build            | 2 x 4 bed                     | 2005/06        |
| St. James Court                        | New build            | 14 x 2 bed (flats)            | 2005/06        |
| 21-27 Birmingham Road & off Swan Close | New build            | 3x3-be<br>4x4-bed             | 2006/07        |
| 17 Mill Lane                           | New build            | 5                             | 2006/07        |
| 9A Sculthorpe Road                     | New build            | 3                             | 2006/07        |
| Court Farm, Churchill                  | New build            | 3                             | 2006/07        |
| Hillcrest, Churchill                   | Replacement dwelling | Unknown                       | 2006/07        |
| New House Farm Barns                   | Barn conversion      | 3                             | 2007/08        |
| 29 Swan Close                          | New build            | 2/3                           | 2007/08        |
| The Pavilion, Birmingham Road          | Replacement dwelling | 4                             | 2007/08        |
| 4 Churchill Lane                       | Replacement dwelling | 5                             | 2010/11        |
| Hodge Hill Farm Barns                  | Barn conversion      | 2x2-bed<br>2x3-bed<br>1x4-bed | 2012/13        |
| 13A The Croft                          | New build            | 3                             | 2012/13        |
| Common Farm Barn, Crown Lane           | Barn conversion      | 2x4-bed<br>1x3-bed            | 2012/13        |

## Churchill and Blakedown Neighbourhood Plan

|                     |           |   |             |
|---------------------|-----------|---|-------------|
| Blakedown Nurseries | New build | 3x2-bed<br>5x3-bed<br>4x4-bed<br>5x5-bed          | 2013/14     |
| Blakedown Nurseries | New build | 2x1-bed<br>8x2-bed<br>7x3-bed<br>2x2-bed<br>flats | 2013/14     |
| Roxall Close        | New build | 5   | 2013/14     |
| Blakedown Nurseries | New build | 1x5-bed<br>6x6-bed                                | 2014/15     |
| Mill Close          | New build | 3 x 3/4 bed                                       | Extant      |
| Mill Lane           | New build | 1 x 3/4 bed                                       | In progress |

### Blakedown private market house sales 2005-15

| Year          | 1-2 Bedrooms | 3 Bedrooms | 4 Bedrooms | 5 Bedrooms | Total      |
|---------------|--------------|------------|------------|------------|------------|
| 2005          | 3            | 6          | 3          |            | 12         |
| 2006          | 6            | 8          | 4          | 4          | 22         |
| 2007          | 1            | 3          | 2          | 2          | 8          |
| 2008          | 1            |            |            |            | 1          |
| 2009          | 4            | 1          |            |            | 5          |
| 2010          | 4            | 9          | 6          | 1          | 20         |
| 2011          | 1            | 2          | 6          |            | 9          |
| 2012          | 2            | 2          | 2          | 2          | 8          |
| 2013          |              | 11         | 11         |            | 22         |
| 2014          | 6            | 9          | 4          |            | 19         |
| 2015          | 2            | 1          | 7          | 1          | 11         |
| <b>Totals</b> | <b>30</b>    | <b>52</b>  | <b>45</b>  | <b>10</b>  | <b>137</b> |

## Jargon Guide

**Community Facilities** - facilities which provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community.

**Conservation Area** - an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

**Designated Heritage Asset** – a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Developer Contributions** - developer contributions are often required for major developments to ensure sufficient provision is made for infrastructure and services such as roads, schools, healthcare and other facilities. Contributions are usually secured through planning conditions or legal agreements (often referred to as planning obligations or Section 106 agreements).

**Evidence Base** - the information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Local Development Documents, including the physical, economic and social characteristics of an area.

**Green Belt Land** - land which is situated between urban areas on which development is restricted so as to ensure urban sprawl – the uncontrolled, unplanned growth of urban areas – does not occur.

**Green Infrastructure** - the living network of green spaces, water and environmental systems in, around and beyond urban areas. This also includes blue infrastructure (e.g. Canals and Rivers).

**Greenfield Land** - land which has never been developed. this includes greenbelt land and areas of open countryside, as well as undeveloped land within urban areas.

**Heritage** - a general term used to refer to historical and archaeological features, buildings and monuments which are of local, regional or national interest.

**Heritage Asset** - a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Infrastructure** - basic services necessary for development to take place. for example, roads, electricity, sewerage, water, education and health facilities.

**Landscape Character Assessment (LCA)** - an assessment of landscape character which is defined as 'a distinct, recognisable, and consistent pattern of elements in the landscape which makes one landscape different from another'.

**Listed Building** - a building of special architectural or historic interest. Listed buildings are graded I, II\* or II, with grade I being the highest. Listing includes the interior as well as the exterior of the building and any buildings or permanent structures within its curtilage.

**Local Heritage List** - the Local Heritage List identifies those heritage assets that are not protected by statutory designations. Their local interest could be related to the social and economic history of the area, individuals of local importance. The Local Heritage List is not restricted to buildings. It may comprise sites, places or areas such as village greens or ponds.

**Local Needs Housing** - including affordable housing and market housing which addresses the established\* needs of different groups in the community such as but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes.

(\*through Parish Housing Needs Surveys, Neighbourhood Plans and Local Housing Waiting Lists).

**National Planning Policy Framework (NPPF)** - the document which sets out the Governments planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in decisions on planning applications.

**Open Space** - all space of public value, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife. Areas of open space include public landscaped areas, playing fields, parks and play areas, and also areas of water such as rivers, canals, lakes and reservoirs.

**Previously Developed Land (PDL)** - land which is, or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the cartilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings. land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures. land in built-up areas such as private residential gardens, parks, recreation grounds and allotments. and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Rural Exception Sites** - small sites for the provision of affordable housing in perpetuity or to meet another specific identified local housing need (as evidenced through the Parish Housing Needs Survey, Neighbourhood Plan or the Council's Adopted Local Connections Policy), at locations which would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Scheduled Monument** - a 'nationally important' archaeological site or historic building, given protection against unauthorised change.

**Significance (for heritage policy)** – The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Significant Trees** - those trees which are protected by Tree Preservation Orders or which are important to local character.

**Site of Special Scientific Interest (SSSI)** - a specifically defined area within which protection is afforded to ecological or geological features. Sites are officially notified by Natural England.

**Sustainable Drainage Systems (SUDS)** - an environmentally friendly way of dealing with surface water run-off which increases the time taken for surface water to reach watercourses, thereby reducing flash flooding.

**Windfall Site** - a site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most windfall sites are for housing

**Worcestershire Local Transport Plan 3 (LTP3) 2011-2026** - sets out Worcestershire's transport strategy, as well as identifying major long-term transportation pressures on the County.

